

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	87.91'	3769.72'	1°20'10"	N 36°53'20" E	87.91'
C2	25.25'	15.00'	96°26'46"	N 85°47'16" E	22.37'
C3	90.82'	3769.72'	1°22'49"	N 38°14'50" E	90.82'
C4	22.23'	15.00'	84°55'31"	S 03°31'31" E	20.25'
C5	300.59'	3769.72'	4°34'07"	N 41°13'18" E	300.51'
C6	12.09'	15.00'	46°11'13"	S 69°04'56" E	11.77'
C7	32.67'	50.00'	37°26'16"	S 73°27'24" E	32.09'
C8	59.99'	50.00'	68°44'57"	S 20°21'48" E	56.46'
C9	82.83'	50.00'	94°54'55"	S 61°28'08" W	73.68'
C10	62.20'	50.00'	71°16'18"	N 35°26'16" W	58.26'
C11	12.09'	15.00'	46°11'13"	N 22°53'43" W	11.77'

- GENERAL NOTES**
1. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0478F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
  2. THIS SUBDIVISION LIES WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
  3. THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.
  4. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED BY THIS PLAT ON EACH SIDE OF ALL LOT LINES.
  5. SIDEWALKS ARE REQUIRED FOR THE LOTS ALONG HUNTER ROAD AT THE TIME OF DEVELOPMENT.
  6. ESD - SOUTH HAYS COUNTY EMERGENCY SERVICES DISTRICT NO. 3.
  7. NO LOTS IN THIS SUBDIVISION WILL HAVE ACCESS TO F.M. 2439. THE EXISTING DRIVEWAY ON THE EAST BOUNDARY IS FOR EMERGENCY ACCESS ONLY AND WILL HAVE A LOCKED GATE.

STATE OF TEXAS\*  
COUNTY OF HAYS\*

WE, KUTSCHER HOLDINGS, LP ACTING BY AND THROUGH CHARLES R. KUTSCHER, THE OWNER OF THIS TRACT AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 4527, PAGE 161 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND KNOWN AS LOT 1, BLOCK 1, COACHMAN SUBDIVISION AS RECORDED IN VOLUME 15, PAGE 184 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE THIS PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

KUTSCHER HOLDINGS, LP

BY:  
CHARLES KUTSCHER, GENERAL PARTNER  
4226 OAK STREET  
SAN MARCOS, TEXAS 78666

STATE OF TEXAS\*  
COUNTY OF HAYS\*

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, OWNER, 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 \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

APPROVED BY THE CITY OF SAN MARCOS PLANNING & ZONING COMMISSION ON \_\_\_\_\_ OF \_\_\_\_\_, 2015.

CHRIS WOOD, CHAIRMAN  
PLANNING AND ZONING COMMISSION

SHANNON MATTINGLY, AICP  
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

FRANCIS SERNA  
RECORDING SECRETARY

CIP AND ENGINEERING

STATE OF TEXAS \*  
COUNTY OF HAYS \*

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_M., AND RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_M., IN

THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_.

LIZ GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT AND COMMUNITY 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.

JAMES C. GARZA, DIRECTOR  
HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES

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 GROUNDWATER AVAILABILITY. RAINWATER 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., CFM  
FLOODPLAIN ADMINISTRATOR

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID C. WILLIAMSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

REGISTERED PROFESSIONAL LAND SURVEYOR  
DAVID C. WILLIAMSON, R.P.L.S. NO. 4190

## RESUBDIVISION PLAT OF LOT 1, BLOCK 1 COACHMAN SUBDIVISION

BEING 16.58 ACRES, MORE OR LESS, IN THE J. R. KING SURVEY, ABSTRACT NO. 270, HAYS COUNTY, TEXAS

OWNER:  
KUTSCHER HOLDINGS, LP  
4226 OAK STREET  
SAN MARCOS, TEXAS 78666

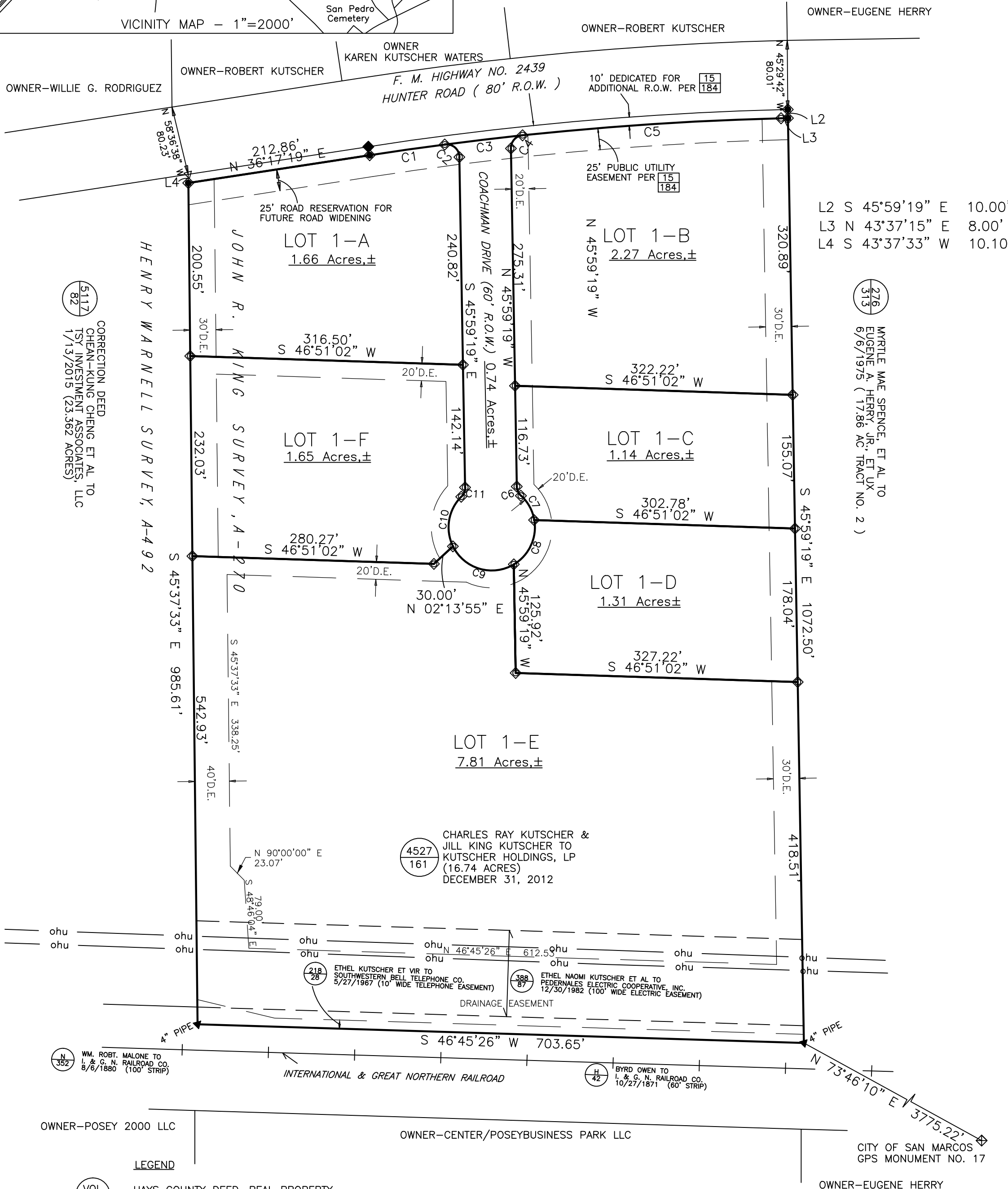
DATE: NOVEMBER 1, 2015

SCALE: 1" = 100'



**ENGINEERS SURVEYORS**

P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
PHONE 512-396-2270 FAX 512-392-2945



**LEGEND**

- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- HAYS COUNTY PLAT RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- FENCE POST
- CONCRETE MONUMENT FOUND
- WIRE FENCE
- UTILITY LINE, POLE AND GUY
- DRAINAGE EASEMENT

**SURVEYORS NOTES**

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

**UTILITY PROVIDERS**

- WATER - CITY OF SAN MARCOS
- WASTEWATER - INDIVIDUAL ON-SITE SEWAGE FACILITIES
- ELECTRIC - PEDERNALES ELECTRIC COOPERATIVE
- TELEPHONE - CENTURYTEL

**LOT SIZE NOTE**

- TOTAL NUMBER OF LOTS = 6
- AVERAGE SIZE OF LOT = 2.64 ACRES
- LOTS 10 ACRES OR LARGER = 0
- LOTS LARGER THAN 5.0 ACRES AND SMALLER THAN 10 ACRES = 1
- LOTS LARGER THAN 2.0 ACRES AND SMALLER THAN 5.00 ACRES = 1
- LOTS LARGER THAN 1.0 ACRE AND SMALLER THAN 2.0 ACRES = 4
- LOTS SMALLER THAN 1.0 ACRE = 0

CLIENT: KUTSCHER, C.  
DATE: NOVEMBER 1, 2015  
OFFICE: K. SMITH  
CREW: C. SMITH, Z. HADEN  
FB/PG: 668/38  
PLAT NO. 26255-15-c  
JOBS\15\26255\26255 SUBD PLAT.DWG