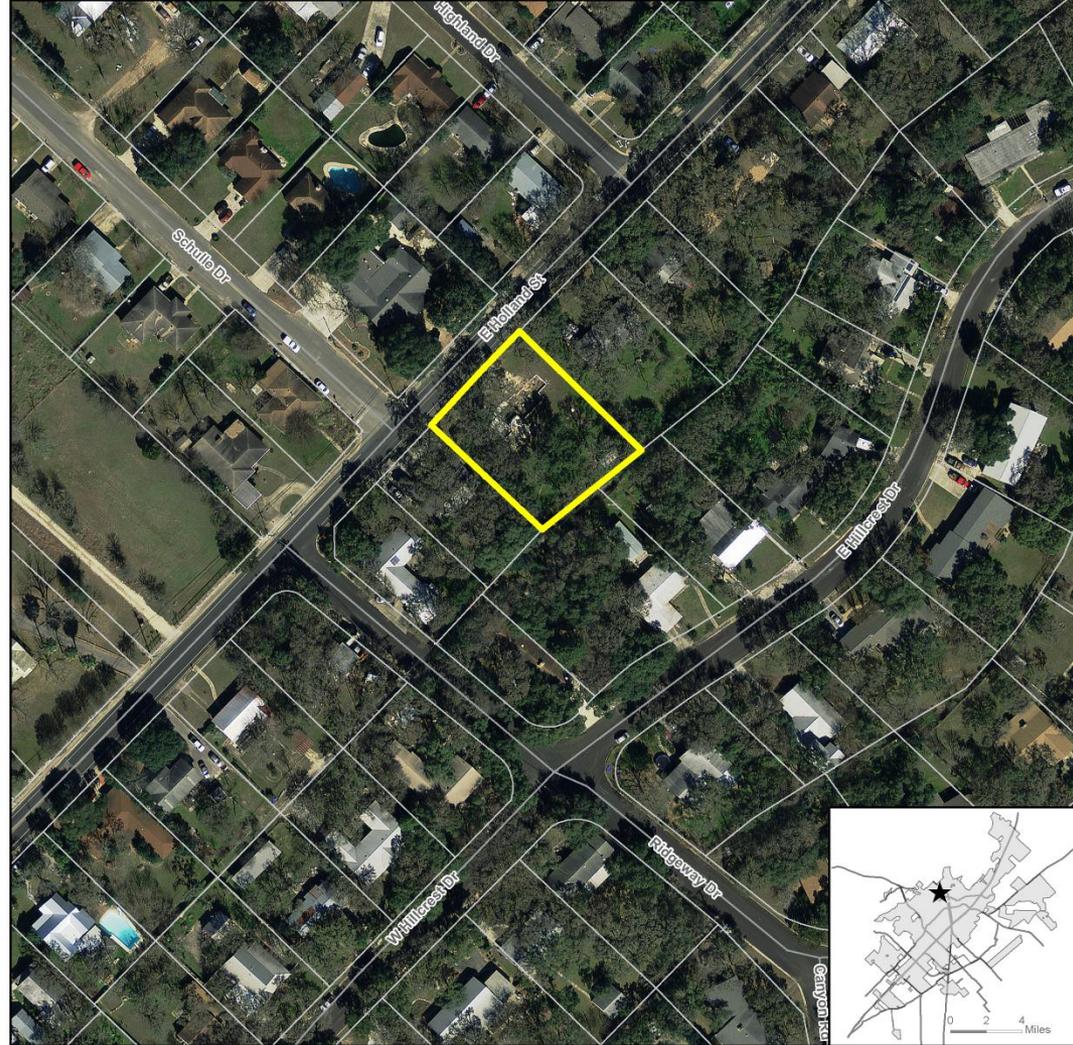


## **PC-19-18\_04 (Lots 11 and 12, College Courts Addition)**

Consider a request by Acosta Holding Co., LLC, for approval of an Amending Plat for approximately 0.46 acres, more or less, described as Lot 11 and Lot 12, College Courts Addition, located at 116 East Holland Street. (A. Brake)

- +/- 0.46 acres
- Zoned Single-Family
- Proposes amending an interior lot line to develop 2 single family lots

## PC-19-18 Aerial Map 116 East Holland Street

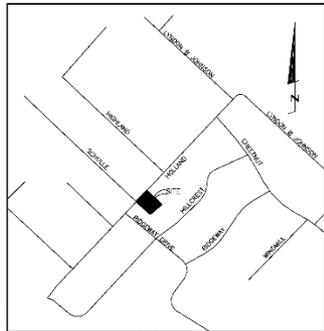


- ★ Site Location
- Subject Property
- Parcel
- City Limit



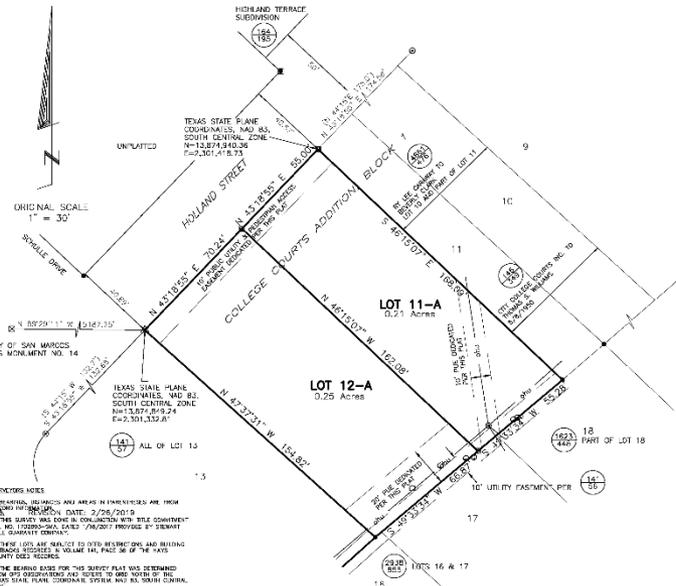
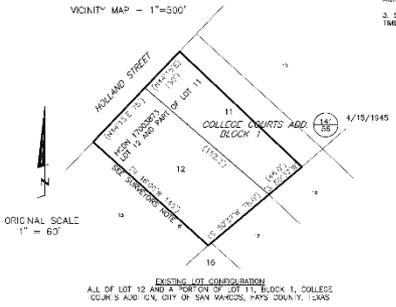
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 7/30/2019



- LEGEND**
- 1/2" IRON ROD SET, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
  - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "SPIN SURVEY"
  - 1/2" IRON ROD FOUND OR DIAMETER NOTED
  - 1/2" IRON PIPE TORN OR DIAMETER NOTED
  - ⊕ CONCRETE NAIL SET
  - CHAIN LINK FENCE
  - UTILITY LINE, POLE AND GUY
  - WATER METER (CLANG)
  - ⊕ GAS METER

- GENERAL NOTES**
- ACCORDING TO SCALING FROM THE CURRENT T.M.A. FLOOD INSURANCE RATE MAP NO. 440000000000, DATED 6/9/2005, THESE LOTS ARE WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOODPLAIN).
  - ACCORDING TO SCALING FROM THE TERRY EDWARDS AQUIFER MAP, THESE LOTS ARE WITHIN THE EDWARDS AQUIFER TRANSTON ZONE.
  - SIDEWALKS ARE REQUIRED FOR THESE LOTS AT THE TIME OF DEVELOPMENT.



- SURVEYOR'S NOTES**
- BEARINGS, BEARINGS AND AREAS IN PARENTHESES ARE FROM PREVIOUS SURVEYS.
  - THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE COMPILED SURVEYING REGULATIONS AND RULES OF THE SURVEYING BOARD OF TEXAS, EFFECTIVE 7/16/2017 PROVIDED BY SURVEYOR TERRY EDWARDS.
  - THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE COMPILED SURVEYING REGULATIONS AND RULES OF THE SURVEYING BOARD OF TEXAS, EFFECTIVE 7/16/2017 PROVIDED BY SURVEYOR TERRY EDWARDS.
  - THE BEARING AND DISTANCE FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND ADJUSTED TO BEING NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM AND SOUTH CENTRAL ZONE.
- REVISION DATE: 4/4/2019  
REVISION DATE: 2/26/2019  
REVISION DATE: 1/31/2019  
REVISION DATE: 12/20/2018, ADDED 20' P.L.C.
- CLIENT: ACOSTA HOLDINGS CO. INC.  
DATE: 3/9/2017  
OFFICE: K. SOUTH  
CRPW: K. SOUTH, L. STANARD  
PLP/PS: 798/71  
PLAT NO. 27368-17-2

REPLAT

STATE OF TEXAS  
COUNTY OF HAYS

WE, ACOSTA HOLDINGS COMPANY, LLC, BY AND THROUGH CLAUDIO MARIN ACOSTA, THE SONS OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED AS LOT 12 AND A PORTION OF LOT 11, BLOCK 1, COLLEGE COURTS ADDITION, AS DESCRIBED IN VOLUME 141, PAGE 38 OF THE HAYS COUNTY DEED RECORDS, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, HEREBY REQUEST TO BE KNOWN AS LOTS 12-A AND 11-A, BLOCK 1, COLLEGE COURTS ADDITION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS AND UNDER THE USE OF THE PUBLIC ALLEYS, STREETS, ALLEYS, MARKS, WATERCOURSES, DRAINS, EGRESSWAYS AND PUBLIC PLACES SHOWN ON THIS PLAT.

ACOSTA HOLDINGS COMPANY, LLC  
9500 F.M. 967  
RULIA, TEXAS 78610

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 \_\_\_\_\_, CHANCE, 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: \_\_\_\_\_

APPROVED BY THE CITY OF SAN MARCOS PLANNING & ZONING COMMISSION ON \_\_\_\_\_ OF 2009.

JIM CARBER, CHAIRMAN  
PLANNING AND ZONING COMMISSION

SHANNON WATKINS  
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

CP AND ENGINEERING

RECORDING SECRETARY

STATE OF TEXAS  
COUNTY OF HAYS

I, CLAUDIO MARIN ACOSTA, 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 \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

CLAUDIO MARIN ACOSTA  
COUNTY CLERK  
HAYS COUNTY, TEXAS

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 SURVEYING 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.T.L.S. NO. 4190

REPLAT OF LOT 12 AND A PORTION OF LOT 11, BLOCK 1, COLLEGE COURTS ADDITION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

CLIENTS:  
ACOSTA HOLDINGS CO. LLC  
9500 F.M. 967  
RULIA, TEXAS 78610

DATE: 3/9/2017  
SCALE: 1" = 30'

**BURN & ASSOCIATES, INC.**

SURVEYING  
P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
PH-ONE 512-396-2270 FAX 512-392-2645  
FIRN NO. 10072050

## Recommendation:

Staff has reviewed the request and recommends approval of PC-19-18\_04.