

- LEGEND**
- VOL PG: HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
  - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
  - 1/2" IRON ROD FOUND OR DIAMETER NOTED
  - 1/2" IRON PIPE FOUND OR DIAMETER NOTED
  - CONCRETE NAIL SET
  - CHAIN LINK FENCE
  - UTILITY LINE, POLE AND GUY
  - WATER METER
  - CLEANOUT
  - GAS METER

**GENERAL NOTES**

1. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0389F, DATED 9/2/2005, THESE LOTS LIE WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
2. ACCORDING TO SCALING FROM THE TCEQ EDWARDS AQUIFER MAP, THESE LOTS LIE WITHIN THE EDWARDS AQUIFER TRANSITION ZONE.
3. SIDEWALKS ARE REQUIRED FOR THESE LOTS AT THE TIME OF DEVELOPMENT.

STATE OF TEXAS\*  
COUNTY OF HAYS\*

WE, ACOSTA HOLDINGS COMPANY, LLC, BY AND THROUGH CLAUDIO MARIN ACOSTA, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS LOT 12 AND A PORTION OF LOT 11, BLOCK 1, COLLEGE COURTS ADDITION, AS DESCRIBED IN VOLUME 141, PAGE 56 OF THE HAYS COUNTY DEED RECORDS, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, REPLAT THIS PROPERTY TO BE KNOWN AS LOTS 12-A AND 11-A, BLOCK 1, COLLEGE COURTS ADDITION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

ACOSTA HOLDINGS COMPANY, LLC  
CLAUDIO MARIN ACOSTA  
9860 F.M. 967  
BUDA, TEXAS 78610

DATE

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

\_\_\_\_\_, OWNER, 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 GARBER, CHAIRMAN  
PLANNING AND ZONING COMMISSION

DATE

SHANNON MATTINGLY  
DIRECTOR OF PLANNING  
AND DEVELOPMENT SERVICES

DATE

CIP AND ENGINEERING

DATE

RECORDING SECRETARY

DATE

STATE OF TEXAS \*  
COUNTY OF HAYS \*

I, ELAINE HANSON CARDENAS, 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.

ELAINE HANSON CARDENAS  
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 SUBDIVISION 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.P.L.S. NO. 4190

REPLAT OF LOT 12 AND A PORTION  
OF LOT 11, BLOCK 1, COLLEGE  
COURTS ADDITION, ESTABLISHING

**LOTS 11-A & 12-A, BLOCK 1,  
COLLEGE COURTS ADDITION, CITY OF  
SAN MARCOS, HAYS COUNTY, TEXAS**

OWNER:  
ACOSTA HOLDINGS CO. LLC  
9860 F.M. 967  
BUDA, TEXAS 78610

DATE: 3/9/2017

SCALE: 1" = 30'

**BYRN &  
ASSOCIATES, INC.**

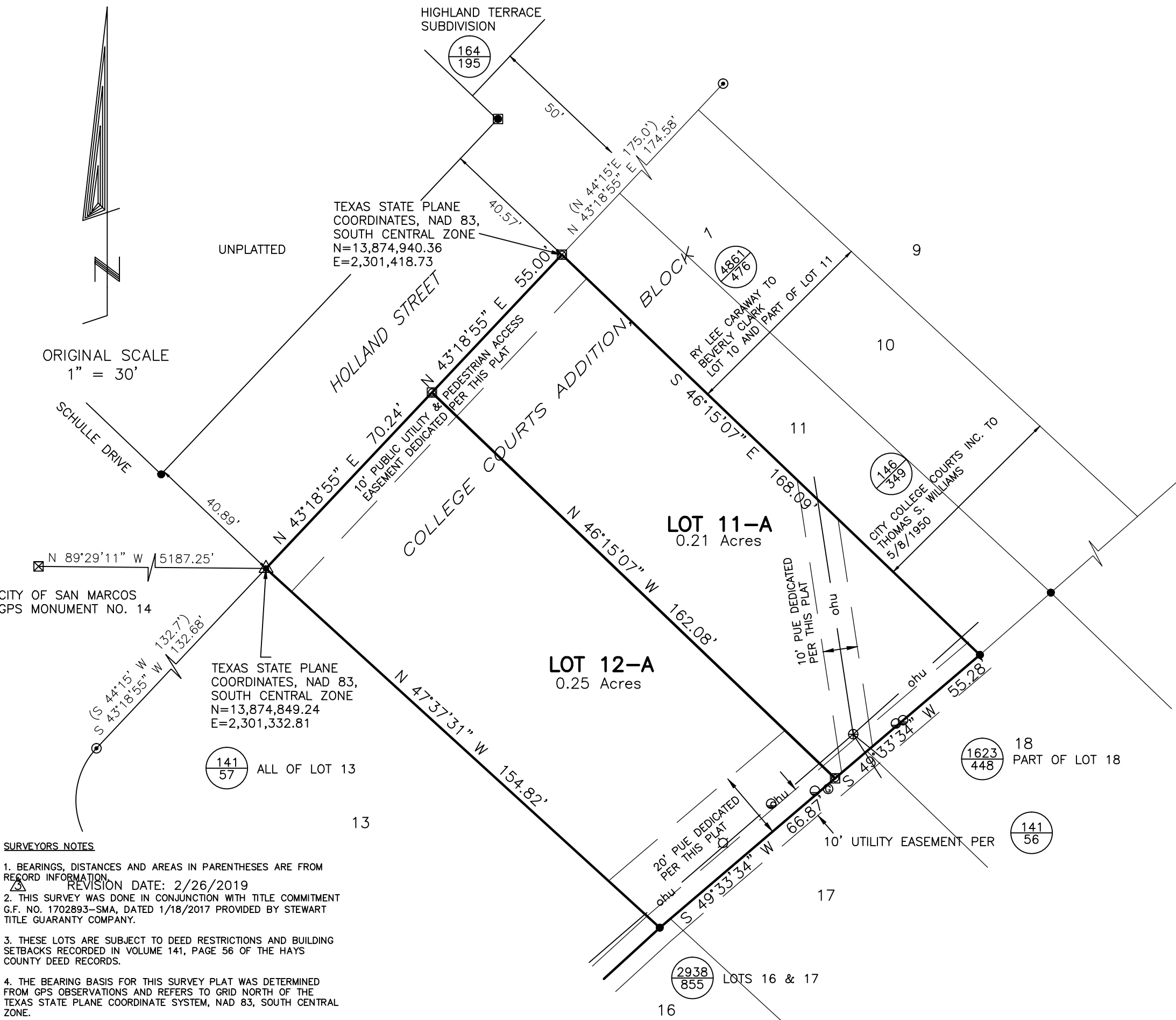
**SURVEYING**

P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
PHONE 512-396-2270 FAX 512-392-2945  
FIRM NO. 10070500

ORIGINAL SCALE  
1" = 60'

VICINITY MAP - 1"=500'

**EXISTING LOT CONFIGURATION**  
ALL OF LOT 12 AND A PORTION OF LOT 11, BLOCK 1, COLLEGE COURTS ADDITION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS



**SURVEYORS NOTES**

1. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
2. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 1702893-SMA, DATED 1/18/2017 PROVIDED BY STEWART TITLE GUARANTY COMPANY.
3. THESE LOTS ARE SUBJECT TO DEED RESTRICTIONS AND BUILDING SETBACKS RECORDED IN VOLUME 141, PAGE 56 OF THE HAYS COUNTY DEED RECORDS.
4. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, 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' PUE.

CLIENT: ACOSTA HOLDINGS CO. INC.  
DATE: 3/9/2017  
OFFICE: K. SMITH  
CREW: C. SMITH, LOZANO  
FB/PG: 759/1  
PLAT NO. 27366-17-c

**REPLAT**