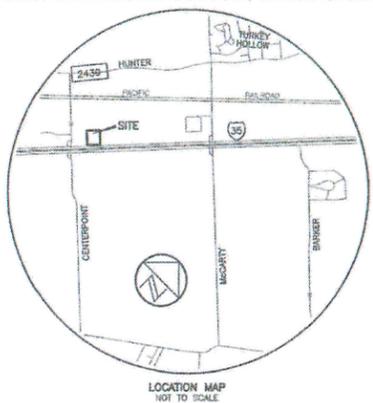


# RESUBDIVISION OF LOT 3 SAC-N-PAC CENTERPOINT SUBDIVISION



THIS IS A SURFACE DRAWING.  
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CMT1".  
4" ALUMINUM DISK SET IN CONCRETE.  
SURFACE COORDINATES:  
N 13822908.82  
E 2291439.84  
TEXAS STATE PLANE COORDINATES:  
N 13821182.29  
E 2291141.79  
ELEVATION = 682.30'  
VERTICAL DATUM: NAVD 83 (GEOID 89)  
COMBINED SCALE FACTOR = 0.999870  
(FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.000130  
(FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0.0

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	IRON PIPE FOUND (SIZE NOTED)
⊗	7/8" DOT TYPE II DISK FOUND
⊘	X IN CONC. FOUND
△	MAG NAIL WITH "CHAPARRAL" WASHER SET
⊕	CONTROL POINT/BENCHMARK LOCATION
P.O.B.	POINT OF BEGINNING
( )	RECORD INFORMATION
J.A.E.	JOINT ACCESS EASEMENT
W.E.	WATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.W.E.	WASTEWATER EASEMENT
W.L.E.	WATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT



SAC-N-PAC STORES, INC.  
63.119 ACRES  
(1805/810)

100 YEAR FLOODPLAIN

EDWARD BURLESON SURVEY NO 18  
ABSTRACT NO. 63

RESUBDIVISION OF LOT 3,  
SAC-N-PAC CENTERPOINT SUBDIVISION  
CITY OF SAN MARCOS, TEXAS

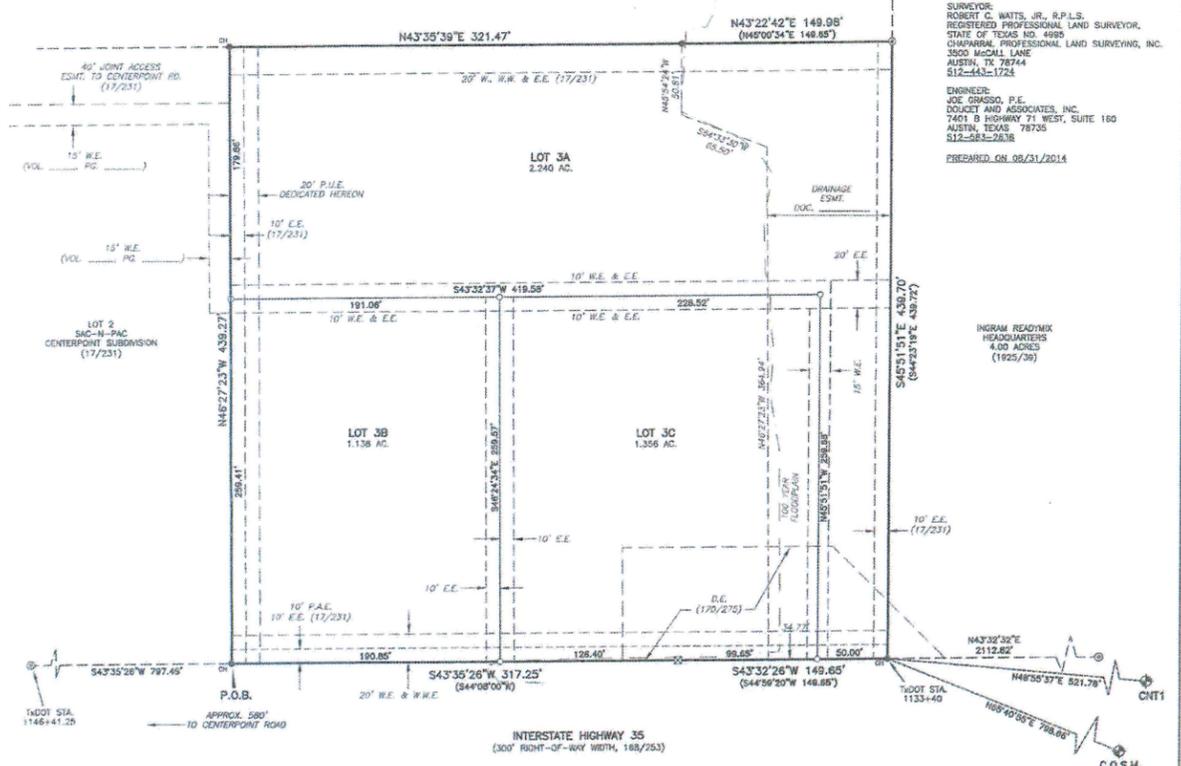
OWNER:  
SAC-N-PAC STORES, INC.  
1405 UNITED DRIVE, SUITE 115  
SAN MARCOS, TEXAS 78866  
512-392-6484

SURVEYOR:  
ROBERT C. WATTS, JR., R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR,  
STATE OF TEXAS NO. 4999  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCOIL LANE  
AUSTIN, TX 78744  
512-443-1724

ENGINEER:  
JOE GRASSO, P.E.  
DOUGET AND ASSOCIATES, INC.  
7401 B HIGHWAY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78735  
512-583-2636

PREPARED: 08/23/2014

INGRAM READY MIX HEADQUARTERS  
4.89 ACRES  
(1825/39)



20' WASTEWATER EASEMENT DESCRIBED IN VOLUME 483A, PAGE 348, AND SHOWN ON THE PREVIOUS PLAT, VOLUME 17, PAGE 231, HAS BEEN VACATED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

DRAINAGE EASEMENT DESCRIBED IN VOLUME 1012, PAGE 680, AND SHOWN ON THE PREVIOUS PLAT, VOLUME 17, PAGE 231, HAS BEEN VACATED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

APPROX. 500' TO CENTERPOINT ROAD

INTERSTATE HIGHWAY 35  
(300' RIGHT-OF-WAY WIDTH, 168/253)

14001 STA. 1146+41.25

14001 STA. 1133+40

C.O.S.M. GPS PT. 09  
N 13,851,094.39  
E 2,291,478.19  
ELEV. 649.73'  
NAVD83

Chaparral Professional Land Surveying, Inc. Surveying and Mapping  
3500 McCoil Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.: 419-004  
DRAWING NO.: 419-004-PL2  
PLOT DATE: 08/11/2016  
PLOT SCALE: 1"=50'  
DRAWN BY: RCW  
SHEET 01 OF 02

# RESUBDIVISION OF LOT 3 SAC-N-PAC CENTERPOINT SUBDIVISION

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:  
THAT I, KEVIN BRUMLEY, PRESIDENT, SAC-N-PAC STORES, INC., OWNER OF LOT 3, SAC-N-PAC CENTERPOINT SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 17, PAGE 231 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, CONVEYED TO US BY DEEDS RECORDED IN VOLUME 2062, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND IN VOLUME 1940, PAGE 810 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;  
DO HEREBY RESUBDIVIDE LOT 3, CONSISTING OF 4.732 ACRES, TO BE KNOWN AS  
"THE RESUBDIVISION OF LOT 3, SAC-N-PAC CENTERPOINT SUBDIVISION"  
AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS AND PUBLIC PLACES SHOWN HEREON UNLESS OTHERWISE INDICATED EITHER BY PLAT OR SEPARATE INSTRUMENTS  
AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.  
SAC-N-PAC STORES, INC., A TEXAS LIMITED CORPORATION  
BY:

KEVIN BRUMLEY  
PRESIDENT, SAC-N-PAC STORES, INC.  
1405 UNITED DR.  
SAN MARCOS, TX 78866

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 KEVIN BRUMLEY, 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: \_\_\_\_\_

SURVEYOR'S CERTIFICATE:  
THAT I, ROBERT C. WATTS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND IN AUGUST 2014 AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).  
ROBERT C. WATTS, JR., R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. 4999  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCOIL LANE  
AUSTIN, TX 78744  
512-443-1724

ENGINEER'S CERTIFICATION:  
I, JOE GRASSO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
THIS SITE CONTAINS 100-YEAR FLOODPLAIN PER FEMA FIRM NO. 48029Q0478 F DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS AS SHOWN HEREON. THE FEMA 100 YEAR FLOODPLAIN IS FULLY CONTAINED WITHIN THE EXISTING DRAINAGE EASEMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ H.C.P.R.

JOE GRASSO, P.E.  
ENGINEERING BY:  
DOUGET AND ASSOCIATES, INC.  
7401 B HIGHWAY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78735  
TEXAS REGISTERED ENGINEERING FIRM 3937  
512-583-2636

CITY OF SAN MARCOS  
CERTIFICATE OF APPROVAL:  
APPROVED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN MARCOS, TEXAS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SHARRON MATTHEWLY, ACP  
DIRECTOR OF DEVELOPMENT SERVICES  
DATE \_\_\_\_\_

FRANCIS SERVA  
RECORDING SECRETARY  
DATE \_\_\_\_\_

ENGINEERING AND CAPITAL IMPROVEMENTS DATE \_\_\_\_\_

- GENERAL NOTES:
1. SIDEWALKS ARE REQUIRED ALONG ALL RIGHT-OF-WAY IN THIS SUBDIVISION, AND SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
  2. A SITE PREPARATION PERMIT MUST BE ISSUED BY THE CITY OF SAN MARCOS PRIOR TO CONSTRUCTION IN THIS SUBDIVISION.
  3. ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
  4. THE LOCATION OF EASEMENTS GRANTED BY A SEPARATE INSTRUMENT ARE APPROXIMATE, AND SUCH EASEMENTS AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF THE SEPARATE INSTRUMENT.
  5. ALL LOTS CONTAINED IN THIS SUBDIVISION AND USERS THEREOF SHALL HAVE RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO HWY-35 AND THE 40' EASEMENT CONNECTION THROUGH LOTS 1 AND 2, THROUGH ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS THAT MAY EXIST FROM TIME TO TIME. 40' FOOT JOINT ACCESS EASEMENT PER PLAT RECORDED IN VOLUME 17, PAGE 231 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, PROVIDES ACCESS TO CENTERPOINT ROAD.
  6. THE DEVELOPMENT OF LOTS COMPLETELY OR PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN BASED ON THE CURRENT FEMA FLOOD INSURANCE RATE MAP ARE REQUIRED TO ADHERE TO THE CITY OF SAN MARCOS FLOOD DAMAGE PREVENTION ORDINANCE.

- ELECTRICAL NOTES:
1. SAC-N-PAC SUBDIVISION IS CURRENTLY SERVED ELECTRICITY BY BLUEBONNET ELECTRIC COOPERATIVE.
  2. SAC-N-PAC SUBDIVISION IS LOCATED ENTIRELY WITHIN THE FEDERNALES ELECTRIC COOPERATIVE CERTIFIED ELECTRIC SERVICE AREA BOUNDARY.
  3. ANY FUTURE DEVELOPMENT OR RE-DEVELOPMENT WITHIN THE SAC-N-PAC CENTERPOINT SUBDIVISION WILL BE SERVED BY FEDERNALES ELECTRIC COOPERATIVE.

METES AND BOUNDS DESCRIPTION:  
A DESCRIPTION OF 4.732 ACRES OF LAND OUT OF THE EDWARD BURLESON SURVEY NO. 18, ABSTRACT 63, HAYS COUNTY, TEXAS, BEING ALL OF LOT 3, SAC-N-PAC CENTERPOINT SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 17, PAGE 231 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS; SAID 4.732 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" found in the northwest right-of-way line Interstate Highway No. 35 (300' right-of-way width) as described in Volume 168, Page 253 of the Deed Records of Hays County, Texas, for the south corner of said Lot 3, being the east corner of Lot 2 of said Sac-N-Pac Centerpoint Subdivision;

THENCE North 45°21'51" East, with the southwest line of Lot 3, being the northeast line of Lot 2, a distance of 439.27 feet to a 1/2" rebar with "Chaparral" cap found for the west corner of Lot 3, being the north corner of Lot 2, and also being in the southeast line of a 63.119 acre tract described in Volume 1805, Page 810 of the Deed Records of Hays County, Texas;

THENCE with the northwest line of Lot 3, being the southeast line of said 63.119 acre tract, the following two (2) courses and distances:

1. North 43°35'38" East, a distance of 321.47 feet to a 1/2" rebar found;
  2. North 43°22'42" East, a distance of 149.98 feet to a 3/4" iron pipe found for the north corner of Lot 3, being an angle point in the southeast line of the 63.119 acre tract, and being also in the southwest line of a 4.00 acre tract described in Volume 1925, Page 39 of the Deed Records of Hays County, Texas;
- THENCE South 45°21'51" East, with the northeast line of Lot 3, being the southwest line of the 4.00 acre tract, a distance of 439.70 feet to a 1/2" rebar with "Chaparral" cap found in the northwest right-of-way line of Interstate Highway No. 35, for the east corner of Lot 3, being the south corner of the 4.00 acre tract.
- THENCE with the northwest right-of-way line of Interstate Highway No. 35 being the southeast line of Lot 3, the following two (2) courses and distances:

1. South 43°32'26" West, a distance of 149.65 feet to an "X" in concrete found;
2. South 43°35'26" West, a distance of 317.25 feet to the POINT OF BEGINNING, containing 4.732 acres of land, more or less.

THE STATE OF TEXAS  
COUNTY OF HAYS

I, LIZ Q. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK \_\_\_\_\_ PAGE(S) \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY:  
LIZ Q. GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS

Chaparral Professional Land Surveying, Inc. Surveying and Mapping  
3500 McCoil Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.: 419-004  
DRAWING NO.: 419-004-PL2  
PLOT DATE: 08/11/2016  
PLOT SCALE: 1"=50'  
DRAWN BY: RCW  
SHEET 02 OF 02

**D&A DOUCET & ASSOCIATES**  
Civil Engineering - Planning - Surveying/Mapping  
7401 B. Highway 71 W. Suite 160  
Austin, Texas 78735. Phone: (512)-583-2600  
www.doucetandassociates.com  
firm registration number: 3937

RE-PLAT

PHASE 2  
SAC N PAC  
CENTERPOINT-LOT 3  
SAN MARCOS, TEXAS

THESE PLANS RELEASED UNDER AUTHORITY OF JOSEPH GRASSO P.E. #73285 FOR THE PURPOSES OF REVIEW AND PERMITTING. NOT TO BE USED FOR BIDDING AND CONSTRUCTION UNTIL APPROVED BY THE CITY OF SAN MARCOS

Designed: CB  
Drawn: HS  
Reviewed: JC  
Date: 10-06-2013

SHEET  
4  
OF 12  
Project No: 1201-007

Drawings: P:\482-004\1001-007\New\enr\drawings\submitted\_files\enr\phase\_2\1201-007.dwg  
Last Modified: 08/11/2016 10:17:20  
Plot Date/Time: 08/11/2016 10:17:20