

LA CIMA PHASE 4 FINAL PLAT

STATE OF TEXAS §
COUNTY OF HAYS §

I, BRYAN W. LEE, MANAGER OF LCSM PH.4, LLC., BEING THE OWNER OF SAID 248.225 ACRES OUT OF THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS, DESCRIBED IN THE DEED TO LCSM PH. 4, LLC., OF RECORD IN DOCUMENT NO. 21059703, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 66.933 ACRES OF THE SAID 248.225 ACRES OF LAND AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

LA CIMA PHASE 4

SUBDIVISION TO THE CITY OF SAN MARCOS, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT-OF-WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IN WITNESS WHEREOF, BRYAN W. LEE, HAVE CAUSED THESE PRESENTS TO BE

EXECUTED THIS THE 12 DAY OF October, 2022 A.D.

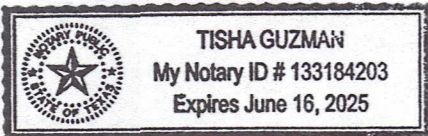
Bryan W. Lee
BRYAN W. LEE, MANAGER
303 COLORADO STREET, SUITE 2300
AUSTIN, TX 78701

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BRYAN W. LEE, MANAGER, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF October, 2022,

BY: *Tisha Guzman*
NOTARY PUBLIC



JAMES E. DYESS
TRUSTEE
HORIZON BANK, SSB
600 CONGRESS AVENUE, SUITE 400
AUSTIN, TEXAS 78701

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, Jerry A. Smith III, Vice President, REPRESENTATIVE OF THE CITY OF SAN MARCOS, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29 DAY OF September, 2022,

BY: *Kelly S. Satsky*
NOTARY PUBLIC



LOT SUMMARY	
RIGHT-OF-WAY	9.128 ACRES
S.F. LOTS (110)	27.298 ACRES
OPEN SPACE LOTS (2)	30.507 ACRES
TOTAL	66.933 ACRES

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, REPRESENTATIVE OF THE CITY OF SAN MARCOS, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022,

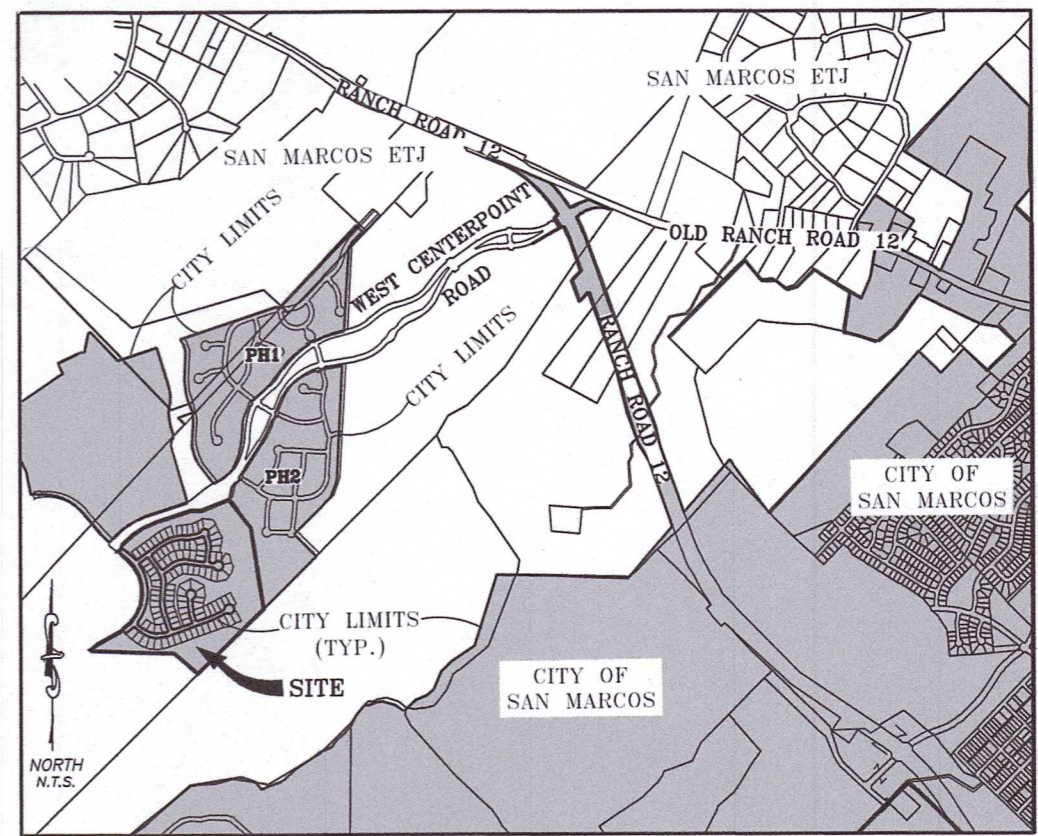
BY: _____
NOTARY PUBLIC

PROJECT ADDRESS:

THIS PROJECT IS LOCATED ON WONDER WORLD DRIVE, RANCH ROAD 12, HAYS COUNTY, TEXAS.

NOTES:

- THIS PROJECT IS WITHIN THE CITY LIMITS OF THE CITY OF SAN MARCOS
- BUFFER ZONES PER THE APPROVED WATER PROTECTION PLAN PHASE 1 ON NOVEMBER 20, 2014.
- PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG ALL STREETS (AS SHOWN BY DOTTED LINE ON PLT), INCLUDING BOTH SIDES OF CENTRAL PARK LOOP. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO 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.
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LCSM PH4, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF SAN MARCOS, RESOLUTION 2014-131R, APPROVED SEPTEMBER 16, 2014, RESOLUTION 2018-075R, APPROVED MAY 15, 2018, AND RESOLUTION 2020-179R, APPROVED AUGUST 18, 2020.
- THIS SUBDIVISION IS SUBJECT TO AND SHALL COMPLY WITH THE FOLLOWING AGREEMENTS BETWEEN THE OWNER AND HAYS COUNTY: AGREEMENT REGARDING LA CIMA HABITAT PRESERVATION, PURGATORY CREEK PARKLAND DEDICATION, AND CENTERPOINT RIGHT-OF-WAY DEDICATION" (EXECUTED JUNE 2, 2015). HAYS COUNTY LICENSE AGREEMENT (EXECUTED AUGUST 28, 2015).
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA CIMA, AS AMENDED FROM TIME TO TIME, ORIGINALLY RECORDED IN DOCUMENT NO. 17044512, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THE LA CIMA H.O.A. OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE LOTS SHOWN HEREON, AS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS REFERENCED IN NOTE NO. 9, HEREON.
- THE SUBJECT TRACT SHOWN HEREON IS IN THE SAN MARCOS CISD AND IN ESD 3.
- DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
- TRAILS LOCATED WITHIN OPEN SPACE LOTS SHALL PERMIT PUBLIC ACCESS.
- SECOND MEANS OF FIRE ACCESS SHALL BE PROVIDED BY THE SAN MARCOS ACADEMY ENTRANCE.
- ACCORDING TO THE CITY-ADOPTED FLOOD MAPS AND MODEL, A PORTION OF THIS PLAT IS SUBJECT TO CITY OF SAN MARCOS FLOODPLAIN REGULATIONS. A PORTION OF LOT 1, BLOCK "A" IS IN FLOOD ZONE A, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO(S). 48209C0369F, & 48209C0388F, BOTH DATED SEPTEMBER 2, 2005, HAYS COUNTY, TX.
- ROAD SECTIONS ARE COVERED BY THE DEVELOPMENT AGREEMENT WITH CITY OF SAN MARCOS AND WILL BE MAINTAINED BY THE CITY OF SAN MARCOS PER THE DEVELOPMENT AGREEMENT.



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAINE H. CARDENAS, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE 27th DAY OF October, 2022, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 22050345 WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE 27th DAY OF October, 2022, A.D. FILED FOR RECORD AT 3:56 O'CLOCK P.M. THIS THE 27th DAY OF October, 2022, A.D.

BY: *Elaine H. Cardenas*
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS



**CITY OF SAN MARCOS
APPROVAL CERTIFICATE**

APPROVED AND AUTHORIZED TO BE RECORDED ON THE 9th DAY OF August, 2022, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS

Rui P. P. 10/19/22
CIP & ENGINEERING DATE

Andres 10/26/22
DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DATE

Andres 10/26/22
RECORDING SECRETARY DATE

Bob 10/25/22
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

AQUIFER NOTE:

THIS PROJECT IS IN THE EDWARDS AQUIFER RECHARGE ZONE BUT IS NOT IN THE CONTRIBUTING ZONE.

FLOOD NOTE:

A PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE A, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO(S). 48209C0369F, & 48209C0388F, BOTH DATED SEPTEMBER 2, 2005, HAYS COUNTY, TX.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

STATE OF TEXAS §
COUNTY OF HAYS §

I, JASON LEE ROY REYNOLDS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Jason Lee Roy Reynolds

BY: _____
JASON LEE ROY REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5545 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1120 S. CAPITAL OF TEXAS HWY,
BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180



9/23/22

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956-La Cima Phase 4_FINAL.dwg

DATE: 08-23-22 DRAWN BY: DLB CREW: CAF, MK
SCALE: 1"=100' CHECKED BY: T.L.R. FB #:
JOB #: 005956 DRAWING #: PLAT PLAN #: 1246



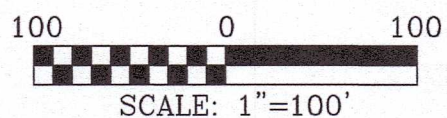
Bowman Consulting Group, Ltd.
1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, TX 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

**FINAL PLAT
LA CIMA
PHASE 4
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS**

SHEET 1 OF 5
PLAN #: 1246

LA CIMA PHASE 4 FINAL PLAT

AUGUST, 2022
HAYS COUNTY, TEXAS



AREA TABLES PHASE 4:

- TOTAL ACREAGE: 66.933 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 9.128 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 6628 LINEAR FEET.

TOTAL NUMBER OF LOTS: 112
SINGLE FAMILY: 110
OPEN SPACE: 2
PRIVATE STREET: 0

TEMPORARY DRAINAGE EASEMENT
DOCUMENT NUMBER _____ O.P.R.H.C.T.X.

(649.592 ACRES)
LAZY OAKS RANCH, LP
VOL.4877, PG.632
O.P.R.H.C.T.X.

LEGEND

- BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- ⊙ BENCHMARK
- () RECORD INFORMATION
- O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- FUTURE PUBLIC SIDEWALK
- MATCH LINE
- P.U.E. PUBLIC UTILITY EASEMENT

TABLE OF LAND USE

BLOCK "A", LOT 1; BLOCK "B", LOT 79	OPEN SPACE
ALL OTHER LOTS	SINGLE FAMILY

STREET SUMMARY

STREET NAME	STREET LENGTH	PAVE. WIDTH	ROW WIDTH
CENTRAL PARK LOOP	1575 L.F.	28' F-F	70'
POSSUMHAW LANE	1425 L.F.	33' F-F	53'
BIG MUHLY PASS	1090 L.F.	33' F-F	53'
BIGTOOTH MAPLE LANE	783 L.F.	33' F-F	53'
KNOCKOUT ROSE DRIVE	1362 L.F.	33' F-F	53'
CHEROKEE SEDGE PATH	393 L.F.	33' F-F	53'

NOTE:
- SEE SHEET 4 OF 5 FOR SURVEY NOTES, BENCHMARK AND UTILITY INFORMATION.
- SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

CORNER LOT FRONTS

STREET NAME THAT LOT FRONTS	BLOCK	LOT
BIGTOOTH MAPLE LANE	A	20
BIGTOOTH MAPLE LANE	A	33
BIG MUHLY PASS	A	41
CHEROKEE SEDGE PATH	A	42
CHEROKEE SEDGE PATH	A	54
KNOCKOUT ROSE DRIVE	A	78
KNOCKOUT ROSE DRIVE	B	83
BIG MUHLY PASS	B	94
POSSUMHAW LANE	C	95
POSSUMHAW LANE	C	103
POSSUMHAW LANE	C	106
BIGTOOTH MAPLE LANE	C	112

LOT SIZE SUMMARY

DESCRIPTION	COUNT
TOTAL NUMBER OF LOTS	112
AVERAGE SIZE OF LOTS	0.598 AC.
10.0 AC. OR GREATER	1 (LOT 1, BLOCK A)
GREATER THAN 5.0 AC. LESS THAN 10.0 AC.	0
GREATER THAN 2.0 AC. LESS THAN 5.0 AC.	0
GREATER THAN 1.0 AC. LESS THAN 2.0 AC.	1 (LOT 79, BLOCK b)
LESS THAN 1.0 AC.	110

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956_Lo Cima Phase 4_FINAL.dwg

DATE: 08-23-22	DRAWN BY: DLB	CREW: CAF, MK
SCALE: 1"=100'	CHECKED BY: T.L.R.	FB #:
JOB #: 005956	DRAWING #: PLAT	PLAN #: 1246

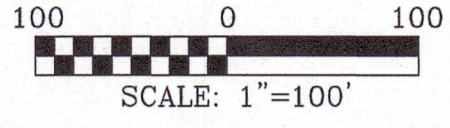


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FINAL PLAT
LA CIMA
PHASE 4
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

LA CIMA PHASE 4 FINAL PLAT

AUGUST, 2022
HAYS COUNTY, TEXAS

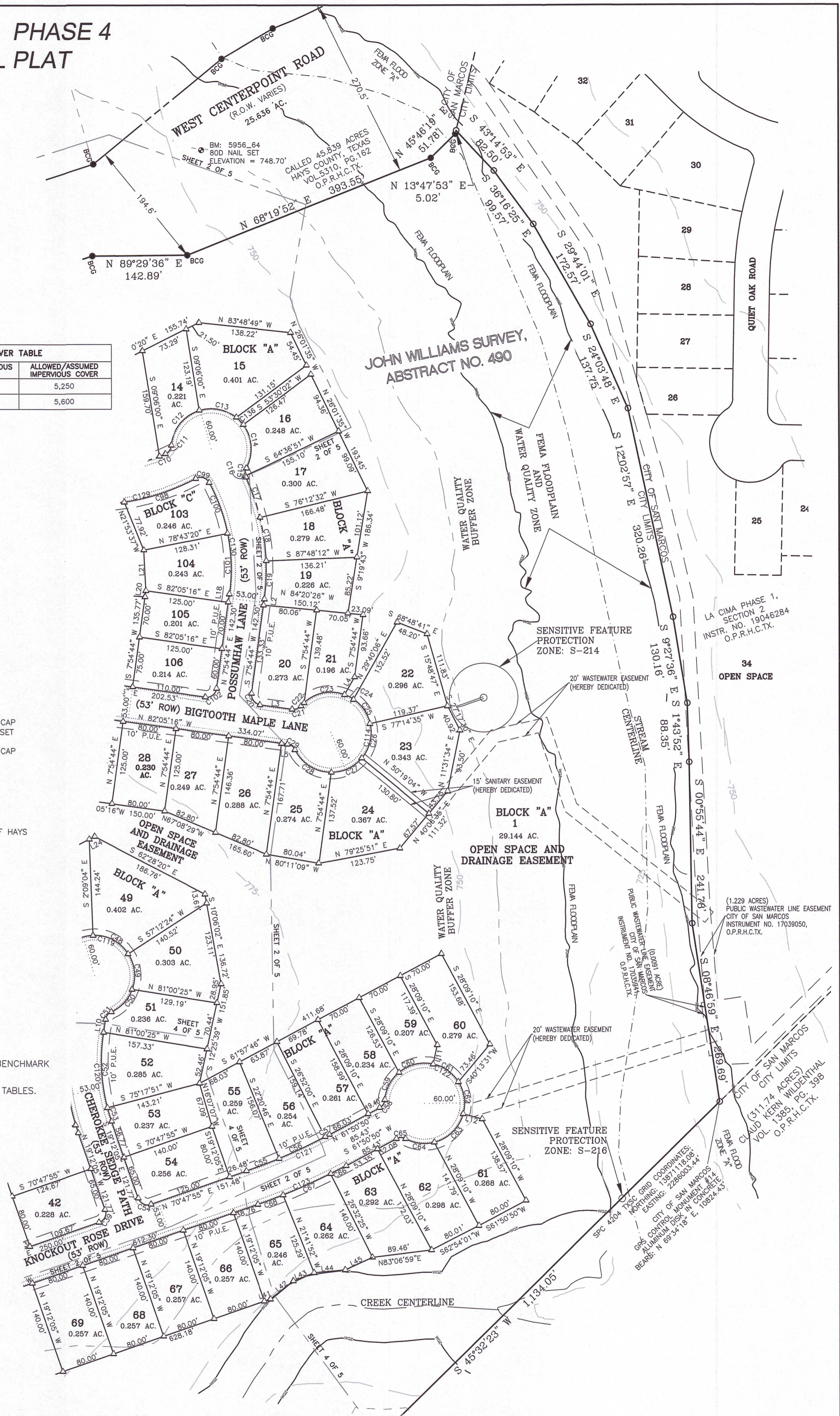


ALLOWABLE/ASSUMED IMPERVIOUS COVER TABLE				
LOT WIDTH	LOT AREA	TYPICAL DIMENSIONS	% IMPERVIOUS COVER	ALLOWED/ASSUMED IMPERVIOUS COVER
70'	8,750'	70' X 125'	60%	5,250
80'	11,200'	80' X 140'	50%	5,600

LEGEND

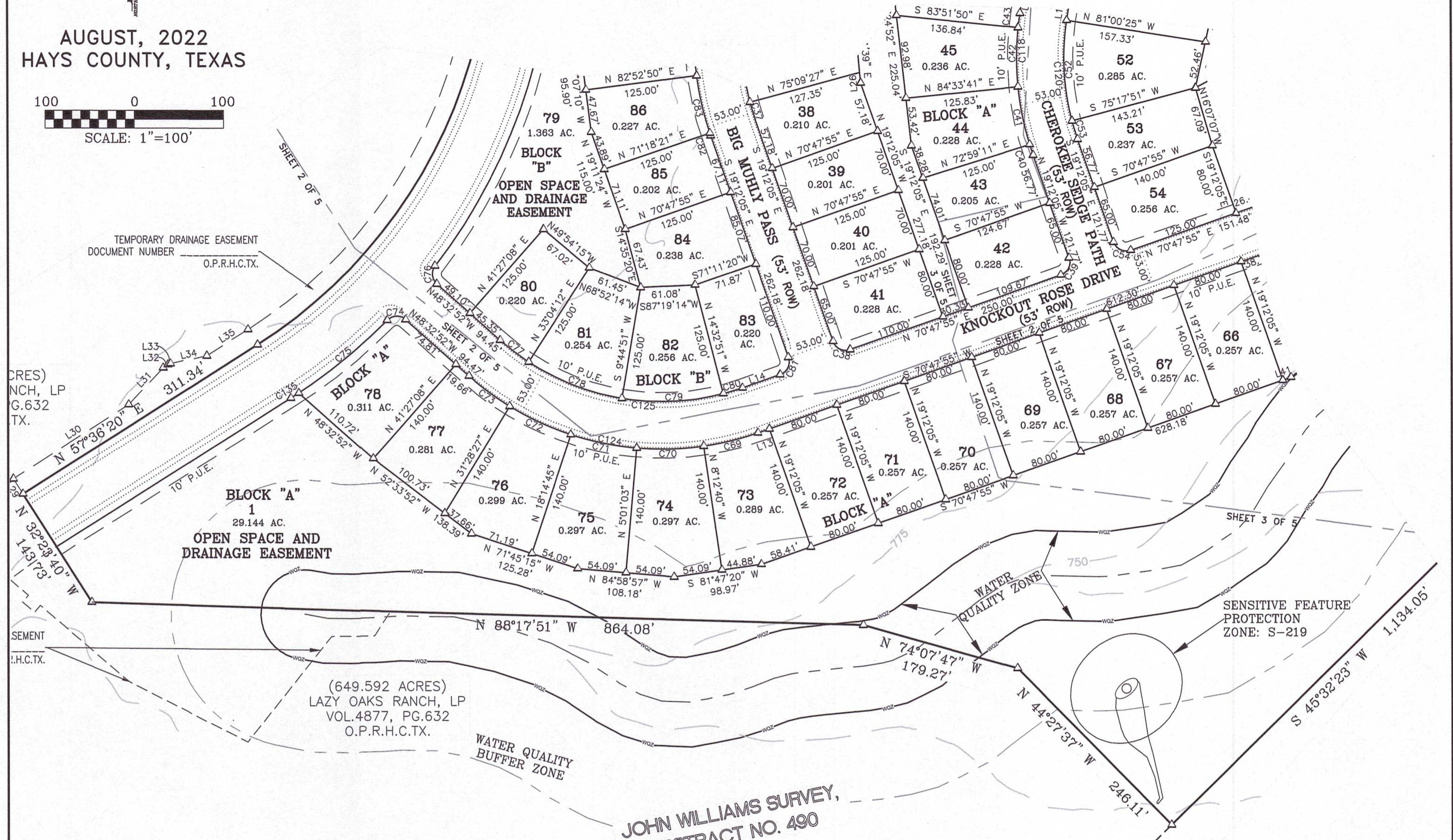
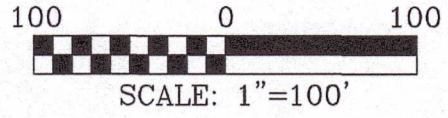
- BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- ⊙ BENCHMARK
- () RECORD INFORMATION
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- FUTURE PUBLIC SIDEWALK
- MATCH LINE
- P.U.E. PUBLIC UTILITY EASEMENT

NOTE:
- SEE SHEET 4 OF 5 FOR SURVEY NOTES, BENCHMARK AND UTILITY INFORMATION.
- SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.



LA CIMA PHASE 4 FINAL PLAT

AUGUST, 2022
HAYS COUNTY, TEXAS



LEGEND

- BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- ⊕ BENCHMARK
- () RECORD INFORMATION
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- FUTURE PUBLIC SIDEWALK
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NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID, CONSTRAINED TO:
 -NGS OPUS
 -NGS CORS STATIONS: SAM2, TXAU, TXSE, TXSM
 -SMARTNET USA CORS STATIONS: G4SM, LCAS, LCFL, LCJC, LCLU, LCNX, LCSM, SGI1, TXSS
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
4. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999875.
5. CONTOUR DATA SHOWN HEREON IS DERIVED FROM TEXAS STRATEGIC MAPPING (STRATMAP) CONTRACT VIA TEXAS NATURAL RESOURCES INFORMATION SYSTEM.
 LIDAR ACQUISITION ACQUIRED IN NOVEMBER OF 2017, THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD 83, 2011) AND THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WITH GEOID 12B.

BENCHMARK LIST: NAVD 88 - GEOID 12A CONSTRAINED TO:

- NGS OPUS
- NGS AREA BENCHMARKS: AX2439, AX2440, AX2441, AY1578, AY1579
- NGS CORS STATIONS: SAM2, TXAU, TXSE, TXSM
- SMARTNET USA CORS STATIONS: G4SM, LCAS, LCFL, LCJC, LCLU, LCNX, LCSM, SGI1, TXSS
- CITY OF SAN MARCOS GPS MONUMENT NO. 14 (APRIL 2005 DATASHEET, GEOID MODEL NOT LISTED)
 PUBLISHED GRID NORTHING: 13874895.73'
 PUBLISHED GRID EASTING: 2296145.77'
 PUBLISHED NAVD88 ELEVATION: 744.89'
 MEASURED GRID NORTHING: 13874895.71'
 MEASURED GRID EASTING: 2296145.85'
 MEASURED NAVD88 (GEOID 12A) ELEVATION: 744.97'
- BM:005956-97
 80D NAIL SET IN WEST CENTERPOINT ROAD.
 GRID: NORTHING = 13872095.83', EASTING = 2284187.51"
 ELEVATION = 789.20'
- BM:005956-64
 80D NAIL SET IN WEST CENTERPOINT ROAD.
 GRID: NORTHING = 13872543.16', EASTING = 2285227.55"
 ELEVATION = 748.70'
- BM:005956-20
 1/2" IRON ROD WITH CAP STAMPED (BCG) SET IN WEST CENTERPOINT ROAD.
 GRID: NORTHING = 13872377.45', EASTING = 2284755.77"
 ELEVATION = 763.51'

UTILITY NOTE:

- WATER/WASTE WATER: CITY OF SAN MARCOS
 630 EAST HOPKINS STREET
 SAN MARCOS, TEXAS 78666
- ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
 201 SOUTH AVENUE F
 JOHNSON CITY, TEXAS 78636

NOTE: SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

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NO.	REVISION	BY	DATE



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**FINAL PLAT
 LA CIMA
 PHASE 4
 WEST CENTERPOINT ROAD
 JOHN WILLIAMS SURVEY, ABSTRACT 490
 HAYS COUNTY, TEXAS**

LA CIMA PHASE 4 FINAL PLAT

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	635.00'	80.94'	N 45°08'53" W	80.88'
C2	15.00'	22.03'	S 83°34'42" E	20.11'
C3	526.50'	67.57'	S 58°01'01" W	67.52'
C4	526.50'	67.48'	S 65°21'56" W	67.44'
C5	526.50'	69.59'	S 72°49'26" W	69.54'
C6	526.50'	31.71'	S 78°20'08" W	31.70'
C7	526.50'	67.44'	S 83°43'49" W	67.39'
C8	273.50'	30.88'	S 87°39'39" W	30.87'
C9	273.50'	75.49'	S 76°31'08" W	75.25'
C10	273.50'	9.77'	S 67°35'18" W	9.77'
C11	15.00'	16.19'	S 35°39'13" W	15.41'
C12	60.00'	71.11'	S 38°41'38" W	67.02'
C13	60.00'	59.04'	N 79°09'57" W	56.69'
C14	60.00'	68.56'	N 03°45'57" W	64.89'
C15	15.00'	11.68'	N 06°39'42" E	11.39'
C16	15.00'	2.44'	S 20°18'08" E	2.44'
C17	326.50'	63.65'	N 19°22'32" W	63.54'
C18	326.50'	66.07'	N 07°59'38" W	65.96'
C19	326.50'	57.61'	N 02°51'28" E	57.53'
C20	15.00'	23.56'	S 37°05'16" E	21.21'
C21	15.00'	14.77'	N 69°42'37" E	14.18'
C22	60.00'	6.61'	S 44°40'00" W	6.61'
C23	60.00'	65.18'	S 78°56'53" W	62.03'
C24	60.00'	15.05'	N 62°44'31" W	15.01'
C25	60.00'	44.82'	N 34°09'21" W	43.78'
C26	60.00'	54.91'	N 13°27'45" E	53.02'
C27	60.00'	52.11'	N 64°33'47" E	50.49'
C28	60.00'	67.93'	S 58°07'12" E	64.36'
C29	15.00'	14.77'	N 53°53'08" W	14.18'
C30	273.50'	86.70'	S 88°49'52" W	86.33'
C31	273.50'	111.11'	S 68°06'43" W	110.35'
C32	273.50'	10.19'	S 55°24'25" W	10.18'
C33	15.00'	18.96'	S 18°07'50" W	17.72'
C34	326.50'	116.15'	N 07°53'17" W	115.54'
C35	326.50'	15.79'	N 03°41'20" E	15.79'
C36	273.50'	95.07'	S 04°53'02" E	94.60'
C37	273.50'	20.81'	S 17°01'19" E	20.80'
C38	15.00'	23.56'	S 64°12'05" E	21.21'
C39	15.00'	23.56'	N 25°47'55" E	21.21'
C40	326.50'	12.47'	S 18°06'27" E	12.47'
C41	326.50'	65.96'	S 11°13'34" E	65.85'
C42	326.50'	65.96'	S 00°20'55" W	65.85'
C43	326.50'	16.28'	S 07°33'53" W	16.28'
C44	15.00'	14.77'	N 19°12'32" W	14.18'
C45	60.00'	28.56'	S 33°46'22" E	28.29'
C46	60.00'	60.58'	S 08°47'25" W	58.04'
C47	60.00'	52.50'	S 62°46'55" W	50.84'
C48	60.00'	62.16'	N 62°28'20" W	59.42'
C49	60.00'	55.45'	N 06°19'11" W	53.49'
C50	60.00'	47.38'	N 42°46'32" E	46.16'
C51	15.00'	14.77'	S 37°11'43" W	14.18'
C52	273.50'	113.11'	S 02°51'17" E	112.31'
C53	273.50'	21.48'	S 16°57'07" E	21.47'
C54	15.00'	23.56'	S 64°12'05" E	21.21'
C55	873.50'	52.94'	S 69°03'44" W	52.94'
C56	873.50'	76.21'	S 64°49'34" W	76.19'
C57	873.50'	7.31'	S 62°05'13" W	7.31'
C58	15.00'	14.77'	N 33°38'42" E	14.18'
C59	60.00'	47.12'	S 27°56'26" W	45.92'
C60	60.00'	54.47'	S 76°26'41" W	52.62'
C61	60.00'	47.40'	N 54°54'56" W	46.18'
C62	60.00'	49.55'	N 08°37'30" W	48.15'
C63	60.00'	63.72'	N 45°27'31" E	60.77'
C64	60.00'	44.37'	S 82°55'56" E	43.36'
C65	15.00'	14.77'	N 89°57'03" W	14.18'
C66	926.50'	26.08'	N 62°39'12" E	26.08'
C67	926.50'	78.31'	N 65°52'52" E	78.28'
C68	926.50'	40.37'	N 69°33'02" E	40.36'
C69	326.50'	62.63'	N 76°17'37" E	62.53'
C70	326.50'	75.38'	N 88°24'11" E	75.22'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C71	326.50'	75.38'	S 78°22'06" E	75.22'
C72	326.50'	75.38'	S 65°08'24" E	75.22'
C73	326.50'	56.86'	S 53°32'12" E	56.79'
C74	15.00'	22.59'	S 88°18'43" W	20.51'
C75	635.00'	127.92'	N 50°53'32" E	127.70'
C76	15.00'	22.59'	S 05°23'52" E	20.52'
C77	273.50'	40.01'	S 52°44'20" E	39.98'
C78	273.50'	112.78'	S 68°44'34" E	111.98'
C79	273.50'	114.52'	N 87°26'54" E	113.69'
C80	273.50'	22.22'	N 73°07'32" E	22.21'
C81	15.00'	23.56'	N 25°47'55" E	21.21'
C82	326.50'	2.89'	S 18°56'52" E	2.89'
C83	326.50'	65.96'	S 12°54'24" E	65.85'
C84	326.50'	65.96'	S 01°19'55" E	65.85'
C85	326.50'	3.53'	S 04°45'54" W	3.53'
C86	273.50'	75.22'	N 02°48'15" W	74.98'
C87	273.50'	111.11'	N 22°19'16" W	110.35'
C88	273.50'	8.12'	N 34°48'34" W	8.12'
C89	15.00'	23.56'	N 80°39'35" W	21.21'
C90	15.00'	23.16'	S 10°06'34" W	20.93'
C91	635.00'	797.67'	N 01°48'56" E	746.25'
C92	15.00'	23.56'	S 09°20'25" W	21.21'
C93	473.50'	51.39'	S 57°26'58" W	51.37'
C94	473.50'	88.87'	S 65°56'09" W	88.74'
C95	473.50'	88.87'	S 76°41'24" W	88.74'
C96	473.50'	72.96'	S 86°28'53" W	72.89'
C97	326.50'	52.16'	N 86°19'08" E	52.11'
C98	326.50'	113.33'	N 71°47'53" E	112.76'
C99	15.00'	23.51'	N 73°14'26" W	21.18'
C100	273.50'	81.42'	N 19°48'23" W	81.12'
C101	273.50'	91.60'	N 01°40'58" W	91.18'
C102	15.00'	23.56'	N 52°54'44" E	21.21'
C103	326.50'	62.95'	N 87°36'40" W	62.85'
C104	326.50'	73.65'	S 80°24'11" W	73.50'
C105	326.50'	73.65'	S 67°28'41" W	73.50'
C106	326.50'	38.04'	S 57°40'40" W	38.02'
C107	15.00'	24.45'	S 78°58'07" E	21.83'
C108	326.50'	19.28'	N 33°58'07" W	19.27'
C109	526.50'	32.13'	S 89°08'52" W	32.12'
C110	526.50'	335.92'	N 72°37'05" E	330.25'
C111	273.50'	128.61'	N 77°25'27" E	127.43'
C112	50.00'	168.13'	S 73°48'18" E	99.39'
C113	326.50'	199.48'	S 09°35'24" E	196.39'
C114	60.00'	306.63'	S 07°54'44" W	66.40'
C115	273.50'	207.99'	S 76°07'35" W	203.01'
C116	326.50'	131.94'	S 06°30'08" E	131.05'
C117	273.50'	115.88'	S 07°03'48" E	115.02'
C118	326.50'	160.67'	N 05°06'15" W	159.05'
C119	60.00'	306.63'	S 81°00'25" E	66.40'
C120	273.50'	134.59'	S 05°06'15" E	133.23'
C121	873.50'	136.47'	N 66°19'22" E	136.33'
C122	60.00'	306.63'	S 28°09'10" E	66.40'
C123	926.50'	144.75'	S 66°19'22" W	144.60'
C124	326.50'	345.64'	N 78°52'28" W	329.72'
C125	273.50'	289.53'	S 78°52'28" E	276.20'
C126	326.50'	138.34'	S 07°03'48" E	137.31'
C127	273.50'	194.45'	N 15°17'33" W	190.38'
C128	473.50'	302.10'	S 72°37'05" W	297.00'
C129	326.50'	165.49'	S 76°22'30" W	163.73'
C130	273.50'	173.03'	N 10°12'41" W	170.16'
C131	326.50'	248.30'	N 76°07'35" E	242.36'
C132	965.00'	518.51'	N 56°36'00" E	512.30'
C133	20.00'	31.42'	N 03°47'35" W	28.28'
C134	565.00'	1049.21'	N 04°24'23" E	904.82'
C135	635.00'	10.44'	N 57°08'04" E	10.44'
C136	60.00'	15.16'	N 43°44'17" W	15.12'
C137	545.00'	1012.07'	N 04°24'23" E	872.79'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 54°20'25" E	13.06'
L2	S 07°54'44" W	8.98'
L3	S 82°05'16" E	48.55'
L4	N 29°40'06" E	30.60'
L5	N 82°05'16" W	8.69'
L6	N 82°05'16" W	15.38'
L7	-----	-----
L8	S 05°04'29" W	11.43'
L9	N 08°59'35" E	19.46'
L10	S 08°59'35" W	19.46'
L11	S 12°27'05" W	29.32'
L12	N 74°58'03" W	29.76'
L13	S 70°47'55" W	13.54'
L14	S 70°47'55" W	44.81'
L15	N 54°20'25" E	7.32'
L16	N 89°06'15" W	12.53'
L17	N 89°06'15" W	2.95'
L18	N 07°54'44" E	12.30'
L19	S 82°05'16" E	11.34'
L20	S 07°54'44" W	9.23'
L21	N 02°49'08" W	61.10'
L22	N 05°48'09" E	40.03'
L23	N 18°48'45" E	11.34'
L24	N 62°46'55" E	9.25'
L25	S 78°55'03" W	4.37'
L26	S 05°11'39" E	11.45'
L27	N 41°12'25" E	15.95'
L28	N 41°12'25" E	70.00'
L29	S 32°23'40" E	19.77'
L30	N 57°14'40" E	153.68'
L31	N 43°24'25" E	56.29'
L32	N 55°26'53" E	6.70'
L33	N 70°10'16" E	2.78'
L34	N 77°47'56" E	41.78'
L35	N 57°36'20" E	54.48'
L36	N 48°47'35" W	109.64'
L37	S 80°03'47" W	72.06'
L38	N 33°25'14" W	6.89'
L39	N 51°49'28" E	55.52'
L40	N 46°53'58" E	19.82'
L41	N 70°47'55" E	9.77'
L42	N 51°43'43" E	43.58'
L43	N 68°18'08" E	33.65'
L44	N 84°46'18" E	46.94'
L45	N 65°14'16" E	45.08'

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956_La Cima Phase 4_FINAL.dwg			
DATE: 08-23-22	DRAWN BY: DLB	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: T.L.R.	FB #:	
JOB #: 005956	DRAWING #: PLAT	PLAN #: 1246	
NO.	REVISION	BY	DATE



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HAYS COUNTY, TEXAS