

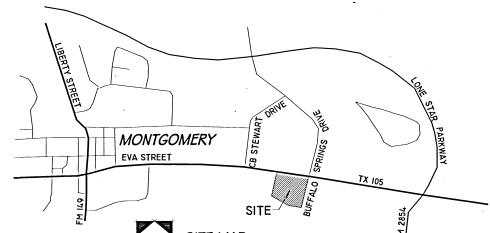
FINAL PLAT  
**McCOY'S**  
**MONTGOMERY**  
 1 BLOCK 4 RESERVES

10.36 ACRES OUT OF THE JOHN CORNER SURVEY,  
 ABSTRACT NO. 8, MONTGOMERY, TEXAS  
 AUGUST 2016



BEARINGS BASED ON  
 TEXAS STATE PLANE COORDINATE SYSTEM,  
 CENTRAL ZONE NAD 83(2011)

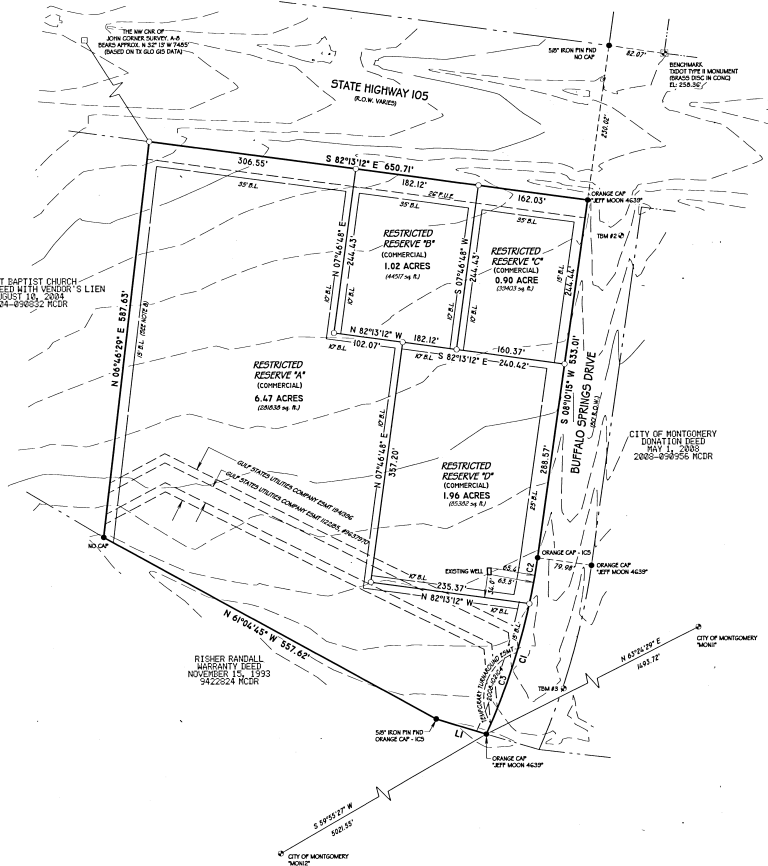
SCALE: 1" = 100'



**SITE MAP**  
 N.T.S.  
 KEY MAP #123-U

**NOTES:**

- OWNER: MCCOY CORPORATION  
 P.O. BOX 1029  
 SAN MARCOS, TX 78667  
 512-353-5400
- ENGINEER: ECKERMANN ENGINEERING, INC.  
 P.O. BOX 388  
 202 SPRING HO AVE.  
 LAMPASAS, TX 76550  
 (512) 550-8100  
 TBPB FIRM REGISTRATION NO. F-10496
- ELEVATIONS ARE BASED ON AN ON THE GROUND SURVEY - NAVD 88
- BENCHMARK INFORMATION:  
 BENCHMARK - TxDOT TYPE II MON FOUND: 258.36' NAVD 88  
 BM #2 - SPINDLE SET - ELEVATION: 255.55' NAVD 88  
 BM #3 - SPINDLE SET - ELEVATION: 243.84' NAVD 88
- STATIONS USED FOR X,Y,Z PROJECTION/DATUM ARE ZHUI, TXBX, TXCM, TXLV, JG52, TXAC, TXLI, TXRS & TXCK, BASE LINE HELD FROM BM2 & BM3
- THIS AREA IS NOT SHOWN TO BE IN A FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP #48339C0200G DATED AUGUST 18, 2014.
- 65.7 LIVING UNIT EQUIVALENTS (LUE) HAVE BEEN RESERVED TO SUPPORT THE ULTIMATE BUILD-OUT OF THE 10.36 ACRE MCCOY'S MONTGOMERY SUBDIVISION.  
 TOTAL WATER DEMAND = 45,990 GPD  
 TOTAL WASTEWATER DEMAND = 16,097 GPD  
 THE ANTICIPATED BREAKDOWN PER RESERVE IS:  
 RESERVE A (MCCOY'S) - 12.7 LUES  
 RESERVE B (RESTAURANT) - 14 LUES  
 RESERVE C (RESTAURANT) - 14 LUES  
 RESERVE D (HOTEL) - 25 LUES  
 LUE'S MAY BE TRANSFERRED BETWEEN LOTS AT THE DEVELOPER'S DISCRETION.
- A VARIANCE WAS APPROVED BY PLANNING AND ZONING COMMISSION ON 06/27/16 AND CITY COUNCIL ON 06/28/16 REDUCING THE WEST SIDE SETBACK TO 15'.



**CURVE TABLE**

ID	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD	CH BEAR
C1	10°13'48"	960.00'	271.94'	156.88'	271.93'	N 10°26'40" E
C2	04°00'00"	960.00'	68.72'	36.38'	68.71'	S 10°20'45" W
C3	12°07'42"	960.00'	203.21'	101.99'	202.83'	S 18°27'43" W

**LINE TABLE**

ID	BEARING	DISTANCE
L1	N 73°01'31" W	76.99'

**LEGEND**  
 ○ 1/2" IRON PIN SET  
 ● YELLOW CAP "CCC-4635"  
 □ IRON PIN FOUND (ALSO OTHERWISE NOTED)  
 ✕ IRREGULAR CAP STAMP  
 ◆ BENCHMARK (AS NOTED)  
 ■ 1/4" IRON MONTGOMERY CO. DEED RECORDS

DOC # 2016088593  
 Cabinet 002 Sheet 4188

FINAL PLAT  
**MCCOY'S**  
**MONTGOMERY**  
 1 BLOCK 4 RESERVES  
 10.36 ACRES OUT OF THE JOHN CORNER SURVEY,  
 ABSTRACT NO. 8, MONTGOMERY, TEXAS  
 AUGUST 2016

STATE OF TEXAS §  
 COUNTY OF MONTGOMERY §

THAT I, CLYDE C. CASTLEBERRY, JR., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

08-12-16

CLYDE C. CASTLEBERRY, JR. DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835  
 STATE OF TEXAS

STATE OF TEXAS §  
 COUNTY OF MONTGOMERY §

THAT THE MCCOY CORPORATION HEREIN ACTING THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE MCCOY'S MONTGOMERY SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN DEDICATIONS, IMPROVEMENTS, AND EXTRACTATIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

G. RICHARD NEAL  
 SENIOR VICE PRESIDENT - MCCOY CORPORATION

STATE OF TEXAS §  
 COUNTY OF MONTGOMERY §

I, THE UNDERSIGNED, CITY ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH ITS APPROVAL IS REQUIRED.

ED SHACKELFORD, P.E.  
 CITY ENGINEER

STATE OF TEXAS §  
 COUNTY OF MONTGOMERY §

THIS PLAT AND SUBDIVISION HAVE BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION AND COUNCIL.

DATED THIS 23rd DAY OF September 2016.

STATE OF TEXAS §  
 COUNTY OF HAYS §

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED G. RICHARD NEAL, KNOWN UNTO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF September 2016.

Juni Bond  
 NOTARY PUBLIC, HAYS COUNTY



BY: Kirk Jones  
 KIRK JONES  
 MAYOR

BY: Nelson Cox  
 NELSON COX  
 CHAIRMAN - PLANNING & ZONING COMMISSION

ATTEST BY: Susan Hensley  
 SUSAN HENSLEY  
 CITY SECRETARY



STATE OF TEXAS §  
 COUNTY OF MONTGOMERY §

I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON:

September 29 2016, AT 2:20 O'CLOCK P. M. AND DULY RECORDED ON

September 29 2016, AT 2:31 O'CLOCK P. M. IN CABINET 2, SLIDE 4188-4189 OF PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Mark Turnbull  
 MARK TURNBULL, CLERK, COUNTY COURT  
 MONTGOMERY COUNTY, TEXAS

BY: Amber D. Dady DEPUTY

