

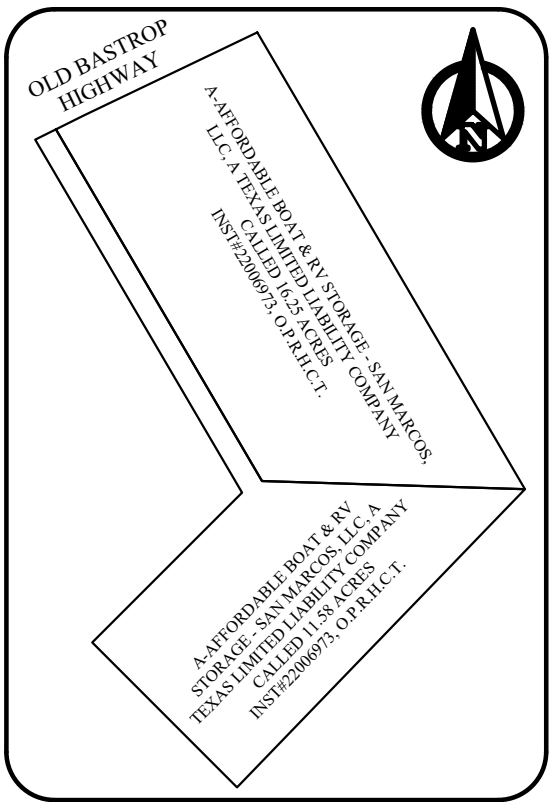
PLAT NOTES:

1. The subdivision is served by the following utilities:
- Water service for this subdivision will be provided by Crystal Clear Special Utility District.
- Wastewater service for this subdivision will be provided by on-site sewage facility.
- Electric service for this subdivision will be provided by AT&T.
- Telephone service for this subdivision will be provided by Frontier Communications.
2. No portion of this site is located within the Edwards Aquifer recharge zone or contributing zone.
3. No portion of this site is within a flood hazard area as shown on the Flood Insurance Rate Map Panel# 48209C0467F for Hays County, effective September 2, 2005.
4. This property lies within the City of San Marcos Extra-territorial Jurisdiction.
6. This Subdivision lies within the boundaries of the Hays Consolidated Independent School District.
7. This Subdivision lies within Hays County Emergency Services Districts 3 & 9.
8. Paved sidewalks are required to be installed and constructed in accordance with the City of San Marcos Development Code at the time of development.
9. Scale Factor Note: Distances shown hereon are surface values, scaled locally to grid at Point No. 50000 as shown. Grid Coordinates: N: 13838426.34, E: 2282743.95
10. This Subdivision lies within the boundaries of the Barton Springs/Edwards Aquifer Conservation District.
11. Driveways shall comply with Chapter 721 of Hays County Development Regulations, and be permitted through the Transportation Department of Hays County under Chapter 751.
12. All culverts, when required shall comply with the current Hays County standard.
13. Mailboxes placed within the right-of-way (ROW), shall be of an approved TxDOT or FHWA design.
14. Hays County is not responsible for sidewalk maintenance. A fully executed license agreement must be in-place prior to Total
15. Total Acreage: 27.79
- Total number of lots: 2
- Average size of lots: 11.96 acres

LOT SIZE CATEGORY TABLE

LOT CATEGORY	NUMBER OF LOTS
10 ACRES OR LARGER	1
LARGER THAN 5 ACRES AND SMALLER THAN 10 ACRES	1
LARGER THAN 2 ACRES AND SMALLER THAN 5 ACRES	0
LARGER THAN 1 ACRE AND SMALLER THAN 2 ACRES	0
SMALLER THAN 1 ACRE	0

ORIGINAL LAYOUT

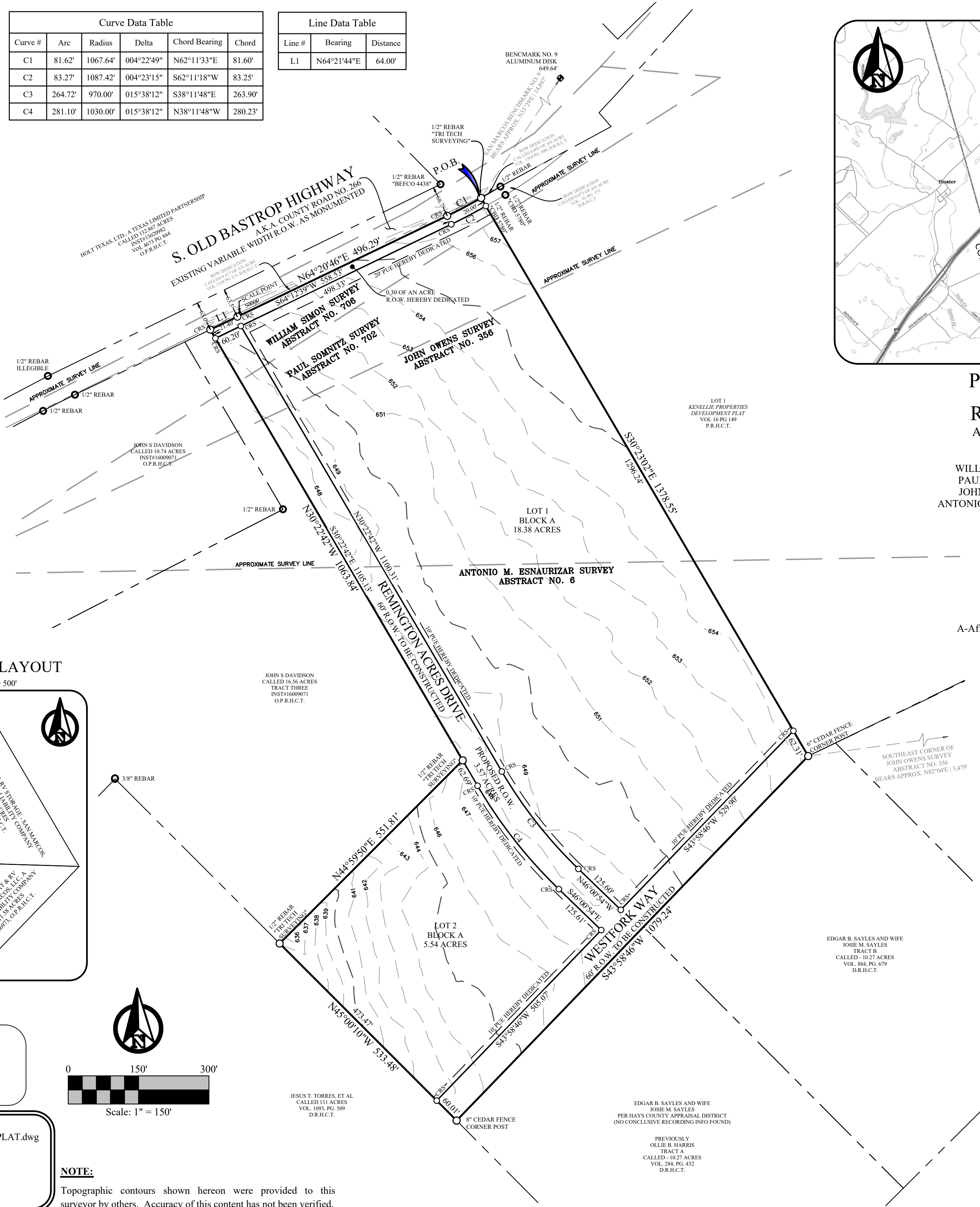


Field: AC 2022/02/21 CTX4978
Drafter: RDG 2022/03/01
Revision: RDG 2022/07/20
Revision: RDG 2022/11/02
Revision: RDG 2023/02/06
Revision: RDG 2023/03/07

JPH Job/Drawing No. (see below)
2022.288.001 CTX4978 6905 S Old Bastrop Rd, San Marcos, Hays Co, TX-PRELIM PLAT.dwg
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

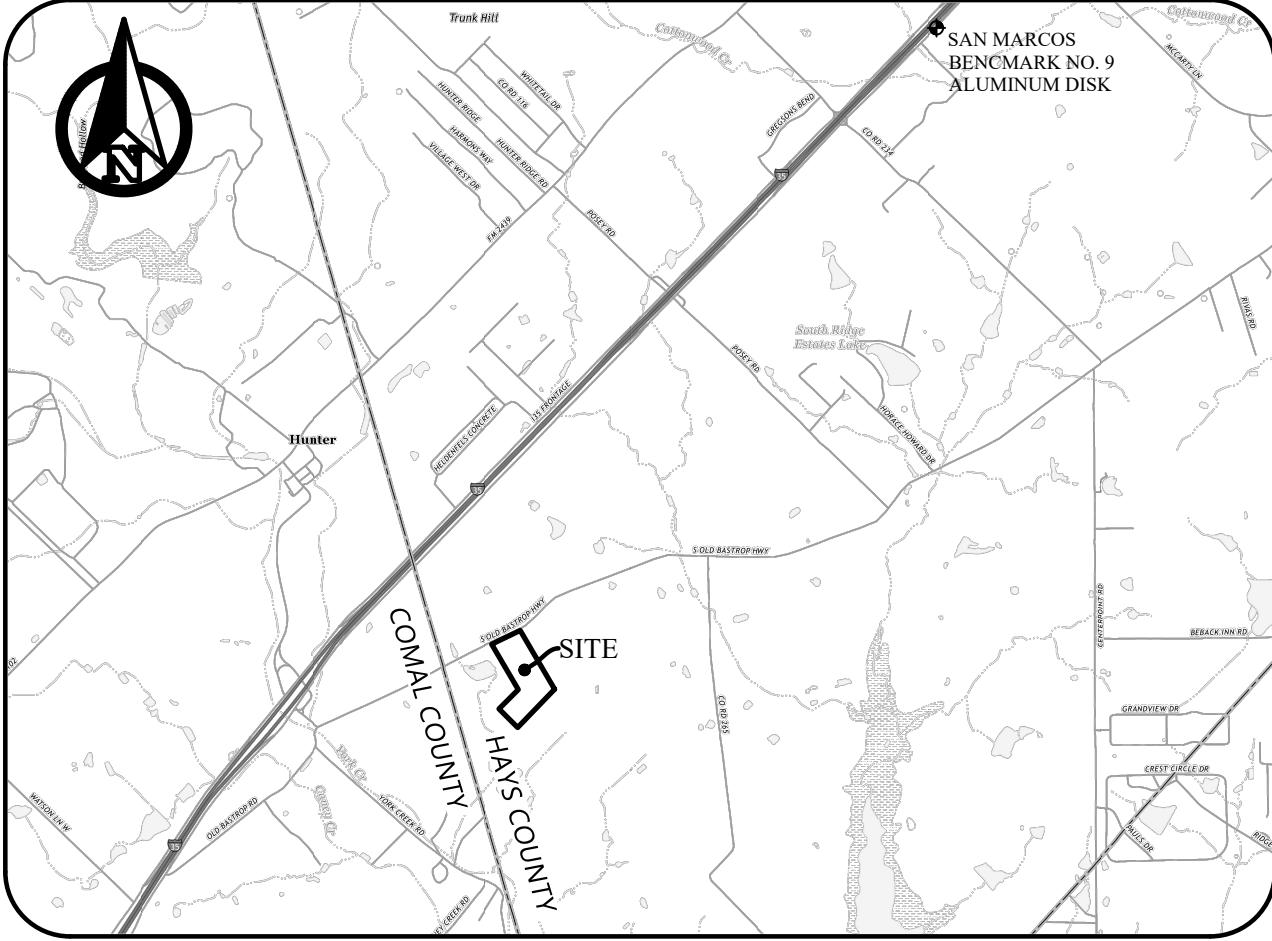
Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	81.62'	1067.64'	004°22'49"	N62°11'33"E	81.60'
C2	83.27'	1087.42'	004°23'15"	S62°11'18"W	83.25'
C3	264.72'	970.00'	015°38'12"	S38°11'48"E	263.90'
C4	281.10'	1030.00'	015°38'12"	N38°11'48"W	280.23'

Line Data Table		
Line #	Bearing	Distance
L1	N64°21'44"E	64.00'



VICINITY MAP

NOT TO SCALE



PRELIMINARY PLAT
OF
REMINGTON ACRES
A SUBDIVISION OF 27.79 ACRES

SITUATED IN THE
WILLIAM SIMON SURVEY, ABSTRACT NO. 706,
PAUL SOMNITZ SURVEY, ABSTRACT NO. 702,
JOHN OWENS SURVEY, ABSTRACT NO. 356 &
ANTONIO M. ESNAURIZAR SURVEY, ABSTRACT NO. 6

CITY OF SAN MARCOS ETJ
HAYS COUNTY, TEXAS

NUMBER OF LOTS: 2
NUMBER OF BLOCKS: 1

PREPARED ON: MARCH 1, 2022

OWNER:

A-Affordable Boat & RV Storage - San Marcos, LLC,
a Texas limited liability company
725 Highway 287 N., Suite 503
Mansfield, Texas 76063

SURVEYOR:

JPH Land Surveying, Inc.
1516 E. Palm Valley Blvd., Ste. A4
Round Rock, Texas 78664
(817) 431-4971

LEGEND OF LINETYPES

—————	PLAT BOUNDARY LINE
- - - - -	EASEMENT LINE
- . - . -	ADJOINING PROPERTY LINE
—————	SURVEY ABSTRACT LINE

MONUMENTS / DATUMS / BEARING BASIS

- CRS ○ Monuments are found if not marked MNS or CRS.
MNS ○ 1/2" rebar stamped "JPH Land Surveying" set
TBM ⊕ Mag nail & washer stamped "JPH Land Surveying" set
○ Site benchmark (see vicinity map for general location)
Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS/83,SCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS/83,SCZ)
Combined Scale Factor: 1.0001315484 (Grid to Surface)
Combined Scale Factor: 0.9998684689 (Surface to Grid)

LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS/83,SCZ Texas Coordinate System of 1983, South Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.H.C.T. Plat Records of Hays County, Texas
O.P.R.H.C.T. Official Public Records of Hays County, Texas
D.R.H.C.T. Deed Records of Hays County, Texas
VOL/Pg/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ETJ Extra-Territorial Jurisdiction
A.K.A. Also Known As
R.O.W. Right-of-Way
PUE Public Utility Easement

NOTE:

Topographic contours shown hereon were provided to this surveyor by others. Accuracy of this content has not been verified.

BOUNDARY DESCRIPTION:

FIELD NOTES to that certain 27.79 acre tract situated in the William Simon Survey, Abstract No. 706, the Paul Somnitz Survey, Abstract No. 702, the John Owens Survey, Abstract No. 356, and the Antonio M. Esnaurizar Survey, Abstract No. 6, Hays County, Texas, being a portion of those tracts described as 16.25 acres (Tract 1) and 11.58 acres (Tract 2) in a Warranty Deed with Vendor's Lien to A-Affordable Boat & RV Storage - San Marcos, LLC, a Texas limited liability company (hereinafter referred to as RV Storage tract), recorded under Instrument Number 22006973 of the Official Public Records of Hays County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 1/2-inch capped rebar stamped “Tri Tech Surveying” found in the south right-of-way line of Old Bastrop Highway (also known as County Road No. 266), being a right-of-way of variable width at the common corner of a 0.417 of an acre tract described in a Deed to Hays County (hereinafter referred to as Hays County 0.417 acre tract), recorded in Volume 1339, Page 213 of the Deed Records of Hays County, Texas, a 0.002 of an acre tract described in a Deed to Hays County (hereinafter referred to as Hays County 0.002 acre tract), recorded in Volume 1364, Page 690 of said deed records, a 0.073 of an acre tract dedicated for right-of-way as shown on *KENELLIE PROPERTIES DEVELOPMENT PLAT* (an addition to the Extra Territorial Jurisdiction of the City of San Marcos, Texas, and hereinafter referred to as Kenellie ROW tract), recorded in Volume 16, Page 149 of the Plat Records of Hays County, Texas, same being the northwest corner of Lot 1 of said *KENELLIE PROPERTIES DEVELOPMENT PLAT*;

THENCE SOUTH 30° 23' 02” EAST, along the common line of said RV Storage tract and said Lot 1, *KENELLIE PROPERTIES DEVELOPMENT PLAT*, at a distance of 20.00 feet passing a 1/2-inch capped rebar stamped “CBD 5780” found at the south corner of said Kenellie ROW tract, continuing a total distance of 1378.55 feet to a 6-inch cedar fence corner post found in the north line of that tract described as 10.27 acres (Tract B) in a Deed to Edgar B. Sayles (hereinafter referred Sayles Tract B tract), recorded in Volume 884, Page 679 of said deed records at the common south corner of said RV Storage tract and said Lot 1, *KENELLIE PROPERTIES DEVELOPMENT PLAT*;

THENCE SOUTH 43° 58' 46” WEST, along the common line of said RV Storage tract, said Sayles Tract B tract, and a tract described as 10.27 acres (Tract A) in a Partition Agreement to Ollie B. Harris, recorded in Volume 284, Page 432 of said deed records, a distance of 1079.24 feet to a 8-inch cedar fence post found in the east line of that tract described as 111 acres in a Deed to Jesus T. Torres, et al (hereinafter referred to as Torres tract), recorded in Volume 1093, Page 509 of said deed records for the most southerly corner of said RV Storage tract;

THENCE NORTH 45° 00' 10” WEST, along the common line of said RV Storage tract and said Torres tract, a distance of 533.48 feet to a 1/2-inch capped rebar stamped “Tri Tech Surveying” found at the common west corner of that tract described as 16.56 acres (Tract Three) in a Special Warranty Deed with Vendor's Lien to John S. Davidson (hereinafter referred to as Davidson tract), recorded under Instrument Number 16009071 of said official public records and said RV Storage tract;

THENCE along the common line of said Davidson tract and said RV Storage tract the following calls:

- NORTH 44° 59' 50” EAST, a distance of 551.81 feet to a 1/2-inch capped rebar stamped “Tri Tech Surveying” found,
- NORTH 30° 22' 42” WEST, a distance of 1063.84 feet to a 1/2-inch capped rebar stamped “JPH Land Surveying” set in the south line of said Hays County 0.417 acre tract; same being the south right-of-way line of said Old Bastrop Highway for the northwest corner of the herein described tract;

THENCE into and through said RV Storage tract and along the south line of said Hays County 0.417 acre tract the following calls:

- NORTH 64° 21' 44” EAST, a distance of 64.00 feet to a 1/2-inch capped rebar stamped “JPH Land Surveying” set,
- NORTH 64° 20' 46” EAST, a distance of 496.29 feet to a 1/2-inch capped rebar stamped “JPH Land Surveying” set at the beginning of a curve to the left (concave northwest), having a radius of 1067.64 feet, and a chord which bears NORTH 62° 11' 33” EAST, a distance of 81.60 feet,
- along said curve to the left an arc length of 81.62 feet to the **POINT OF BEGINNING**, enclosing 27.79 acres of land.

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

I, _____, authorized officer of A-Affordable Boat & RV Storage - San Marcos, LLC, a Texas limited liability company, sole owner of the certain 27.79 acres tract of land shown hereon and being a portion of that tract described in a Warranty Deed with Vendor's Lien recorded under Instrument No. 22006973 of the Official Public Records of Hays County, Texas, and do hereby plat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Hays County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as REMINGTON ACRES.

Witness my hand at _____ County, Texas, this ____ day of _____, 20 ____.

_____, Authorized Officer
A-Affordable Boat & RV Storage - San Marcos,
LLC, a Texas limited liability company

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared _____, authorized officer of A-Affordable Boat & RV Storage - San Marcos, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the above and 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 on this the ____ day of _____, 20 ____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

I, Citizens 1st Bank, lien holder of the certain 27.79 acres tract of land shown hereon and being a portion of that tract described in a Warranty Deed with Vendor's Lien recorded under Instrument No. 22006973 of the Official Public Records of Hays County, Texas, and do hereby plat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Hays County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as REMINGTON ADDITION.

Witness my hand at _____ County, Texas, this ____ day of _____, 20 ____.

<signor>, <title>
Citizens 1st Bank

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared _____, _____ of Citizens 1st Bank, known to me to be the person whose name is subscribed to the above and 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 on this the ____ day of _____, 20 ____.

Notary Public in and for the State of Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, Chris Henderson, 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.

Chris Henderson
Registered Professional
Land Surveyor No. 6831
chris@jphls.com
Date: _____, 2023

PLANNING AND ZONING COMMISSION APPROVAL

This plat was approved for recording by the Planning and Zoning Commission of the City of San Marcos on the ____ day of _____, 20 ____ A.D.

Chairman, Planning and Zoning Comission Date

Director of Planning & Development Services Date

CIP and Engineering Date

Recording Secretary Date

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

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.

Witness my hand at Hays County, Texas, this ____ day of _____, 20 ____.

Marcus Pacheco, Director
Hays County Development Services

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

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 Hays County to question the seller concerning groundwater availability. Rainwater 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 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 County Development Permit requirements have been met.

Witness my hand at Hays County, Texas, this ____ day of _____, 20 ____.

Eric Van Gaasbeek
Hays County Floodplain Administrator

Witness my hand at Hays County, Texas, this ____ day of _____, 20 ____.

Marcus Pacheco, Director
Hays County Development Services

STATE OF TEXAS §
COUNTY OF HAYS §

I, Elaine H. Cardenas, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument in writing with its certificate of authentication was filed for record in my office on the ____ day of _____, 20 ___, A.D. at ____ O'clock __.M., and was duly recorded on the ____ day of _____, 20 ___, A.D. at ____ O'clock __.M, in the Plat Records of Hays County, Texas in Instrument Number _____.

Witness my hand and seal of the County Court of said County, at my office in San Marcos, Texas the last date written above.

Elaine H. Cardenas
Clerk, County Court
Hays County, Texas



PRELIMINARY PLAT
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A SUBDIVISION OF 27.79 ACRES

JPH Job/Drawing No. (see below)
2022.288.001 CTX4978 6905 S Old Bastrop Rd, San Marcos, Hays Co, TX-PRELIM PLAT.dwg
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
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TBPELS Firm #10019500
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