



- LEGEND:**
- (A) --- VAR. WD. DETENTION POND ESMT. (1.319 ACRES)
  - (B) --- VAR. WD. DETENTION POND ESMT. (0.685 ACRES)
  - (C) --- 20' PEDESTRIAN ACCESS ESMT. THE 12' PATH SHALL BE CONSTRUCTED AND MAINTAINED AS A PEDESTRIAN PASSAGE PER SECTION 3.7.2.C OF THE SAN MARCOS LAND DEVELOPMENT CODE
  - (D) --- 20' X 20' WATER ESMT.
  - (E) --- VAR. WD. OVERHEAD ELEC. ESMT. (0.631 ACRES)(OFF LOT) (DOCUMENT # 23000054 OPR)
  - (F) --- 20' DRAINAGE EASEMENT
  - (G) --- 10' X 10' SAN. SWR ESMT.
  - (H) --- 5' X 5' WATER ESMT.
  - (I) --- VAR. WD. FIRE TURN-AROUND ACCESS ESMT.
  - (J) --- VAR. WD. DRAINAGE ESMT. (0.010 ACRES)
  - (K) --- 12.5' R.O.W. DEDICATION (0.083 ACRES)
  - (L) --- PUBLIC ACCESS ESMT. - LOT 1, BLOCK 1 IS HEREBY DEDICATED TO THE PUBLIC FOR USE AS A PUBLIC PARK, PARKLAND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, LANDSCAPING TREES, WALKING TRAILS, AND BENCHES SHALL BE CONSTRUCTED ON THE LOT 1, BLOCK 1 PRIOR TO THE ISSUANCE OF ANY FINAL CERTIFICATE OF OCCUPANCY WITHIN THIS SUBDIVISION.
- GENERAL NOTES:**
- SIDEWALKS ARE REQUIRED PER SAN MARCOS LAND DEVELOPMENT CODE. TO BE CONSTRUCTED ALONG ALL THE RIGHT-OF-WAY.
  - THE SUBDIVISION DOES NOT FALL INTO THE 100 YEAR FLOODPLAIN.
  - THE SUBDIVISION DOES NOT FALL WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES AND/OR SAN MARCOS RIVER.
  - BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAZD11) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORRS NETWORK. COMBINED SCALE FACTOR = 0.99867300.
  - A 12' SHARED USE PATH IS REQUIRED ALONG THE CENTERPOINT ROAD FRONTAGE.
  - LOT 1, BLOCK 1, WILL BE PRIVATELY MAINTAINED BY THE OWNER OF LOT 1, BLOCK 2 AND LOT 1, BLOCK 3.

**Curve Table**

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	177.50'	1040.00'	9°46'59"	89.61'	S 61°27'21" E	177.50'
C2	33.30'	960.00'	1°59'22"	16.68'	S 65°22'49" E	33.30'
C3	104.33'	285.00'	20°59'23"	52.76'	S 94°02'39" W	104.70'
C4	79.11'	215.00'	21°04'55"	40.11'	N 33°58'56" E	76.66'
C5	35.65'	257.2'	8°05'40"	21.61'	N 03°03'14" W	35.09'
C6	6.92'	30.00'	13°13'13"	3.48'	S 81°07'59" W	6.91'
C7	7.21'	30.00'	13°46'00"	3.62'	N 37°38'23" E	7.19'
C8	7.07'	30.00'	13°29'30"	3.59'	N 11°16'11" E	7.05'
C9	7.07'	30.00'	13°29'30"	3.59'	S 74°48'35" W	7.05'
C10	110.10'	1052.50'	10°20'55"	95.31'	S 61°17'33" E	110.84'

STATE OF TEXAS  
COUNTY OF HAYS

1800 APARTMENTS LTD., OWNER OF A 20.07 ACRE TRACT OF LAND OUT OF THE JOHN H. YEABRY SURVEY, ABSTRACT 508 AND THE L.S. YEATES SURVEY, ABSTRACT 509, HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 72.193 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2008434, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY ESTABLISH A SUBDIVISION TO BE KNOWN AS 1800 APARTMENTS, AND IN ACCORDANCE WITH THE PLAN HERON, SUBJECT TO ANY AND ALL EASEMENTS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, PARKLAND, WATERCOURSES, DRAINS AND EASEMENTS, AND OTHER PUBLIC PLACES SHOWN HEREON.

OWNER: 1800 APARTMENTS LTD., A TEXAS LIMITED PARTNERSHIP  
BY: 1800 APARTMENTS OF LLC, A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER  
14101 PARKSTONE HEIGHT DRIVE  
AUSTIN, TEXAS 78746

BY: *James S. Shaw*  
JAMES S. SHAW, PRESIDENT

Right-of-Way Dedication Along Centerpoint Rd. = 0.063 Acre

HERON, PERSONALLY APPEARED, PRESENT, KNOWN TO ME TO BE THE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF January, 2022.

*Laura Wilson*  
NOTARY PUBLIC  
STATE OF TEXAS

**LAURA WILSON**  
My Notary ID # 130234C12  
Expires May 20, 2023

Line #	Bearing	Length	Line #	Bearing	Length
L1	N 82°09'37" E	12.69'	L31	N 46°24'19" W	28.00'
L2	S 86°47'33" E	71.67'	L32	N 43°35'41" E	20.00'
L3	N 44°31'23" E	432.68'	L33	S 46°24'19" E	20.00'
L4	N 45°28'17" E	577.12'	L34	N 46°24'19" E	19.00'
L5	S 45°28'17" E	577.42'	L35	N 43°35'41" E	13.00'
L6	N 44°31'23" E	186.67'	L36	S 46°24'19" E	13.00'
L7	S 44°31'23" E	210.42'	L37	S 46°24'19" E	23.00'
L8	S 44°59'17" E	84.14'	L38	S 43°35'41" E	20.00'
L9	S 44°31'23" W	28.20'	L39	N 46°24'19" W	20.00'
L10	S 45°28'10" E	78.42'	L40	N 46°24'19" W	13.00'
L11	S 45°49'11" W	99.04'	L41	N 43°35'41" E	10.00'
L12	S 45°27'10" E	226.52'	L42	S 46°24'19" E	10.00'
L13	S 44°16'19" W	38.24'	L43	S 44°31'23" W	10.00'
L14	S 59°54'53" E	102.57'	L44	N 45°28'17" E	10.00'
L15	S 45°28'17" E	53.66'	L45	N 44°31'23" E	5.00'
L16	S 43°35'11" W	20.00'	L46	N 44°31'23" E	5.00'
L17	N 45°28'17" W	51.49'	L47	S 45°28'17" E	5.00'
L18	N 59°54'52" W	105.00'	L48	S 44°31'23" W	5.00'
L19	S 44°16'19" W	28.09'	L49	N 44°31'23" E	30.00'
L20	N 86°00'38" W	434.47'	L54	S 45°28'17" E	26.00'
L21	N 44°31'23" E	181.92'	L55	N 44°31'23" W	30.00'
L22	S 45°28'10" E	111.92'	L56	N 69°47'43" W	20.69'
L23	N 44°31'23" E	8.46'	L57	N 23°12'17" E	30.00'
L24	N 44°59'07" W	84.11'	L58	S 69°47'43" E	24.52'
L25	N 44°31'23" E	230.15'	L59	N 69°47'43" W	35.02'
L26	N 69°24'19" W	71.55'	L60	S 69°47'43" E	34.66'
L27	N 42°02'25" E	20.39'			
L28	N 37°0'22" E	23.65'			
L29	N 44°02'25" W	62.19'			
L30	N 44°3'23" E	154.69'			

**SUMMARY:**  
Platted ROW = 4.259 acre  
ROW Dedication = 0.063 acre  
Platted Lots (3) = 15.752 acre  
Overall Total = 20.074 acre  
At two decimal places = 20.07 acre



STATE OF TEXAS  
COUNTY OF HAYS

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: MACINA, BOSE, COPELAND & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR  
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 578

STATE OF TEXAS  
COUNTY OF HAYS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*David L. Allen*  
LICENSED PROFESSIONAL ENGINEER NO. 66073

CITY OF SAN MARCOS  
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE 13<sup>th</sup> DAY OF Dec, 2022  
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

*[Signature]* 12/13/22  
PLANNING AND ZONING COMMISSION CHAIRMAN DATE

*[Signature]* 12/13/22  
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DATE

*[Signature]* 12/13/22  
ENGINEERING AND DESIGN DATE

*[Signature]* 12/13/22  
RECORDING SECRETARY DATE

APPROVED:

STATE OF TEXAS  
COUNTY OF HAYS

*[Signature]* COUNTY CLERK OF HAYS COUNTY, TEXAS  
I CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 13<sup>th</sup> DAY OF January, A.D. 2022 AT 10:39 AM, AND RECORDED ON THE 13<sup>th</sup> DAY OF January, A.D. 2022 AT 10:31 AM, IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 23000054 OF PAGE 28-33

CITY OF SAN MARCOS  
CONTROL POINT GPS #9  
N 3861094.35  
E 2291476.19

OWNER: LOWMAN RANCH LTD.  
53.83 ACRE TRACT  
TRUSTEE'S DEED  
(VOL. 1373, PG. 146 OPR) - SEE DETAIL 'B'

OWNER: SEYMOUR ETC.  
REMAINDER OF A CALLED  
72.193 ACRE TRACT  
SPECIAL WARRANTY DEED  
(DOC. #20038434 OPR)

OWNER: JOHN DREYFUS  
1800 CENTERPOINT ROAD  
SAN MARCOS, TEXAS 78666

DATE: 12-13-2022  
SCALE: 1" = 100'  
DATE PREPARED: 03-08-2022

**DETAIL "B"**  
SCALE 1" = 50'

**PLAT: 1800 APARTMENTS**

BEING A TOTAL OF 20.074 ACRE TRACT OF LAND OUT OF THE JOHN H. YEABRY SURVEY, ABSTRACT 508 AND THE L.S. YEATES SURVEY, ABSTRACT 509, HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 72.193 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2008434, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

OWNER: JOHN DREYFUS  
1800 CENTERPOINT ROAD  
SAN MARCOS, TEXAS 78666

DATE: 12-13-2022  
SCALE: 1" = 100'  
DATE PREPARED: 03-08-2022

**MACINA • BOSE • COPELAND & ASSOC., INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78222  
(210) 545-1122 Fax (210) 545-3902 www.mbc-engineers.com  
TEXAS REGISTERED ENGINEERING FIRM F-784

SHEET # OF 1

JOB NO.: 3275SHAYS