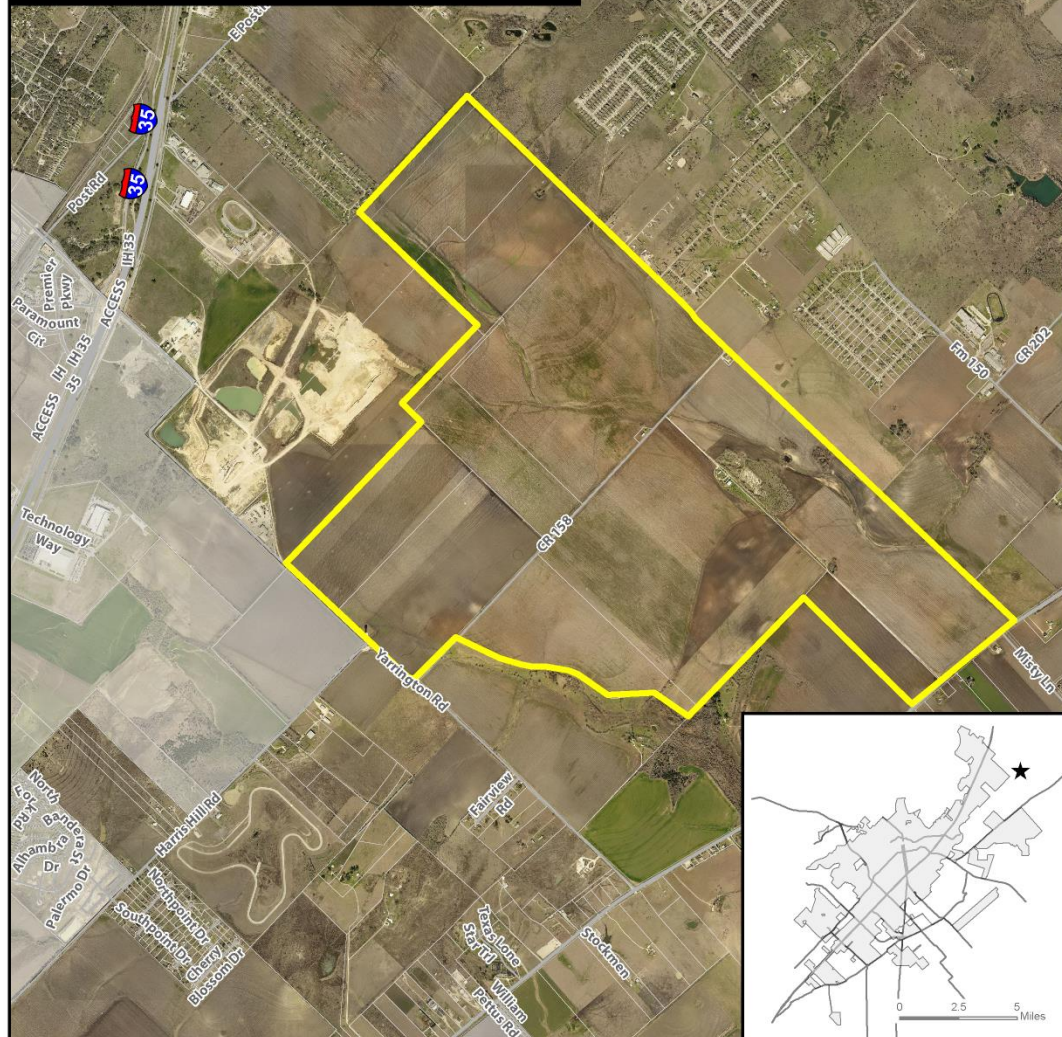


PC-18-46 (La Salle Preliminary Plat Amendment)

Consider a request by Joann Eagle on behalf of La Salle Holdings LTD, to amend the La Salle Preliminary Plat, consisting of approximately 1748 acres, more or less, out of the William Hemphill Survey, Abstract 221, located at the intersection of Yarrington Road and County Road 158. (W. Parrish)

- +/- 1748 acres
- Original Preliminary Plat Approved in 2017
- Development Agreement approved in 2014 and amended in 2018.
- Amendment will provide 1 additional lot for the purpose of processing material.

PC-18-46_06
Aerial View
La Salle Preliminary Plat



- ★ 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. Imagery from 2017.

Map Date: 12/26/2018

AMENDING PRELIMINARY PLAT OF LASALLE HOLDINGS

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UTILITY EASEMENTS

It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten (10') of the rear, front and side lines of all lots and/or tracts and in the streets, alleys, boulevards, lanes, and roads of this subdivision, and ten feet (10') along the outer boundaries of all streets, alleys, boulevards, lanes, and roads where subdivision lines or lots of individual tracts are deeded to the center line of the roadway. Nothing shall be placed or permitted to remain within the easement area which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right of way and easement, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots and/or tracts of this subdivision.

OWNER:
LASALLE HOLDINGS, LTD.
110 SAN ANTONIO ST. #3419
AUSTIN, TX 78701

ENGINEER:
CARLSON BRIGANCE & DOERING, INC.
5501 W. WILLIAM CANNON DRIVE
AUSTIN, TX 78749

HAYS COUNTY NOTES

Total Number of Lots: 4 Average size of lots: 280.55 Acres
Total number of lots within the following size categories:
10 acres or larger - 4
larger than 5.0 acres and smaller than 10 acres - 0
2.00 acres or larger up to 5.00 acres - 0
larger than 1.00 acre and smaller than 2.0 acres - 0
smaller than 1.00 acre - 0

Driveways shall comply with Chapter 721 of Hays County Development Regulations and be permitted through the Transportation Department of Hays County under Chapter 731.

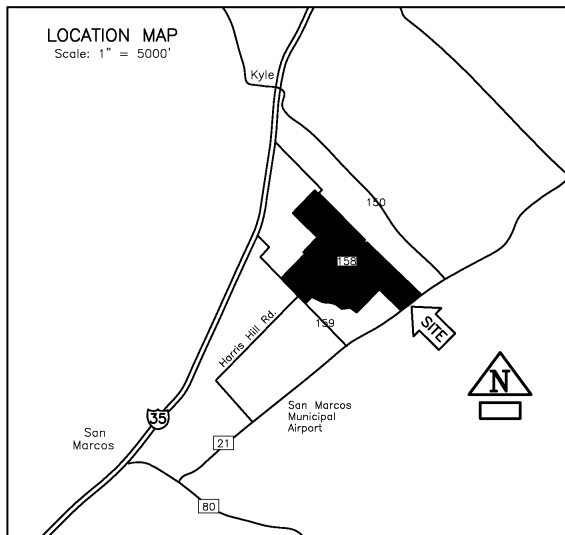
All culverts, when required, shall comply with the current Hays County standard, per Hays County Development Regulations, chapter 705, subchapter 8.03.

Mail boxes placed within the ROW shall be of an approved TxDOT or FHWA design, per Hays County Development Regulations, chapter 731, subchapter 2.01.

This development is located within the Hays County Emergency Services District No. 5.

Portions of this site are located in the regulated floodplain and will require Hays County floodplain development permits when they are developed per Hays County Development Regulations, chapter 735.

This Preliminary Plat is for pre-development activities only. Future ROW dedication and amended lot configurations will be required prior to Final Plat.



Prepared: July 20, 2018
Revised: August 20, 2018
Revised: October 12, 2018



STATE OF TEXAS #
COUNTY OF #

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains and public places thereon shown for the purpose and consideration therein expressed.

LaSalle Holdings, Ltd.
Michael A. Schroeder, President
110 San Antonio St. #3419
Austin, TX 78701

STATE OF TEXAS #
COUNTY OF #

Before me, the undersigned authority, on this day personally appeared Michael A. Schroeder, 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 purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this ____ day of ____, 20__.

Notary Public In and For
The State of Texas

STATE OF TEXAS #
COUNTY OF TRAVIS #

I hereby certify that proper engineering consideration has been given for Lot 4 of this Amended Plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Development Plat Ordinance, except for those variances granted by the Planning and Zoning Commission of the City of San Marcos.

Joann A. Eagle
Professional Engineer
License No. 97597

STATE OF TEXAS #
COUNTY OF TRAVIS #

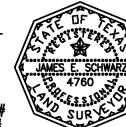
Before me, the undersigned authority, on this day personally appeared Joann A. Eagle, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this ____ day of ____, 20__.

Notary Public In and For
The State of Texas

STATE OF TEXAS #
COUNTY OF KENDALL #

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

James E. Schwarz
Registered Professional
Land Surveyor No. 4760



PRELIMINARY
This document shall not be
recorded for any purpose.

STATE OF TEXAS #
COUNTY OF KENDALL #

Before me, the undersigned authority, on this day personally appeared James E. Schwarz, 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 purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this ____ day of ____, 20__.

Notary Public In and For
The State of Texas

AMENDING PRELIMINARY PLAT OF LASALLE HOLDINGS

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Course	Bearing	Distance
L28		
L29		
L30	N 46°10'52" W	278.89'
L31	N 46°08'20" W	1066.10'
L32	N 44°14'14" E	3770.10'
L33	N 45°27'56" W	240.49'
L34	N 43°27'56" E	2000.83'
L35	N 45°13'25" W	487.00'
L36	N 45°53'28" W	1455.90'
L37	N 45°48'43" W	1422.64'
L38	N 43°59'37" E	3080.80'
L39	S 45°42'13" E	1823.89'
L40	S 43°42'01" W	20.00'
L41	S 45°37'04" E	1513.59'
L42	S 43°27'56" W	9.33'
L43	S 45°37'04" E	2564.33'
L44	S 28°20'04" E	180.56'
L45	S 45°36'04" E	787.50'
L46	S 01°06'34" E	57.07'
L47	S 43°22'56" W	1989.35'
L48	S 43°22'56" W	365.98'
L49	S 43°22'56" W	1597.01'
L50	S 43°22'56" W	1010.32'
L51	S 43°28'51" W	1818.60'
L52	S 44°18'58" W	453.80'
L53	S 43°10'05" W	425.56'
L54	S 44°49'31" W	122.22'
L55	S 48°06'22" W	109.79'
L56	S 45°18'39" W	619.77'
L57	S 51°23'45" W	77.48'
L58	S 74°20'24" W	64.98'
L59	N 70°54'02" W	70.69'
L60	N 51°56'11" W	111.54'
L61	N 46°17'35" W	954.14'
L62	N 46°30'20" W	825.21'
L63		
L64		

- Notes:
1. a indicates record property corner.
 2. b indicates 1/2" steel rod found.
 3. HCOPR = Hays County Official Public Records.
 4. HCPR = Hays County Plat Records.
 5. The bearing basis for this survey was established by GPS.
 6. These tracts are located in the City of San Marcos Extra-Territorial Jurisdiction area.
 7. These tracts are located in the Hays Consolidated Independent School District.
 8. Electric Service provided by Pedernales Electric Cooperative, Inc.
 9. Water and Wastewater services provided by the City of San Marcos.
 10. Gas service provided by Centertown Energy.
 11. These tracts do not lie within the four zones of the Edwards Aquifer as shown on maps produced by the Edwards Aquifer Authority and Texas Commission on Environmental Quality.
 12. A portion of these tracts lie within Zone A (area determined to be within the 1% annual chance floodplain, base flood elevations undetermined) as shown and the remainder of the property lies within Zone X (area determined to be outside the 0.2% annual chance flood plain) as shown on Flood Insurance Rate Map panel No. 48209C0405P and No. 48209C0415P, dated 9/2/2005.
 13. The City of San Marcos Advisory Floodplain Risk Map 6 does not cover this tract.
 14. Surface to Grid conversion factor: 0.99988292.

F. M. 158 Land, Ltd.
488.268 Acres
Vol. 2702, Pg. 613, HCOPR

Quail Ridge Subdivision
Vol. 2, Pg. 337, HCOPR
City of Kyle

John H. Spooner Revocable Trust
178.67 Acres
Vol. 1965, Pg. 373, HCOPR
City of Kyle

MCPMT, Ltd.
85.12 Acres
Vol. 2198, Pg. 87, HCOPR
Unincorporated

Lanier Homes of Texas
Land 126.355 Acres
City of Kyle

Woodman 73, LLC
33.094 Acres
City of Kyle

Andy Saucedo
10.062 Acres

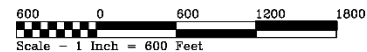
Charles E. Green Jr.
Paz Saucedo Green
5.06 Acres

Francisco Cervantes
1.32 Acres

Ramiro Lidzve
10.057 Acres

High Meadows Sec. III

Ortino G. Meyer
14.6 Acres
Unincorporated



Prepared: July 20, 2018
Revised: August 20, 2018
Revised: October 12, 2018

Job No. 18-113

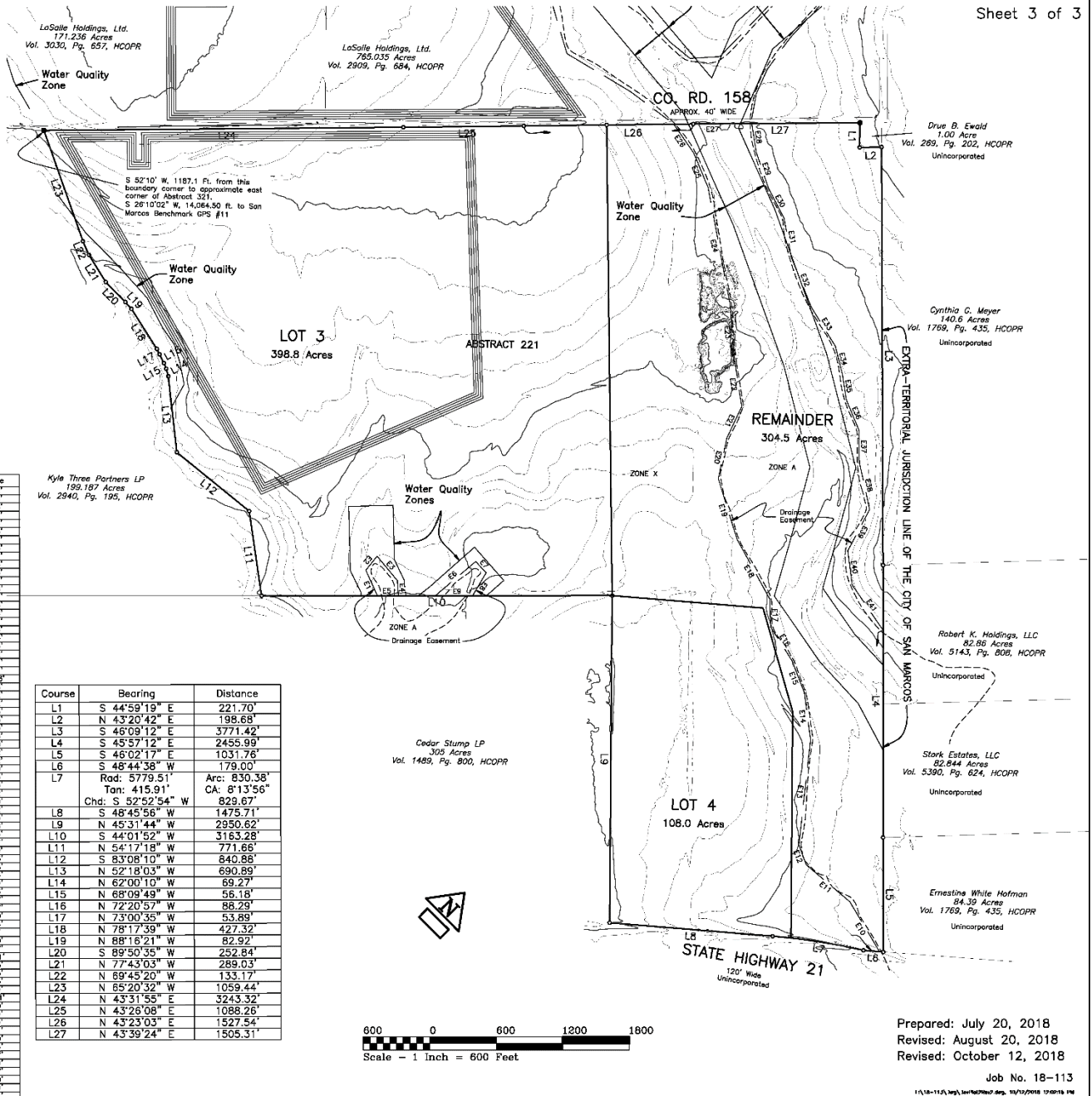
Schwarz
Land Surveying & Development, Inc.
723 NORTH MAIN, BOERNE, TEXAS 78009
PHONE: (817) 516-0077 FAX: (817) 516-0445
FTE# 143796 NO. 1912000

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Schwarz
Land Surveying & Development, Inc.

723 NORTH MAIN, BOERNE, TEXAS 78006
PHONE: (817) 616-8887 FAX: (817) 616-8888
FTE LICENSE NO. 19132000

Prepared: July 20, 2018
Revised: August 20, 2018
Revised: October 12, 2018
Job No. 18-113
1/1/18-11/18, hsp, hsp/hsp/hsp, hsp, 10/12/2018 17:00:18 PM

Recommendation:

Staff has reviewed the request and determined the Preliminary Plat Amendment complies with the Development Agreement and the San Marcos Land Development Code and recommends **approval** of PC-18-46 as submitted.