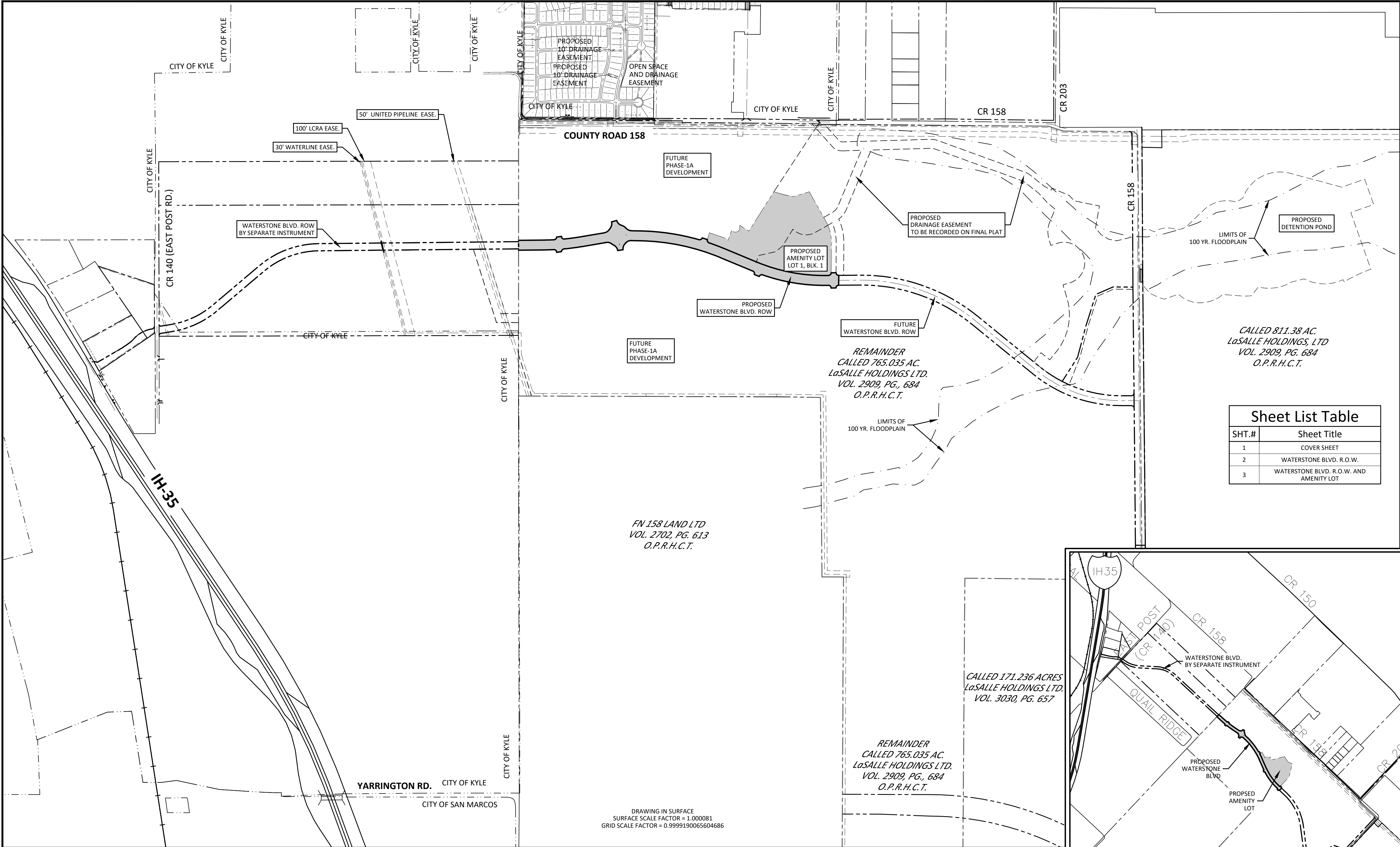
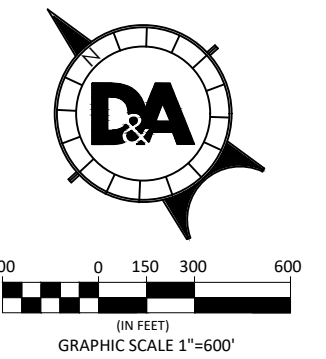


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PROPOSED DEVELOPMENT:

STREETS: 1
WATERSTONE BLVD.: MINOR ARTERIAL
110' R.O.W. WIDTH, 3600 LINEAR FT., 10.136 ACRES

LOTS: 1
AMENITY CENTER: 17.608 ACRES

LEGAL DESCRIPTIONS:

CALLLED 236.1 AC. TACK DEVELOPMENT, LTD CF NO. 18007777 O.P.R.H.C.T.	REMAINDER CALLLED 765.035 AC. LaSALLE HOLDINGS LTD. VOL. 2909, PG., 684 O.P.R.H.C.T.
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JOURISDICTIONS: HAYS COUNTY, CITY OF SAN MARCOS ETI
CITY OF KYLE WATER & WASTEWATER

OWNER: TACK Development
230 KLATTENHOFF LN. STE.100
HUTTO, TX. 78634
(512)846-1733

CONTACT: BLAKE REED

ENGINEER: DOUCET & ASSOCIATES
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
(512) 583-2600

CONTACT: TRACY BRATTON, P.E. - ENGINEER

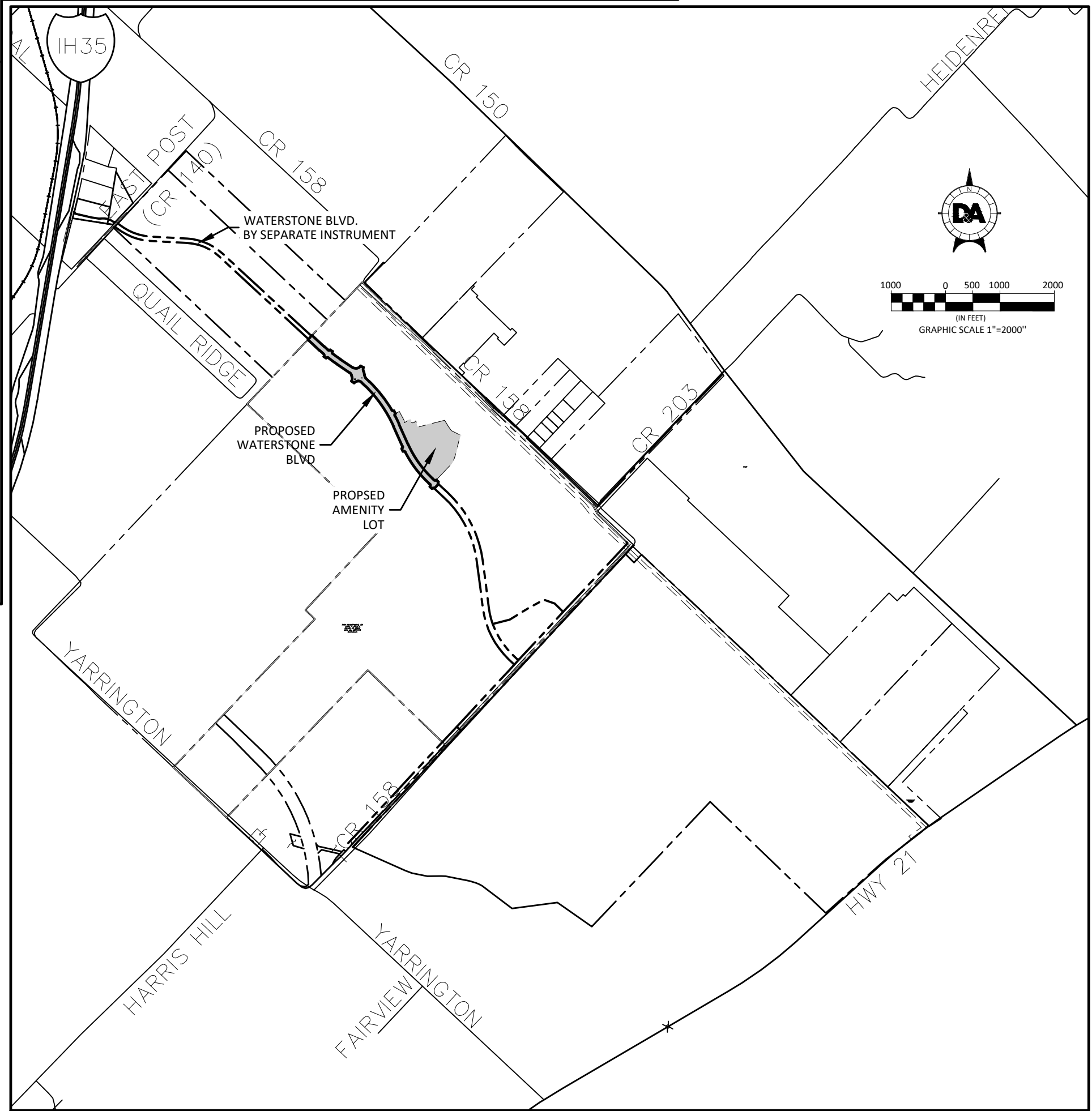
LAND SURVEY: DOUCET & ASSOCIATES, INC.
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
(512) 583-2600

CONTACT: GARRETT CAVAUOLO, R.P.L.S.

WATERSHED: BLANCO RIVER, PLUM CREEK

TPDES: THIS SITE IS SUBJECT TO TPDES REGULATIONS

Sheet List Table	
SHT.#	Sheet Title
1	COVER SHEET
2	WATERSTONE BLVD. R.O.W.
3	WATERSTONE BLVD. R.O.W. AND AMENITY LOT



LASALLE MUD (DISTRICT 1) IS RESPONSIBLE FOR ALL MAINTENANCE RELATED TO CHANNELS, DETENTION PONDS, WATER QUALITY PONDS, AND AMENITY PONDS.

FLOODPLAIN NOTE: ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER 48209C0405F, DATED SEPTEMBER 2, 2005, HAYS COUNTY, TEXAS, PORTIONS OF THIS TRACT LIE WITHIN THE DESIGNATED HUNDRED YEAR FLOOD PLAIN FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

SIDEWALK NOTES:

- SIDEWALKS ARE REQUIRED IN ACCORDANCE WITH THE APPROVED REGULATING PLAN.
- CONCRETE SIDEWALKS (10') AND TRAILS(12') ARE TO BE CONSTRUCTED ON BOTH SIDES OF WATERSTONE BLVD. AND WITHIN THE AMENITY TRACT.
- HAYS COUNTY IS NOT RESPONSIBLE FOR SIDEWALK MAINTENANCE. A FULLY EXECUTED LICENSE AGREEMENT MUST BE IN-PLACE PRIOR TO CONSTRUCTION OF SIDEWALKS WITHIN HAYS COUNTY ROW.

GOVERNMENT/UTILITY CONTACTS	
Utility/AHJ*	Telephone
- Dig Tees - City of San Marcos Public Services Department - City of San Marcos Capital Improvements Department - TxDOT - Century Link Telephone - Time Warner Cable - Texas State University - Pedernales Electric Utility - San Marcos Engineering Inspection Service - Kyle Water/ Wastewater Utility - Centerpoint Energy-natural gas	800.344.8377 512.393.8000 512.393.8130 512.282.2113 512.754.5638 210.582.9603 512.245.2108/2508 888.554.4732 512.393.8130 512.262.3024 512.392.6673

WATERSTONE PHASE 1-A MASTER INFRASTRUCTURE PRELIMINARY PLAT NOT FOR RECORDATION

- NOTES:
- THIS PRELIMINARY PLAT IS ONLY FOR THE IDENTIFIED IMPROVEMENTS. ADDITIONAL ROADWAYS AND UTILITIES WILL BE REQUIRED TO SERVE THIS DEVELOPMENT.
 - THIS TRACT OF LAND IS ENTIRELY WITHIN HAYS COUNTY AND THE CITY OF SAN MARCOS ETJ.
 - BEARING BASIS: NAD83 TEXAS STATE PLANES, SOUTH CENTRAL ZONE, US FOOT BENCHMARKS:
CONTROL POINT/BENCHMARK DESCRIPTION:
1/2" IRON ROD SET WITH CAP STAMPED "DOUCET"
ELEVATION: 663.08'
SURFACE COORDINATES
NORTHING: 13893221.26 EASTING: 2324782.859
GRID COORDINATES
NORTHING: 13892096.00 EASTING: 2324594.567
 - POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
 - WATERSTONE BLVD R.O.W. TO BE TO BE DEDICATED TO THE PUBLIC.
 - POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
 - ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.

WATERSTONE PH.1-A MASTER INFRASTRUCTURE PRELIMINARY PLAT SAN MARCOS, TEXAS

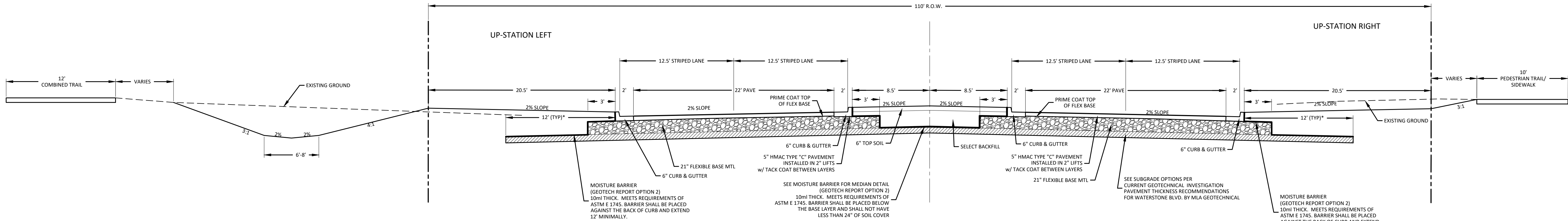


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Reviewed: XT
Date: 09/27/2021

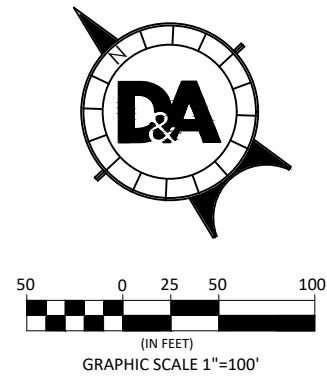
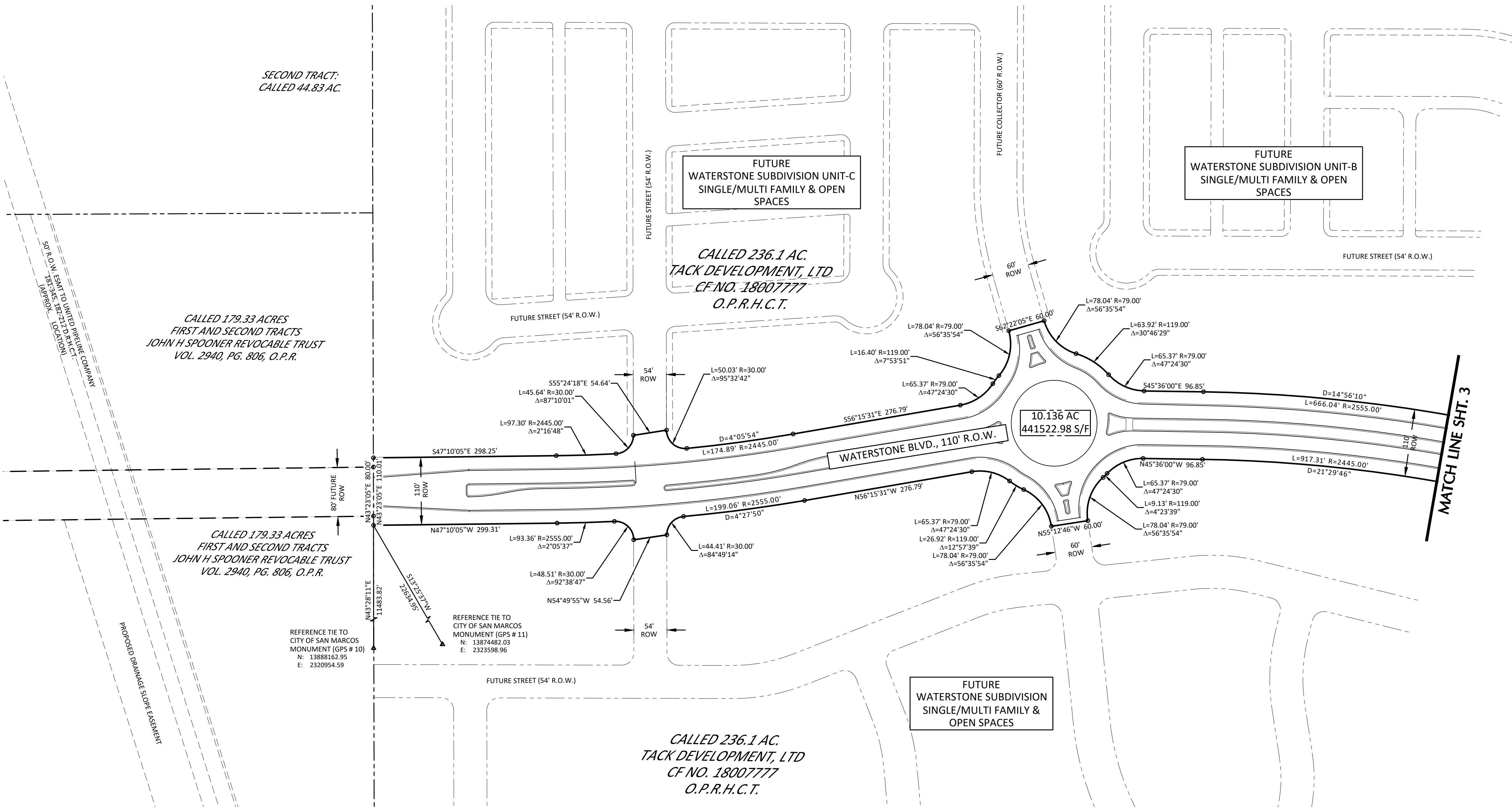
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OF 3

Project No.:
913-004-03

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WATERSTONE BOULEVARD TYPICAL SECTION



WATERSTONE PH.1-A
MASTER INFRASTRUCTURE
PRELIMINARY PLAT
SAN MARCOS, TEXAS

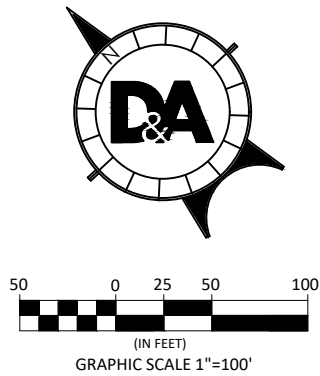
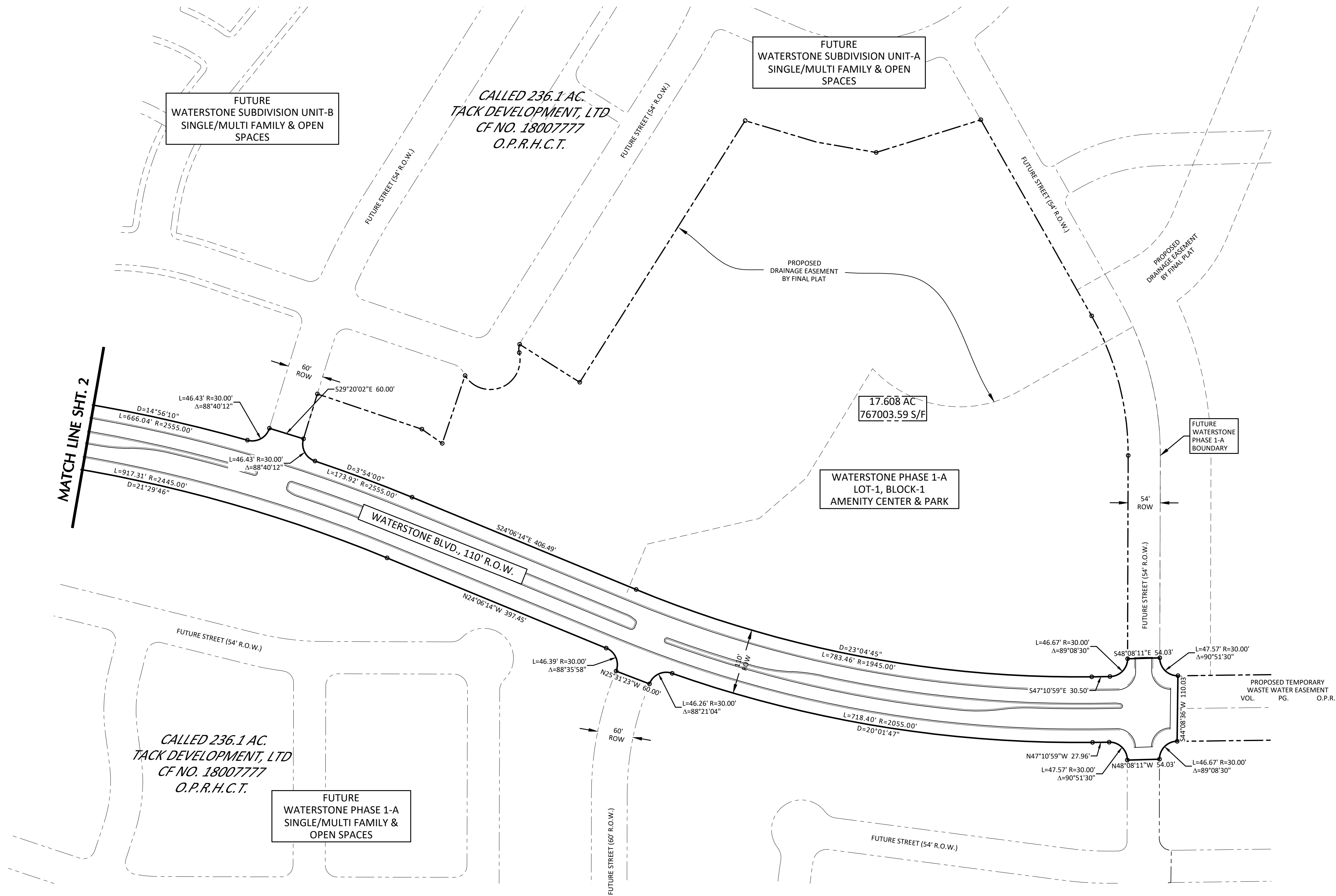


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Drawn: BC
Reviewed: XT
Date: 09/27/2021
SHEET
2
OF 3
Project No.: 913-004-03

WATERSTONE BLVD. R.O.W.

D&A DOUCET & ASSOCIATES
Civil Engineering • Planning • Geospatial
7401 B. Highway 71 W. Suite 160
Austin, TX 78735 Tel: (512)-583-2400
www.doucetengineers.com
TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

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**WATERSTONE PH.1-1-A
MASTER INFRASTRUCTURE
PRELIMINARY PLAT
SAN MARCOS, TEXAS**



Designed: BC
Drawn: BC
Reviewed: XT
Date: 09/27/2021
SHEET
3
OF 3
Project No.: 913-004-03

**WATERSTONE BLVD. R.O.W. AND
AMENITY LOT**

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