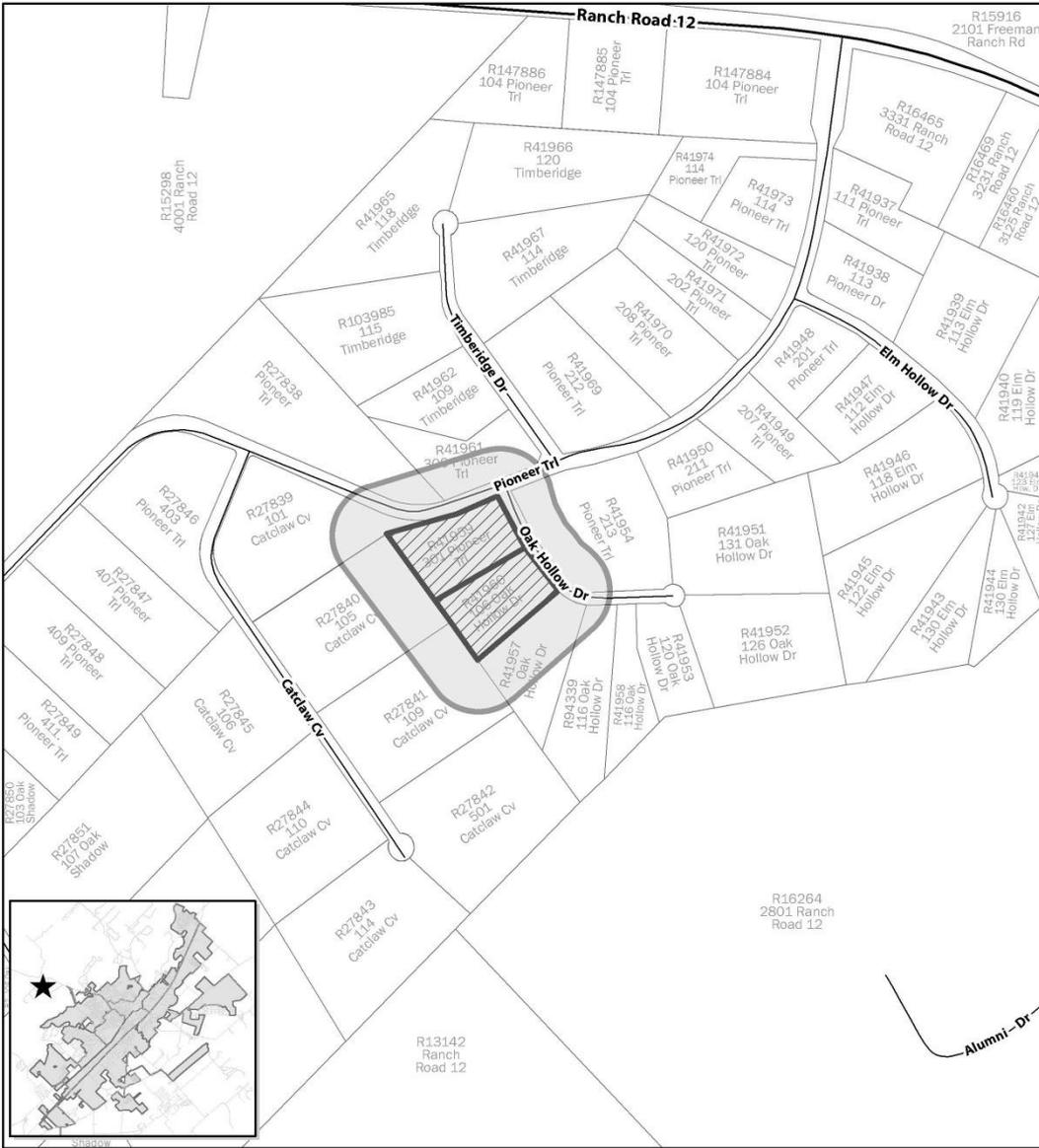


PC-17-20_04 (Randle Tract Replat)

Hold a public hearing and consider a request by BEC-Lin Engineering, LP, on behalf of Sandra Irvin Floyd, for approval of a replat of 5.04 acres, more or less, being part of the Randle Tract in The Settlement at San Marcos, establishing Randle Tract A and Randle Tract B, The Settlement at San Marcos, San Marcos, Texas. (A. Brake)



PC-17-20_04
Randall Replat
Map Date: 4/25/2017

 200' Notification Buffer

 Proposed Replat

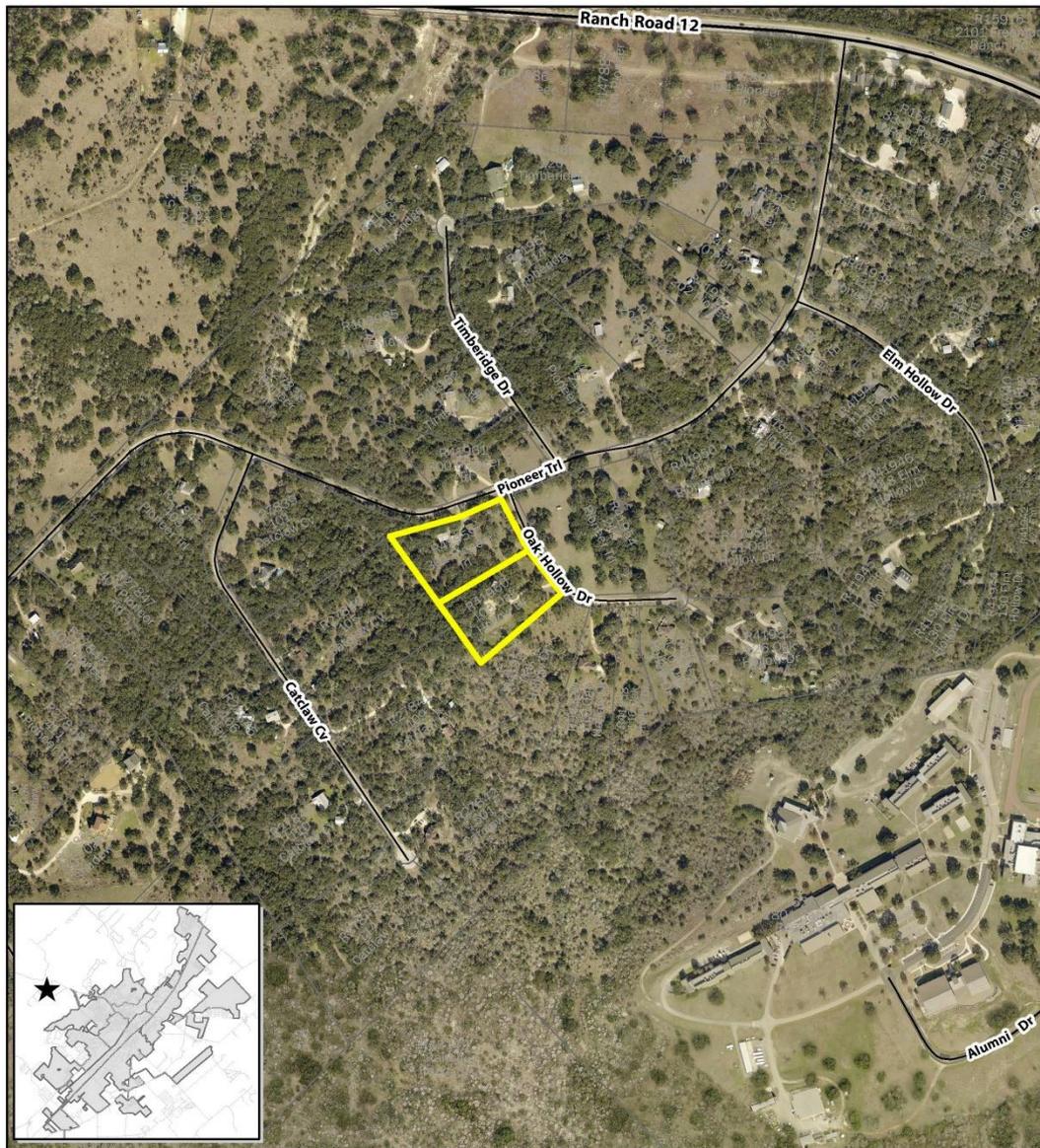
0 375 750 1,500 Feet

 N

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.

Aerial and Summary

- Replat of The Randle Tract in The Settlement at San Marcos (recorded 1975)
- Randle Tract A is 2.62 acres; Randle Tract B is 2.42 acres (total 5.04 acres)
- Located outside the City Limits, west of Ranch Road 12 – Hays County
- Property is served by individual water wells, Pedernales Electric Cooperative, and wastewater will be provided through an on-site sewage facility
- Plat has been reviewed by Hays County



PC-17-20_04
Randall Replat
Map Date: 4/25/2017

 Proposed Replat



0 375 750 1,500 Feet

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.

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

That we, Sally Carlson, owner of 2.62 acres out of the Randle Tract, The Settlement at San Marcos, conveyed by Volume 5342, Page 246, of the Official Public Deed Records of Hays County, Texas, and Sandy Irvin Floyd (formerly Sandy Irvin), owner of 2.42 acres out of the Randle Tract, The Settlement at San Marcos, conveyed by Volume 4640, Page 761, of the Official Public Deed Records of Hays County, Texas, do hereby subdivide said tracts in accordance with the plat shown hereon to be known as REPLAT OF THE RANDLE TRACT, THE SETTLEMENT AT SAN MARCOS, ESTABLISHING RANDLE TRACT A, RANDLE TRACT B, THE SETTLEMENT AT SAN MARCOS, subject to any and all easements or restrictions heretofore granted and not released, and do hereby dedicate to the public the use of all streets, alley, and other public easements shown hereon.

Sally Carlson
301 Pioneer Trail
San Marcos, TX 78666

Sandy Irvin Floyd
105 Oak Hollow
San Marcos, TX 78666

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, the undersigned authority, on this day personally appeared Sally Carlson, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 201__.

Notary Public
State of Texas

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, the undersigned authority, on this day personally appeared Sandy Irvin Floyd, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 201__.

Notary Public
State of Texas

STATE OF TEXAS*
COUNTY OF HAYS*

I, the undersigned, Director of the Hays County Development 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 "Clint" Garza, Director Date
Hays County Development Services

STATE OF TEXAS*
COUNTY OF HAYS*

I, LIZ O. 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 _____, 2017, at ____ o'clock ____ m., and duly recorded on the ____ day of _____, 2017, at ____ o'clock ____ m., in the Plat Records of Hays County, Texas, in Document No. _____.

Liz O. Gonzalez, County Clerk
Hays County, Texas

CITY OF SAN MARCOS*
CERTIFICATE OF APPROVAL

Approved and authorized to be recorded on the ____ day of _____, 2017 by the Planning and Zoning Commission of the City of San Marcos.

Development Services Date

Recording Secretary Date

CIP/Engineering Date

Chair of the Planning and Zoning Commission Date

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 the County to question the seller concerning ground water availability. Rain water 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 state approved public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County Development Services.

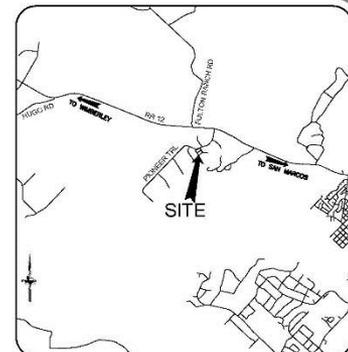
No construction or other development within this subdivision may begin until all Hays development permit requirements have been met.

Tom Pope, C.F.M., R.S. Date
Hays County Floppian Administrator

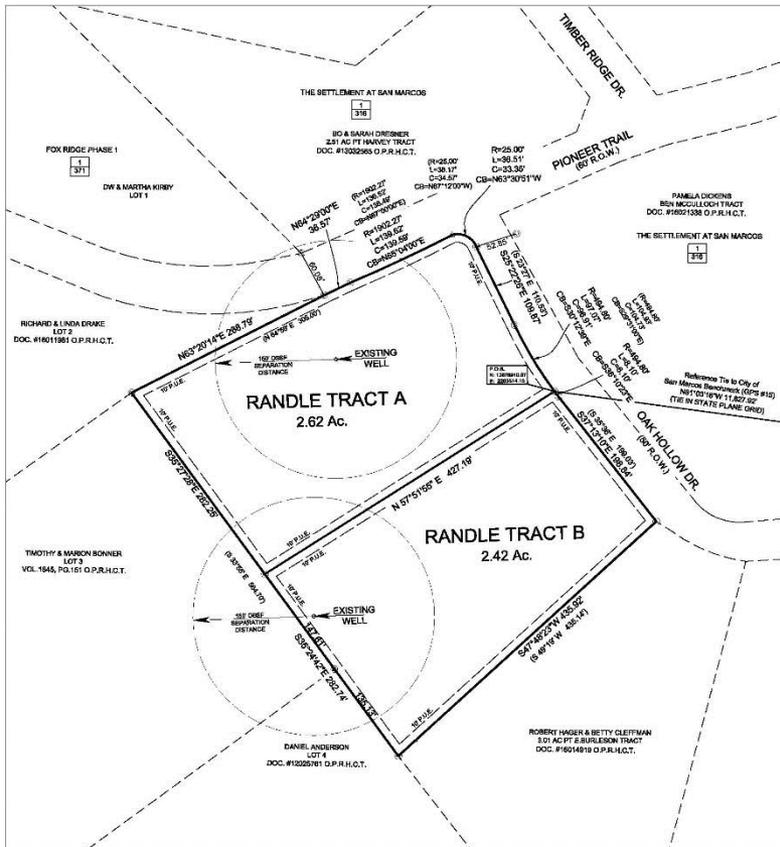
James "Clint" Garza, Director Date
Hays County Development and Community Services

SMS-575-17

REPLAT OF THE RANDLE TRACT, THE SETTLEMENT AT SAN MARCOS, ESTABLISHING RANDLE TRACT A & RANDLE TRACT B, THE SETTLEMENT AT SAN MARCOS CITY OF SAN MARCOS ETJ HAYS COUNTY, TEXAS



VICINITY MAP
N.T.S.
ZIP CODE: 78666



REPLAT

GENERAL NOTES

- This subdivision lies within the Edwards Aquifer Recharge Zone.
- No portion of this subdivision lies within the Edwards Aquifer Contributing Zone.
- Wastewater treatment for this subdivision is provided by existing individual on-site sewerage facilities.
- Water is provided by existing individual water wells.
- Electricity is provided by Pedernales Electric Cooperative.
- No portion of this subdivision lies within the boundaries of the 100 year floodplain as delineated on Hays County F.I.R.M. Community Number 480321, Panel No. 0389 F, effective date September 2, 2005.
- In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted to access onto a public roadway unless (a) a Permit for use of the County Roadway Right-of-Way has been issued under Chapter 751 and, (b) the driveway satisfies the minimum spacing requirement set forth in Chapter 721 of the Hays County Development Regulations.
- This subdivision lies within the following jurisdictions:
ESD #2
San Marcos Consolidated Independent School District
- This subdivision contains 2 lots for a total of 5.04 acres.
Lots between 2 and 5 acres: 2
- Improvements exist on this property which are not located by the survey.
- A ten (10) foot easement is centered on all existing electric facilities.
- THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1989 (NAD83), SOUTH CENTRAL ZONE, BASED ON GROUND OBSERVATION ON 04/20/2017.

I27 IRGN ROD FOUND

SURFACE COORDINATES:
N 13877610.87
E 2293514.15

TEXAS STATE PLANE COORDINATES:
N 1387749.05
E 229324.38

COMBINED SCALE FACTOR = 0.9997306021
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.00126988
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0



LEGEND	
⊙	IRON STAKE FOUND
○	STEEL FENCE POST FOUND
△	80D NAIL FOUND
⊗	COTTON GRASS SPINDLE FOUND
PL	HAYS COUNTY PLAT RECORDS
PS	OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS



SCALE: 1"=100'

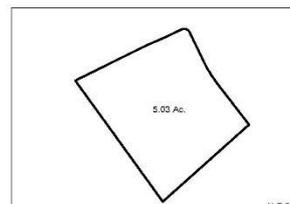
APRIL 24, 2017

ENGINEER:

BEC-UH
ENGINEERING, L.P.
100 E. San Antonio St., Suite 100
San Marcos, Texas 78666
Phone: 512-335-3355 Fax: 512-386-0224
TBPB REG. #F-13056
TBPB REG. #F-10194003

SURVEYOR:

TRI-TECH SURVEYING COMPANY, L.P.
WWW.SURVEYINGCOMPANY.COM
100 E. San Antonio St., Suite 100 Phone: (512) 446-0224
San Marcos, Texas 78666 Fax: (512) 446-0224
E-mail: info@tri-tech.com



ORIGINAL CONFIGURATION

N.T.S.

STATE OF TEXAS*
COUNTY OF HAYS*

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon, and is in accordance with the Subdivision regulations of the City of San Marcos and Hays County.
Released for review 4/24/17
Preliminary. This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
Kelly Kilber, Date
Registered Professional Land Surveyor No. 2219

PC-17-20_04
Staff Recommendation

Staff recommends approval of PC-17-20_04.