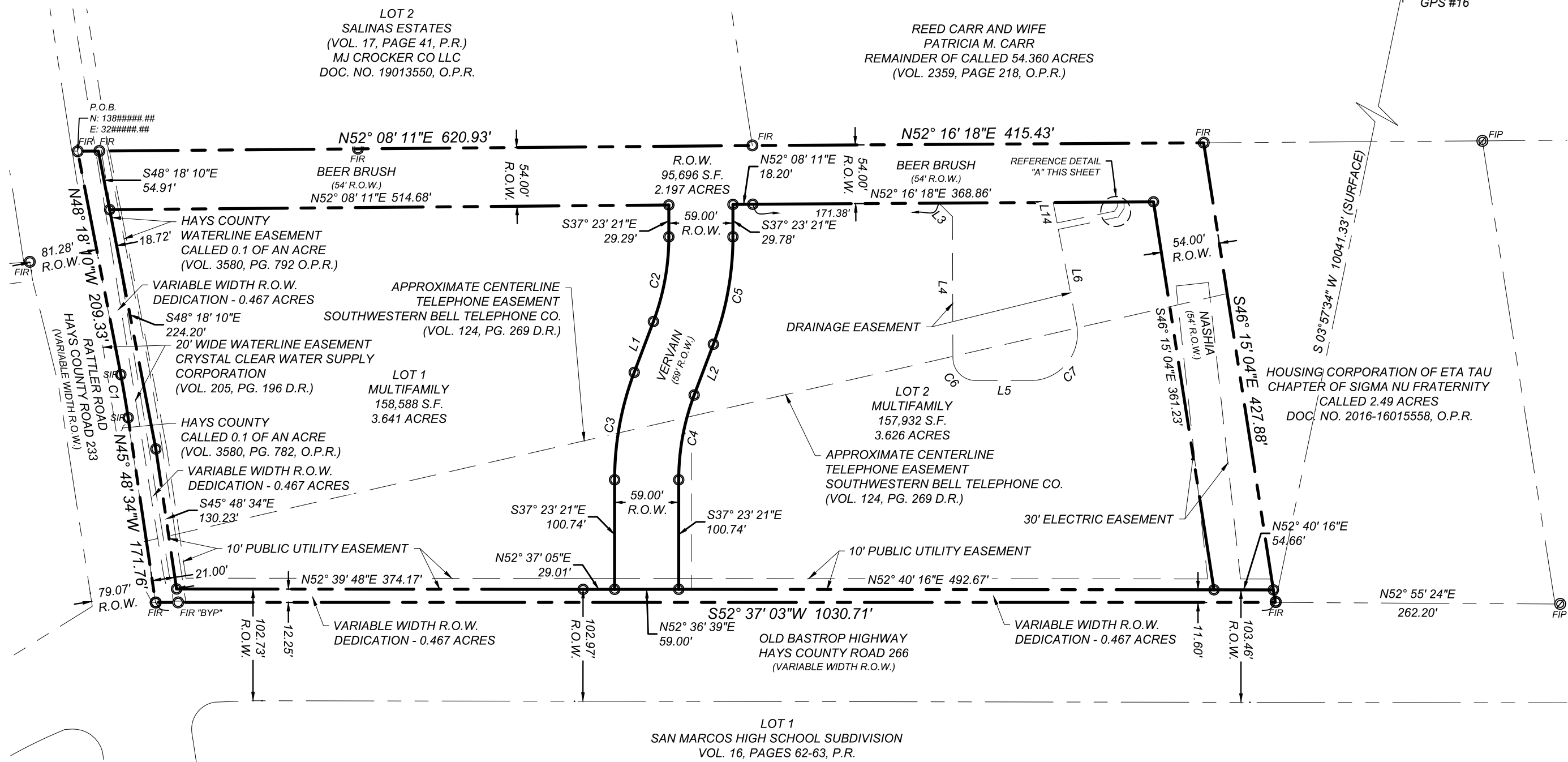


- LEGEND**
- F.I.R. = FOUND $\frac{1}{2}$ " IRON ROD
 - ⊙ F.I.P. = FOUND X IN CONCRETE
 - R.O.W. = RIGHT-OF-WAY
 - D.R. = DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - ⊕ = BENCHMARK



STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN THIS PLAT.

JASON R. LINK
LICENSED PROFESSIONAL ENGINEER NO. 106138
KFW ENGINEERS, LLC.
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

GENERAL NOTES:

- 1.) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) AND FLOOD ZONE "A" ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48209C0479F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS.

FLOOD ZONE DEFINITIONS: (AS PER FIRM) (FOR MORE DETAILED DEFINITIONS CONSULT FLOOD MAP)

ZONE "X" - (UNSHADED) AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN
- 2.) SIDEWALKS ARE REQUIRED PER SAN MARCOS LAND DEVELOPMENT CODE.
- 3.) WATER AND WASTEWATER TO BE PROVIDED BY CITY OF SAN MARCOS UTILITY PROVIDERS.
- 4.) PURPOSE OF PLAT IS TO ESTABLISH 2 NEW LOT.
- 5.) ELECTRIC EASEMENT WILL BE BLANKET EASEMENT UNTIL SPECIFIC ELECTRIC EASEMENT IS RECORDED AND WILL VACATE THE BLANKET EASEMENT.

SURVEYOR NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.0001285165.
3. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

**PLAT ESTABLISHING
LANTANA APARTMENT HOMES**

BEING A TOTAL OF 9.933 ACRES OF LAND, MORE OR LESS, OUT OF THE C. WICKSON ROBERTS SURVEY, ABSTRACT NO. 474, HAYS COUNTY, TEXAS, ESTABLISHING LOT 1, LOT 2, LANTANA APARTMENT HOMES AND PUBLIC RIGHT OF WAY, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THAT I, _____, OWNERS OF LOT 1 AND 2, A 9.933 ACRES TRACT OF LAND SITUATED IN THE CYRUS WICKSON ROBERTS SURVEY, ABSTRACT NO. 474, HAYS COUNTY, TEXAS, AND DO HEREBY AMEND SAID TRACTS AS PER TEXAS LOCAL GOVERNMENT CODE ARTICLE 212.016 TO JOIN THE TWO TRACTS TOGETHER, TO BE KNOWN AS "LANTANA APARTMENT HOMES", AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED,

TO CERTIFY WHICH, WITNESS TO HAND THIS _____ DAY OF _____, 2021.

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

TO CERTIFY WHICH, WITNESS TO HAND THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC
STATE OF TEXAS

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 2021, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

RECORDING SECRETARY

DATE:

APPROVED:

SHANNON MATTINGLY

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

DATE:

ENGINEERING AND CIP

DATE:

PLANNING AND ZONING
COMMISSION CHAIRMAN

DATE:

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 2021 AT _____ M. AND RECORDED ON THE _____ DAY OF _____, A.D. 2021 AT _____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____.

ELAINE CARDENAS
COUNTY CLERK,
HAYS COUNTY, TEXAS

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	40.17'	1031.00'	002°13'57"	N47°04'08"W	40.17'
C2	79.68'	220.50'	020°42'14"	N27°02'14"W	79.24'
C2	79.68'	220.50'	020°42'14"	N27°02'14"W	79.24'
C3	101.00'	279.50'	020°42'14"	S27°02'14"E	100.45'
C3	101.00'	279.50'	020°42'14"	S27°02'14"E	100.45'
C4	79.68'	220.50'	020°42'14"	S27°02'14"E	79.24'
C4	79.68'	220.50'	020°42'14"	S27°02'14"E	79.24'
C5	101.00'	279.50'	020°42'14"	N27°02'14"W	100.45'
C5	101.00'	279.50'	020°42'14"	N27°02'14"W	100.45'
C6	32.91'	21.02'	089°40'53"	S82°27'20"E	29.65'
C7	73.80'	43.24'	097°47'04"	N01°01'58"E	65.17'

BLOCK PERIMETER	
LOT 1	1,633 L.F. OF BOUNDARY
LOT 2	1,602 L.F. OF BOUNDARY

ACREAGE	
LOT 1	3.641 AC.
LOT 2	3.626 AC.
INTERNAL R.O.W.	2.197 AC.
RATTLER RD. (R.O.W.)	0.19 AC.
OLD BASTROP HWY (R.O.W.)	0.277 AC.

Line Table		
LINE #	LENGTH	DIRECTION
L1	50.00'	S16°41'07"E
L2	50.00'	S16°41'07"E
L3	17.59'	S82°42'41"E
L4	129.91'	S37°31'48"E
L5	52.51'	S52°33'57"W
L6	89.57'	N48°16'20"W
L7	56.43'	N40°59'52"E
L8	9.45'	N04°00'08"W
L9	5.91'	N37°43'42"W
L10	6.00'	S52°16'18"W
L11	4.09'	S37°43'42"E
L12	5.14'	S04°00'08"E
L13	53.86'	S40°59'52"W
L14	19.22'	N48°16'20"W