

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P941".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:  
N 13885328.23  
E 2332261.23

TEXAS STATE PLANE COORDINATES:  
N 13883523.37  
E 2331958.07

ELEVATION = 672.80'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999870017  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 0°33'44"

LOT SIZE CHART	
SIZE(AC)	#
≥10	—
≥5 <10	—
≥2 <5	—
≥1 <2	—
<1	88

SURVEY ABSTRACT: WILLIAM HEMPHILL SURVEY, ABS. 221  
SUBMITTAL DATE:  
TOTAL AREA OF THIS PLAT: 14.329 AC.  
TOTAL NUMBER OF LOTS: 88  
RESIDENTIAL: 87  
OPEN SPACE: 1

NAME	LENGTH	R.O.W. WIDTH	CLASSIFICATION
DELTA CREST	1287	50'	LOCAL
THISTLE LANE	858	50'	LOCAL
TEMPEST TRAIL	565	50'	LOCAL

CLAYTON PROPERTIES GROUP, INC.,  
A TENNESSEE CORPORATION  
d/b/a BROHN HOMES  
(19005818)

LEONARD GERMER  
47.2 ACRES  
(380/264)

OWNER AND DEVELOPER:  
ARROYO CAP II-1, LLC  
18575 JAMBOREE RD. SUITE 300  
IRVINE, CA. 92612

ENGINEER:  
BINKLEY & BARFIELD, INC.  
2401 DOUBLE CREEK DRIVE, SUITE 200  
ROUND ROCK, TEXAS 78664  
(512) 292-0006

SURVEYOR:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCall Lane  
AUSTIN, TX 78744  
(512) 443-1724

COUNTY LINE WATER SUPPLY  
1.0 ACRE  
(179/246)

NANCY JO MEYERS  
TRACT ONE:  
CALLED 49.5 ACRES  
EXHIBIT "A"  
(2018-003228)

NANCY JO MEYERS  
TRACT TWO:  
CALLED 49.48 ACRES  
EXHIBIT "C"  
(2018-003228)

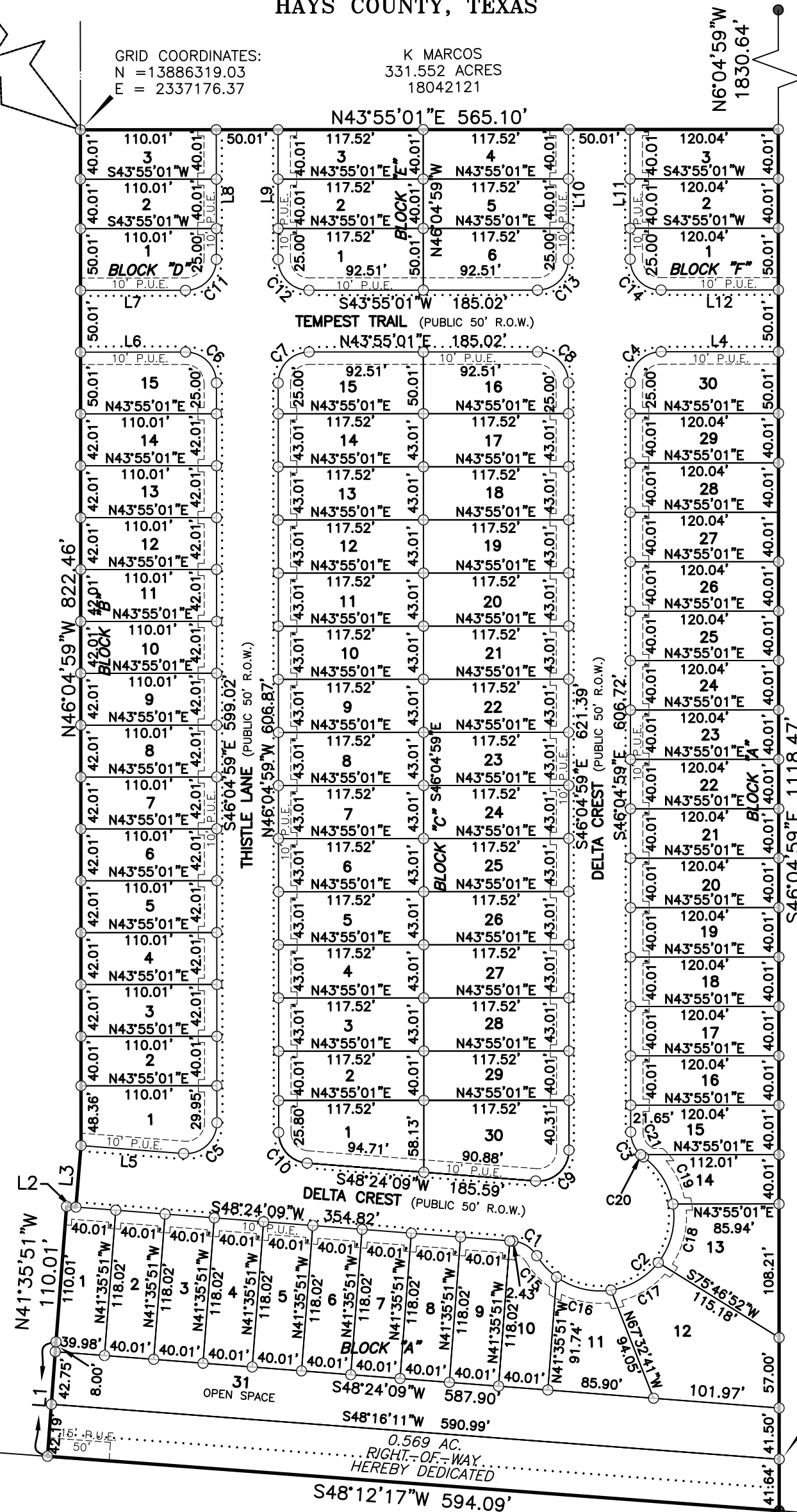
NANCY JO MEYERS  
TRACT THREE:  
CALLED 24 ACRES  
EXHIBIT "D"  
(2018-003228)

DAWSON L. SCHNAUTZ &  
KIMBERLEY SCHNAUTZ  
CALLED 80 ACRES  
(129/318)  
(384/712)

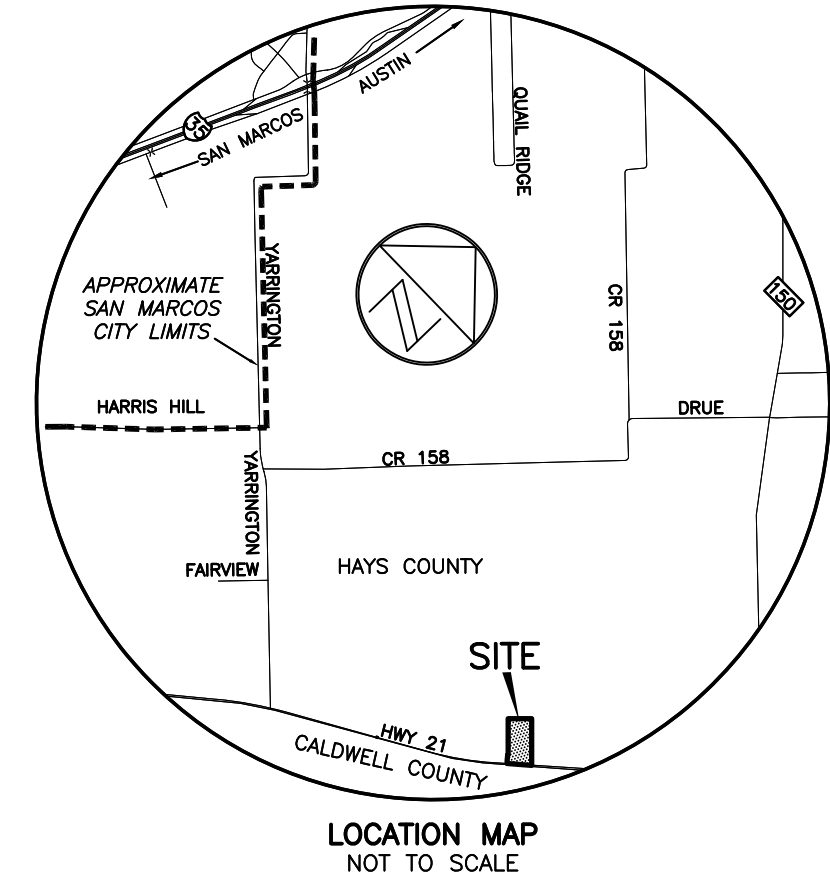
## FINAL SUBDIVISION PLAT: HYMEADOW SECTION THREE, PHASE TWO HAYS COUNTY, TEXAS

GRID COORDINATES:  
N = 13886319.03  
E = 2337176.37

K MARCOS  
331.552 ACRES  
18042121

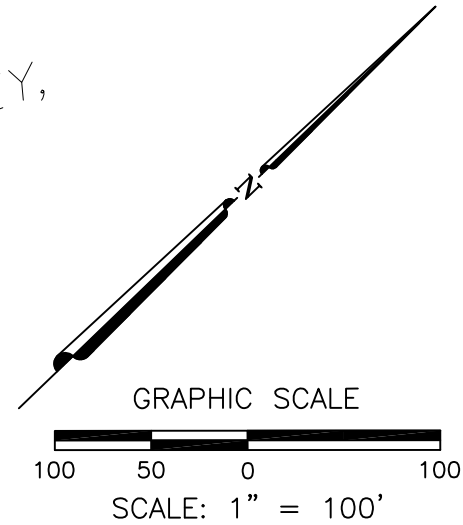


GRID COORDINATES:  
N = 13885979.23  
E = 2338343.88

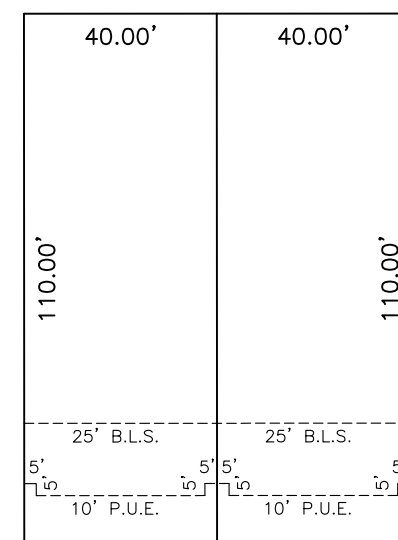


LOCATION MAP  
NOT TO SCALE

WILLIAM HEMPHILL SURVEY,  
ABS. 2210



LEGEND	
●	1/2" REBAR WITH CAP FOUND AS NOTED
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
■	CONCRETE HIGHWAY MONUMENT FOUND
D.E.	DRAINAGE EASEMENT
W.L.E.	WATER/WASTEWATER LINE EASEMENT
.....	SIDEWALK LOCATION
( )	RECORD INFORMATION



**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
1434-001  
DRAWING NO.:  
1434-001-PL S3P2  
PLOT DATE:  
3/16/2021 08:58  
PLOT SCALE:  
1" = 100'  
DRAWN BY:  
BDN, JB, RGH  
SHEET  
01 OF 03

FINAL SUBDIVISION PLAT:  
HYMEADOW SECTION THREE, PHASE TWO  
HAYS COUNTY, TEXAS

NOTES:

1. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
2. TYPICAL LOT SIZE 40'X110'
3. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5.
4. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725. SUBCHAPTER 3.02. REFER TO THE FLOODPLAIN STUDY AND DETENTION ANALYSIS REPORTS BY BINKLEY & BARFIELD, INC. DATED DECEMBER 2019 FOR HYMEADOW PRE AND POST DEVELOPED FLOWS.
5. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
6. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705. SUBCHAPTER 8.03.
7. THE LOTS IN THIS SUBDIVISION WILL BE SERVICED BY A GRAVITY WASTEWATER LINE THAT FLOWS TO A WASTEWATER TREATMENT PLANT.
8. THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY ESD #5 AND HAYS CISD.
9. A 10-FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING: STATE HIGHWAY 21, DELTA CREST, THISTLE LANE, AND TEMPEST TRAIL. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. SIDEWALKS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48209C0415F, DATED SEPTEMBER 02, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS. NO SINGLE FAMILY LOTS ARE PROPOSED IN THE 100 YEAR STUDIED FLOODPLAIN.
12. THIS PROPERTY IS NOT LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE OR THE SAN MARCOS RIVER CORRIDOR.
13. UTILITY INFORMATION:  
WATER: MAXWELL W.S.C.  
SEWER: AQUA TEXAS, INC.  
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE
14. THIS PROJECT IS LOCATED WITHIN THE CURRENT CITY OF SAN MARCOS ETJ.
15. LOT 31, BLOCK A IS AN OPEN SPACE LOT. THIS LOT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
16. ALL RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO 25 FOOT FRONT BUILDING SETBACK LINES.
17. THIS PLAT (AND LOTS THEREIN) ARE SUBJECT TO A PHASING AGREEMENT FOR HYMEADOW SUBDIVISION BETWEEN HAYS COUNTY, TEXAS, KYLE THREE PARTNERS, L.P., AND K MARCOS, LLC, APPROVED APRIL 24, 2018 BY HAYS COUNTY AND ANY AMENDMENTS THEREAFTER. ADDITIONALLY, HAYS COUNTY COMMISSIONER COURT APPROVED VARIANCE ON DECEMBER 11, 2018 FOR 10' CORNER LOT SIDE SETBACK AND DRIVEWAY SPACING OF ONE DRIVEWAY PER PROPERTY.
18. DRAINAGE FACILITIES FOR WATER QUALITY PURPOSES AND OPEN SPACE DRAINAGE WAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. PARKLAND DEVELOPMENT FEE ADDRESSED IN PICP PERMIT #2019-28700.
20. THIS SUBDIVISION IS LOCATED WITHIN THE BARTON SPRINGS/EDWARDS AQUIFER GROUNDWATER CONSERVATION DISTRICT.

SINGLE FAMILY LOTS -- AREA SUMMARY

BLOCK A:			BLOCK C:		
Lot	Acres	Sq. Ft.	Lot	Acres	Sq. Ft.
1	0.10	4721	1	0.14	6178
2	0.10	4721	2	0.11	4701
3	0.10	4721	3	0.12	5054
4	0.10	4721	4	0.12	5054
5	0.10	4721	5	0.12	5054
6	0.10	4721	6	0.12	5054
7	0.10	4721	7	0.12	5054
8	0.10	4721	8	0.12	5054
9	0.10	4721	9	0.12	5054
10	0.10	4323	10	0.12	5054
11	0.13	5550	11	0.12	5054
12	0.24	10318	12	0.12	5054
13	0.16	7159	13	0.12	5054
14	0.09	3806	14	0.12	5054
15	0.11	4757	15	0.13	5742
16	0.11	4802	16	0.13	5742
17	0.11	4802	17	0.12	5054
18	0.11	4802	18	0.12	5054
19	0.11	4802	19	0.12	5054
20	0.11	4802	20	0.12	5054
21	0.11	4802	21	0.12	5054
22	0.11	4802	22	0.12	5054
23	0.11	4802	23	0.12	5054
24	0.11	4802	24	0.12	5054
25	0.11	4802	25	0.12	5054
26	0.11	4802	26	0.12	5054
27	0.11	4802	27	0.12	5054
28	0.11	4802	28	0.12	5054
29	0.11	4802	29	0.11	4701
30	0.14	5869	30	0.17	7213

BLOCK B:			BLOCK D:		
Lot	Acres	Sq. Ft.	Lot	Acres	Sq. Ft.
1	0.13	5635	1	0.12	5367
2	0.10	4401	2	0.10	4401
3	0.11	4621	3	0.10	4401
4	0.11	4621			
5	0.11	4621	BLOCK E:		
6	0.11	4621	1	0.13	5742
7	0.11	4621	2	0.11	4701
8	0.11	4621	3	0.11	4701
9	0.11	4621	4	0.11	4701
10	0.11	4621	5	0.11	4701
11	0.11	4621	6	0.13	5742
12	0.11	4621			
13	0.11	4621	BLOCK F:		
14	0.11	4621	Lot	Acres	Sq. Ft.
15	0.12	5367	1	0.14	5869
			2	0.11	4802
			3	0.11	4802

OPEN SPACE LOTS -- AREA SUMMARY

BLOCK A:  
LOT 31 24794 Sq Feet

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N41°48'34"W	92.94'
L2	N48°24'09"E	7.65'
L3	N41°17'38"W	50.01'
L4	S43°55'01"W	95.04'
L5	S48°24'09"W	83.31'
L6	N43°55'01"E	85.01'
L7	N43°55'01"E	85.01'
L8	N46°04'59"W	105.01'
L9	N46°04'59"W	105.01'
L10	S46°04'59"E	105.01'
L11	S46°04'59"E	105.01'
L12	N43°55'01"E	95.04'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	53°58'05"	23.55'	S75°23'12"W	22.69'
C2	60.01'	202°25'19"	212.00'	S01°09'35"W	117.73'
C3	25.00'	53°58'05"	23.55'	S73°04'02"E	22.69'
C4	25.00'	90°00'00"	39.28'	S01°04'59"E	35.36'
C5	25.00'	94°29'08"	41.23'	S01°09'35"W	36.72'
C6	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C7	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C8	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C9	25.00'	94°29'08"	41.23'	S01°09'35"W	36.72'
C10	25.00'	85°30'52"	37.32'	N88°50'25"W	33.95'
C11	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C12	25.00'	90°00'00"	39.28'	S88°55'01"W	35.36'
C13	25.00'	90°00'00"	39.28'	S01°04'59"E	35.36'
C14	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C15	60.01'	22°40'31"	23.75'	S88°58'01"E	23.59'
C16	60.01'	44°22'39"	46.48'	N57°30'24"E	45.32'
C17	60.01'	43°17'57"	45.35'	N13°40'07"E	44.28'
C18	60.01'	48°03'56"	50.34'	N32°00'50"W	48.88'
C19	60.01'	44°00'17"	46.09'	N78°02'56"W	44.96'
C20	25.00'	6°43'13"	2.93'	N83°18'33"E	2.93'
C21	25.00'	47°14'52"	20.62'	S69°42'25"E	20.04'

Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
1434-001

DRAWING NO.:  
1434-001-PL S3P2

PLOT DATE:  
3/16/2021 08:58

PLOT SCALE:  
1" = 100'

DRAWN BY:  
BDN, JB, RGH

SHEET  
02 OF 03

FINAL SUBDIVISION PLAT:  
HYMEADOW SECTION THREE, PHASE TWO  
HAYS COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION STATEMENT:

THAT ARROYO CAP II-1, LLC, ACTING BY AND THROUGH JEFFREY B. BROUETTE, EXECUTIVE VICE PRESIDENT, AS OWNER OF 38.795 ACRES SITUATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, IN HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 14.329 ACRES AS DESCRIBED IN THE ACCOMPANYING METES AND BOUNDS DESCRIPTION, AND HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL SUBDIVISION PLAT:

HYMEADOW SECTION THREE, PHASE TWO,

AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE RIGHTS OF WAY, PUBLIC USE AREAS AND OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENTS, EXCEPT AS MAY BE PERMITTED BY THE SAID CITY; THAT SAID EASEMENTS MAY BE FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING THE PROPERTY, UNLESS AN EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, WITH ALL USES BEING SUBORDINATE TO THAT OF THE CITY OF SAN MARCOS'S; THAT THE SAID CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS LOCATED WITHIN SAID EASEMENTS; AND THAT THE SAID CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO AND EGRESS FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE; AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ARROYO CAP II-1, LLC,  
a Delaware limited liability company

By: Arroyo Cap II, LLC  
a Delaware limited liability company,  
It's sole member

By: \_\_\_\_\_  
Jeffrey B. Brouette  
Executive Vice President

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATION:

I, BRYAN D. NEWSOME, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.  
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)  
BRYAN D. NEWSOME, R.P.L.S. NO. 5657  
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TX 78744  
(512) 443-1724  
TBPLS FIRM NO. 10124500

ENGINEER'S CERTIFICATION:

I, STEPHEN A. SHERRILL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES UNDER THE AUTHORITY OF TAYLOR HUGHES, P.E. #132787, DATE 05/21/2019. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, OR PERMITTING PURPOSES, PER T.E.P.A. 137.33(E)

STEPHEN A. SHERRILL, P.E. NO. 60733  
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS  
BINKLEY & BARFIELD, INC.  
2401 DOUBLE CREEK DRIVE, SUITE 200  
ROUND ROCK, TEXAS 78664  
(512) 292-0006  
TBPE FIRM REGISTRATION NO. F-257

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 14.329 ACRES IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 38.795 ACRE TRACT OF LAND CONVEYED TO ARROYO CAP II-1, LLC, IN SPECIAL WARRANTY DEED DATED NOVEMBER 17, 2020 OF RECORD IN DOCUMENT NO. 20052471, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (OPRHCT); SAID 14.329 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found on the northwesterly right-of-way line of State Highway 21 (right-of-way width varies), for the south corner of that called 811.38 acre tract described in the Special Warranty Deed from Easy Kyle Partners, L.P. to LaSalle Holdings, Ltd., and also being the most easterly corner of said 3331.552 acre tract;

THENCE South 48° 12' 17" West, with said northwesterly right-of-way line, 594.09 feet to a ½-inch rebar with "CHAPARRAL BOUNDARY" cap set for the south corner herein, from which a ;

THENCE leaving said northwest right\_of\_way line and crossing said 331.552 acre tract, the following six (6) courses and distances:

- 1.North 41° 48' 34" West, 92.94 feet to a ½-inch rebar with "CHAPARRAL BOUNDARY" cap set for angle point,
- 2.North 41° 35' 51" West, 110.01 feet to a ½-inch rebar with "CHAPARRAL BOUNDARY" cap set for angle point,
- 3.North 48° 24' 09" East, 7.65 feet feet to a ½-inch rebar with "CHAPARRAL BOUNDARY" cap set for angle point,
- 4.North 41° 17' 38" West, 50.01 feet to a ½-inch rebar with "CHAPARRAL BOUNDARY" cap set for angle point,
- 5.North 46° 04' 59" West, 822.46 feet to a ½-inch rebar with "CHAPARRAL BOUNDARY" cap set for angle point,
- 6.North 43° 55' 01" East, 565.10 feet to a ½-inch rebar with "CHAPARRAL BOUNDARY" cap set on a south line of said 811.38 acre tract, being on the northeast line of said 331.552 acre tract for the north corner herein; and from which point, a ½-inch rebar found for a south reentrant corner of said 811.38 acre tract, being the north salient corner of said 331.52 acre tract bears North 46° 04' 59" West, 1830.64 feet;

THENCE South 46° 04' 59" East, 1118.47 feet to the POINT OF BEGINNING and containing 14.329 acres of land, more or less.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone (4204), US Survey Feet; based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS) for Chaparral control point "P941".

HAYS COUNTY  
CERTIFICATE OF APPROVAL:

I, THE UNDERSIGNED, INTERIM DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF SAN MARCOS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.

MARCUS PACHECO, INTERIM DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

HAYS COUNTY WATER/ WASTEWATER NOTE:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

TOM POPE, R.S., C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

MARCUS PACHECO, INTERIM DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS:  
COUNTY OF HAYS:

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_A.D., 20\_\_\_\_.

ELAINE H. CARDENAS  
COUNTY CLERK

CITY OF SAN MARCOS:  
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_ DAY OF


\_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

\_\_\_\_\_  
C.I.P. ENGINEERING DATE

\_\_\_\_\_  
DIRECTOR PLANNING AND DEVELOPMENT SERVICES DATE

\_\_\_\_\_  
RECORDING SECRETARY DATE

\_\_\_\_\_  
CHAIRMAN PLANNING AND ZONING COMMISSION DATE



Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
1434-001

DRAWING NO.:  
1434-001-PL S3P2

PLOT DATE:  
3/16/2021 08:59

PLOT SCALE:  
1" = 100'

DRAWN BY:  
BDN, JB, RGH

SHEET  
03 OF 03