

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: March, 2017

Case # PC- _____



CONTACT INFORMATION

Applicant's Name	Acosta Holding Co., LLC	Property Owner	Acosta Holding Co., LLC
Applicant's Mailing Address	9860 F.M. 967 Buda, TX 78610	Owner's Mailing Address	same
Applicant's Phone #	512-748-7803	Owner's Phone #	same
Applicant's Email	cmkcustom@aol.com	Owner's Email	same

PROPERTY INFORMATION

Proposed Subdivision Name: Lot 11-A and 12-A, Block 1, College Courts Addition

Subject Property Address or General Location: 116 E. Holland St., San Marcos, Texas

Acres: 0.46

Tax ID #: R 24486

Located in: ☒ City Limits ☐ Extraterritorial Jurisdiction (County) _____

DESCRIPTION OF REQUEST

Type of Plat: ☐ Preliminary Subdivision Plat ☒ Replat ☐ Concept Plat

Proposed Number of Lots: 2 Proposed Land Use: Residential

AUTHORIZATION

All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.

Filing Fee \$1,000 plus \$50 per acre Technology Fee \$11 **MAXIMUM COST \$2,511***

Maximum Cost does not reflect specific / additional fees, as may be required for other plan review

Applicant's Signature: Claudio Marin Acosta Date: March 31 2017

Printed Name: CLAUDIO MARIN ACOSTA

To be completed by Staff: Date Submitted: _____ 5 Business Days from Submittal: _____

Completeness Review By: _____ Date: _____ Contact Date for Supplemental Info: _____

Supplemental Info Received (required w/in 5 days of contact): _____

Application Returned to Applicant: _____ Application Accepted for Review: _____

Comments Due to Applicant: _____ Resubmittal Date: _____ P&Z Meeting: _____

1000
23
11
1034

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

- ☐ All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- ☐ I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- ☒ The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: CLAUDIO MARIN ACOSTA

Date: 3 31 2017

Printed Name: CLAUDIO MARIN ACOSTA

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: CLAUDIO MARIN ACOSTA

Date: 3 31 2017

Printed Name: CLAUDIO MARIN ACOSTA

RECORDATION REQUIREMENTS*** (To be completed by staff)

The following are required for recordation, following approval of a Plat application:

- ☐ Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- ☐ Recording Fee: \$ _____
- ☐ Reprinted Tax Receipt
- ☐ Tax Certificate (paid prior to January 31st of current year)

Other possible recording requirements:

- ☐ If public improvements were deferred, Subdivision Improvement Agreement
- ☐ Subdivision Improvement Agreement recording fee: \$ _____
- ☐ Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- ☐ Other recording fee: \$ _____

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Acosta Holding Co., LLC (owner) acknowledge that I am the rightful owner of the property located at 116 E. HOLLAND ST. (address).

I hereby authorize David C. Williamson - Byer & Assoc. (agent name) to serve as my agent to file this application for Replat (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

→ Signature of Property Owner: Cludio Marin Acosta Date: 3 31 2017

Printed Name: CLAUDIO MARIN ACOSTA

Signature of Agent: David C. Williamson Date: 3-31-2017

Printed Name: DAVID C. WILLIAMSON
Byer & Assoc. Inc.

To be completed by Staff: Case # _____

CHECKLIST FOR PRELIMINARY SUBDIVISION / DEVELOPMENT PLAT, REPLAT OR CONCEPT PLAT

Items Required for Complete Submittal		Staff Verification & Comments	
<input type="checkbox"/>	Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	<input type="checkbox"/>	
<input type="checkbox"/>	Completed Application for Preliminary Subdivision or Concept Plat	<input type="checkbox"/>	
<input type="checkbox"/>	Legislative Requirements Complete (i.e. zoning, land use, etc.)	<input type="checkbox"/>	
<input type="checkbox"/>	Proof of record of ownership	<input type="checkbox"/>	<i>Recorded deed</i>
<input type="checkbox"/>	Current Tax Certificate	<input type="checkbox"/>	Showing no taxes owed
<input type="checkbox"/>	Names and addresses of property lien-holders (if applicable)	<input type="checkbox"/>	
<input type="checkbox"/>	Watershed Protection Plan (must be approved prior to plat approval)	<input type="checkbox"/>	may be submitted concurrently
<input type="checkbox"/>	Traffic Impact Analysis Worksheet	<input type="checkbox"/>	for Commercial or 100+ Residential
<input type="checkbox"/>	Public Improvement Construction Plan (must be approved prior to plat approval)	<input type="checkbox"/>	may be submitted concurrently
<input type="checkbox"/>	Additional Acknowledgements (pgs 5-7 of application)	<input type="checkbox"/>	
<input type="checkbox"/>	Notification Authorization	<input type="checkbox"/>	
<input type="checkbox"/>	Agent's authorization to represent the property owner	<input type="checkbox"/>	
<input type="checkbox"/>	Application Filing Fee \$1,000 + \$50 per acre (\$2,500 max)	<input type="checkbox"/>	
<input type="checkbox"/>	Technology Fee \$11	<input type="checkbox"/>	
	Specific & Additional Fees as noted below		
<input type="checkbox"/>	1 digital and 5 18x24 hard copies of plat	<input type="checkbox"/>	
<input type="checkbox"/>	For Concept Plats: <ul style="list-style-type: none"> Residential compatibility site plan, where applicable with an additional fee of \$85 Cluster development plan, where applicable with additional fee of \$29 per acre (\$100 min / \$1,500 max) 	<input type="checkbox"/>	
<input type="checkbox"/>	For Replats with or without Vacation of Previously Recorded Plat: <ul style="list-style-type: none"> Detailed description of the purposes and circumstances that warrant change of the recorded plat identifying all lots, easements or improvements affected by the proposed change With Vacation of Previously Recorded Plat fee of \$168 Replats which are not approved administratively have a maximum fee of \$3,000 	<input type="checkbox"/>	

Subdivision plat with the following: (not required for Concept Plat)

- Minimum scale 1" = 200'
- Final layout prepared by a registered engineer or surveyor
- Vicinity map
- Scale and north arrow for plat and location map.
- Boundary lines, abstract/survey lines, corporate/ jurisdiction boundaries
- Location, dimension, name and description of all existing/recorded streets, alleys, reservations, easements, railroad rights of way, etc. within, intersecting or contiguous with subdivision.
- Location, dimension, name and description of all proposed streets, alleys, reservations, easements, proposed ROW's within subdivision, intersecting or contiguous with boundaries for forming boundaries.
- List of proposed street names for all new streets, with County approval.
- Bearings and distances sufficient to locate the exact area proposed.
- All survey monuments including any required concrete monuments.
- The length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves (may be placed in a table).
- Accurate reference ties via courses and distances to at least one recognized abstract or survey corner, or existing subdivision corner.
- Accurate reference tie to City of San Marcos Benchmark. Control point data is located at the following link: <http://www.ci.san-marcos.tx.us/modules/showdocument.aspx?documentid=4784>
- Name, location & recording info of all adjacent subdivisions or owners.
- Location of all existing property lines, lot/block numbers & date recorded parks, public areas, and easements of record with recording information.
- Proposed arrangement and square footage of lots and proposed use.
- Sites to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities if applicable.
- Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements.
- A note declaring sidewalks are required.
- A note stating whether or not the subdivision falls within the 100-year floodplain and if so, the engineer's statement of the minimum permissible floor elevation.
- Notes declaring whether the land falls within designated watersheds, Edward's Aquifer Zones and/or San Marcos River Corridor.
- Standard legend for interpretation of points and lines.
- Title block: name of subdivision; contact information for owner/s and land planner, licensed engineer, or RPLS; scale; date of preparation; north arrow; & location of property according to abstract/survey records
- Preamble (aka Owner's Acknowledgement and Dedication) with owner(s) name(s) and title(s), acreage of area to be platted as described in Public Records, and proposed subdivision name.
- Owner(s) signature block with notary block.
- Certificate of approval by the Planning and Zoning Commission with signature lines for the Chair, Director of Development Services, Director of CIP and Engineering, and Recording Secretary.
- Surveyor statement and signature block with seal.
- Engineer statement and signature block. Required for all plats where new streets are being proposed or there is floodplain as per FEMA or other drainage easements required on or off site of the property.
- Certificate of recording block for County Clerk.

Additional information may be required at the request of the Department

116 E Holland

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Water Service Provider City of San Marcos

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Water Utility Official: [Signature]

Title: Water Dist

Date: 3-24-17

Name of Wastewater Service Provider _____

Applicable Utility Service Code(s) _____

OR, the use of either 1) _____ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date: _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date: _____

116 E Holland Lot 11-A & 12 -A College Courts Addition

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider City of San Marcos

Applicable Utility Service Code(s) C

OR, the use of either 1) _____ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments/Conditions Main line extension and service line install required. By developer.

Signature of City or County Wastewater Official: [Signature]

Title: Wastewater Collections Manager Date March 30, 2017

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date: _____

College Courts

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

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- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider _____

Applicable Utility Service Code(s) _____

OR, the use of either 1) _____ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Telephone Service Provider CenturyLink

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Telephone Company Official David R. [Signature]

Title: Mgr Eng & Const. Date 3/28/17

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Electric Service Provider SAN MARCOS ELECTRIC UTILITY

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Electric Company Official [Signature]

Title ELEC. ENGINEERING TECH. Date 3/24/17

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Gas Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of *Electric Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____ Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of *Gas Service Provider* CenterPoint Energy

Applicable Utility Service Code(s) A

Comments/Conditions Please contact Texas One-Call prior to excavating to check for live
gas lines on property. If gas lines need to be abandoned contact CenterPoint Energy's
customer service at 800-427-7142

Signature of Gas Company Official 

Title Operations Supervisor Date 03/27/2017

TAX CERTIFICATE

Luanne Caraway Tax Assessor-Collector, Hays County712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2016

Entities to which this certificate applies:RSP - Special Road Dist
CSM - City Of San MarcosSSM - San Marcos CISD
GHA - Hays County**Property Information**

Property ID : 11-1875-0100-01100-3

Quick-Ref ID : R24486

Value Information

116 W HOLLAND ST SAN	Land HS	:	\$20,700.00
MARCOS TX 78666	Land NHS	:	\$0.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
COLLEGE COURTS 42-148	Ag Mkt	:	\$0.00
W/51FT LOT 11, ALL 12 BLK	Ag Use	:	\$0.00
1 GEO#333110751320	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$20,700.00

Owner Information

Owner ID : O0187396

LA MONT WILLIAM & TAMMY
15848 N EVANS RD
SELMA, TX 78154-3826

Ownership: 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2016	292.72	0.00	0.00	0.00	0.00
RSP	2016	9.07	0.00	0.00	0.00	0.00
GHA	2016	86.15	0.00	0.00	0.00	0.00
CSM	2016	109.75	0.00	0.00	0.00	0.00

Total for current bills if paid by 3/31/2017 : \$0.00**Total due on all bills 3/31/2017 : \$0.00**

2016 taxes paid for entity SSM \$292.72

2016 taxes paid for entity RSP \$9.07

2016 taxes paid for entity GHA \$86.15

2016 taxes paid for entity CSM \$109.75

2016 Total Taxes Paid : \$497.69**Date of Last Payment : 02/06/17**

If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.


 Signature of Authorized Officer of the Tax Office

 Date of Issue : 03/29/2017
 Requestor : LA MONT WILLIAM & TAMMY
 Receipt : SM-2017-987839
 Fee Paid : \$10.00
 Payer : BYRN & ASSOC

REPRINTED TAX RECEIPT

Luanne Caraway Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2017-980143**

Payor: INDEPENDENCE TITLE CO ()
113 N GUADALUPE ST
SAN MARCOS, TX 78666

Owner: LA MONT WILLIAM & TAMMY (O0187396)
15848 N EVANS RD
SELMA, TX 78154-3826

Quick Ref ID: R24486
Owner: LA MONT WILLIAM & TAMMY (O0187396) -
100%
Owner Address: 15848 N EVANS RD
SELMA, TX 78154-3826

Property: 11-1875-0100-01100-3
Legal Description: COLLEGE COURTS 42-148 W/51FT LOT
11, ALL 12 BLK 1 GEO#333110751320
Situs Address: 116 W HOLLAND ST SAN MARCOS TX
78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2016					
San Marcos CISD	20,700	1.414100	292.72	292.72	292.72
Special Road Dist	20,700	0.043800	9.07	9.07	9.07
Hays County	20,700	0.416200	86.15	86.15	86.15
City Of San Marcos	20,700	0.530200	109.75	109.75	109.75

Total Payment Amount	497.69
Check Payment (Ref # 142502) Tendered	497.69
Total Tendered	497.69

Remaining Balance Due, including other fees,
as of 3/29/2017 **0.00**

Date Paid: 02/06/2017
Effective Date: 01/31/2017
Station/Till: Luanne/Luanne's Till
Cashier: LuanneC

15/ITC/SES/1702093-SMA

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: 3/, 2017

Grantor: WILLIAM M. LaMONT, JR. and TAMMY N. LaMONT

Grantor's Mailing Address:

15848 N Evans Road
Selma, TX 78154

Grantee: ACOSTA HOLDING COMPANY, LLC

Grantee's Mailing Address:

9860 FM 967
Buda, TX 78610

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Tract 1: Lot 12 and the Southwest one-half of Lot 11, Block 1, COLLEGE COURTS, INCORPORATED ADDITION to the City of San Marcos, according to the map or plat thereof recorded in Volume 141, page 56, Deed Records of Hays County, Texas, and being more particularly described as First Tract on Exhibit "A" attached hereto and made a part hereof.

Tract 2: Being a part of Lot 11, Block 1, COLLEGE COURTS, INCORPORATED ADDITION to the City of San Marcos, according to the map or plat thereof recorded in Volume 141, page 56, Deed Records of Hays County, Texas, and being more particularly described as Second Tract on Exhibit "A" attached hereto and made a part hereof.

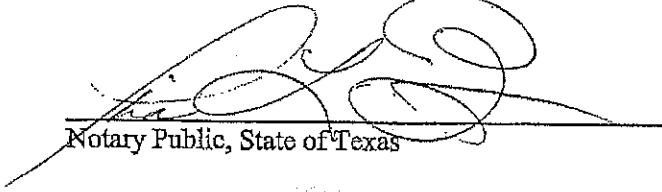
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017, which Grantee assumes and agrees to pay, and subsequent assessments for that and

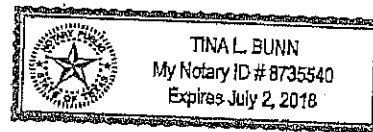
STATE OF TEXAS)

COUNTY OF *Guadalupe*)
~~HAYS~~

This instrument was acknowledged before me on 1-31, 2017, by TAMMY
N. LaMONT.



Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
The Majors Law Firm, PLLC
100 E. San Antonio, Ste. 102
San Marcos, Texas 78666
Tel: (512) 392-1273
Fax: (512) 396-8539