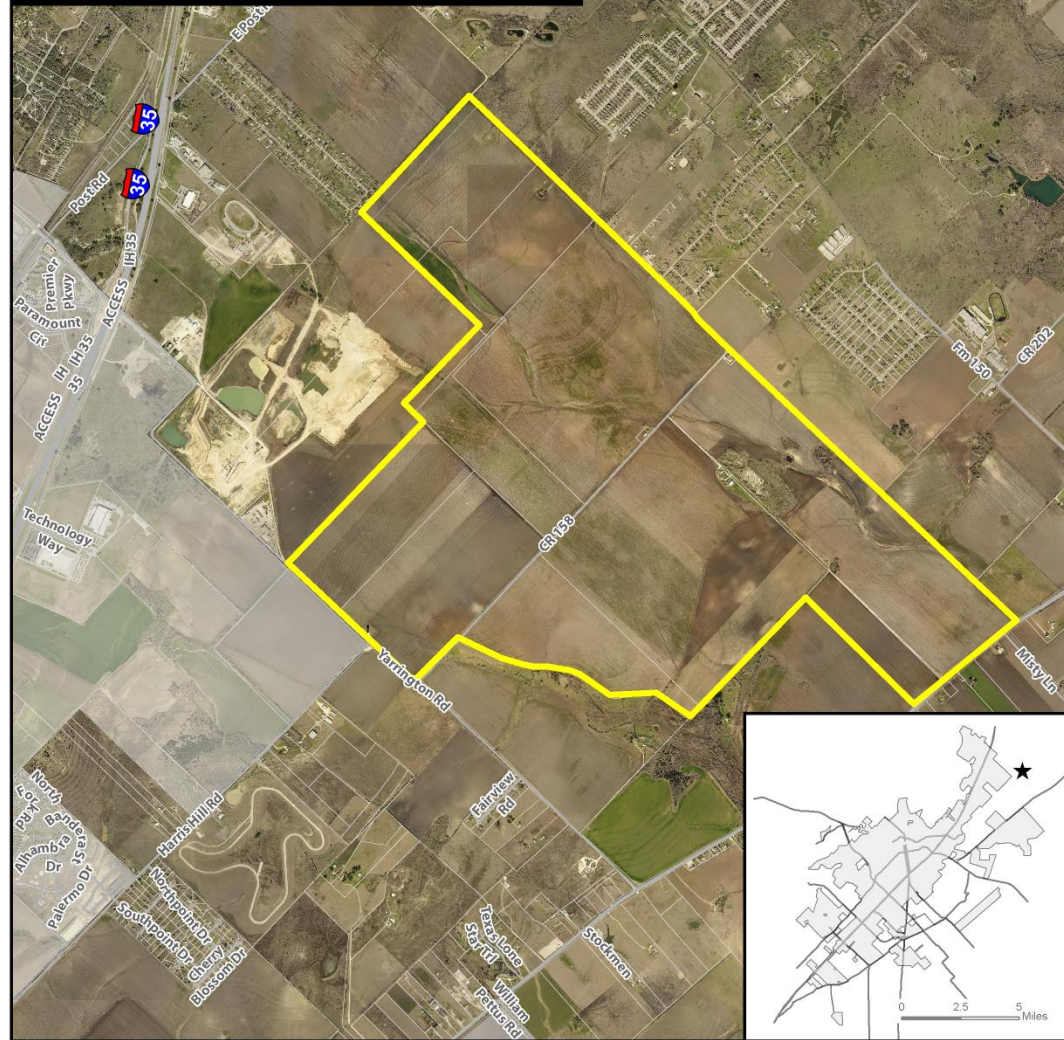


PC-19-50 (La Salle Preliminary Plat Amendment)

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, and was amended in 2018 to provide a lot for the purpose of processing material.
- Development Agreement approved in 2014 and amended in 2018.
- Amendment will provide 3 additional lots.

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

AMENDED PRELIMINARY PLAT OF LASALLE HOLDINGS

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 areas 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.

HAYS COUNTY NOTES

Total Number of Lots: 7

Average size of lots: 195.8 Acres

Total number of lots within the following size categories:
10 acres or larger - 7
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 751.

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.

PRELIMINARY

This document shall not be recorded for any purpose.

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

Tract One: Being 230.47 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 3030, Page 657, Hays County Official Public Records.

Tract Two: Being 379.59 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 3030, Page 657, Hays County Official Public Records.

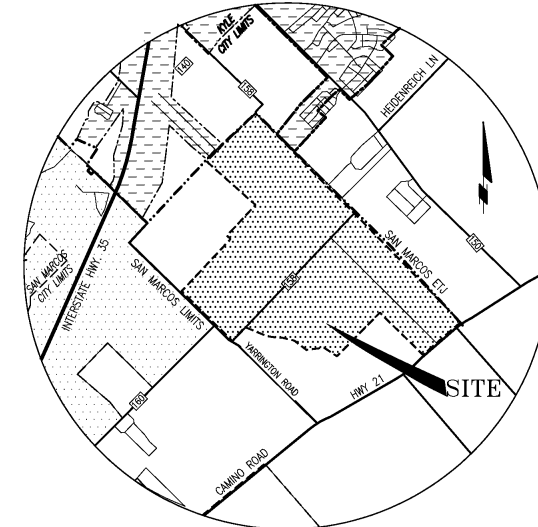
Tract Three: Being 398.91 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 2909, Page 684, Hays County Official Public Records.

Tract Four: Being 108.00 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 2909, Page 684, Hays County Official Public Records.

Tract Five: Being 94.52 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 2909, Page 684, Hays County Official Public Records.

Tract Six: Being 123.75 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 3030, Page 657, Hays County Official Public Records.

Tract Seven: Being 35.54 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 3030, Page 657, Hays County Official Public Records.



LOCATION MAP

NOT TO SCALE

JURISDICTION:
CITY OF SAN MARCOS 2 MILE E.T.J.

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 to 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, P.E. # 97597

Carlson, Brigance & Doering, Inc.
5501 W William Cannon Drive
Austin, Texas 78749

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Joann A. Eagle, P.E. 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 TRAVIS

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.

Aaron V. Thomason, R.P.L.S.#8214
Carlson, Brigance & Doering, Inc.
5501 W William Cannon Drive
Austin, Texas 78749

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Aaron V. Thomason, R.P.L.S. 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

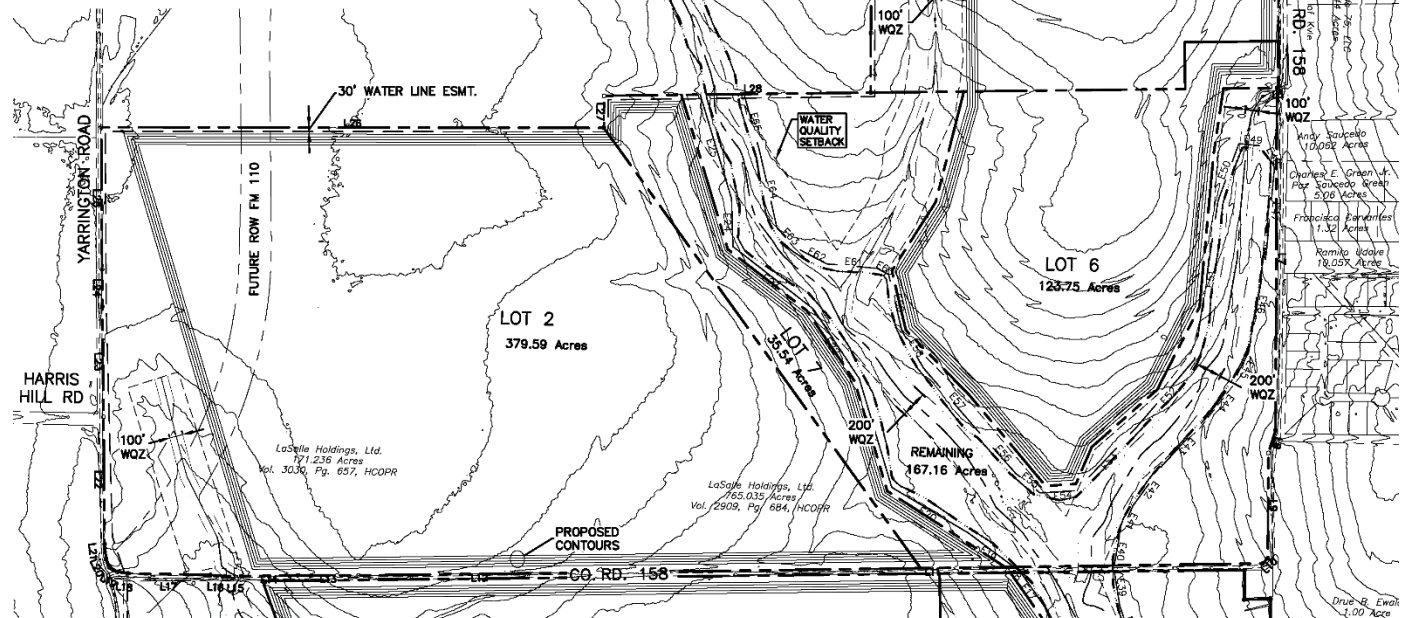


AMENDED PRELIMINARY PLAT OF LASALLE HOLDINGS

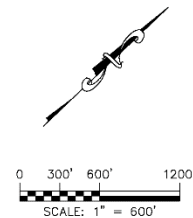
1. ○ Indicates record property corner.
2. ● Indicates 1/2" steel rod found.
3. HCOPR = Hays County Official Public Records. HCPR = Hays County Plat Records.
4. The bearing basis for this survey Texas Coordinates System, South Central was established by GPS.
5. These tracts are located in the City of San Marcos' Extra-Territorial Jurisdiction (E.T.J) area.
6. These tracts are located in the Hays Consolidated Independent School District.
7. Electric Service provided by Pedernales Electric Cooperative, Inc.
8. Water and Wastewater services provided by the City of San Marcos.
9. Gas service provided by Centerpoint Energy.
10. 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.
11. 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. 48209C0405F and No. 48209C0415F, dated 9/2/2005.
12. The City of San Marcos Advisory Floodplain Risk Map 6 does not cover this tract.

Line #	Length	Direction
L1	3363.59	N46° 19' 27.27"W
L2	3080.80	N43° 25' 49.54"E
L3	1823.69	S46° 16' 00.46"E
L4	20.00	S43° 08' 13.54"W
L5	1513.59	S46° 10' 51.46"E
L6	9.33	S42° 54' 06.54"W
L7	2564.33	S46° 10' 51.46"E
L8	180.56	S28° 53' 51.46"E
L9	787.50	S46° 09' 51.46"E
L10	56.12	S1° 40' 21.46"E
L11	4963.14	S42° 49' 06.54"W
L12	1818.60	S42° 55' 03.54"W
L13	453.80	S43° 45' 10.54"W
L14	425.56	S42° 36' 17.54"W
L15	122.22	S44° 15' 43.54"W
L16	108.79	S47° 32' 34.54"W
L17	819.77	S44° 44' 51.54"W
L18	73.98	S50° 49' 57.54"W
L19	65.58	S73° 46' 36.54"W
L20	70.50	N71° 20' 10.72"W
L21	111.54	N52° 29' 56.46"W
L22	954.14	N46° 51' 22.46"W
L23	825.21	N47° 04' 07.01"W
L24	278.69	N46° 44' 36.46"W
L25	1066.10	N46° 42' 07.46"W
L26	3770.10	N43° 40' 26.54"E
L27	240.46	N46° 01' 43.46"W
L28	2000.06	N42° 54' 08.54"E

PRELIMINARY
This document shall not be recorded for any purpose.



---	PROPERTY BOUNDARY
---	PROPOSED GRADING
---	EXISTING MAJOR CONTOUR
---	FEMA FLOODPLAIN
---	DRAINAGE EASEMENT
---	EXIST. CREEK CENTER LINE
---	WATER QUALITY SETBACK
○	RECORD PROPERTY CORNER
●	1/2" STEEL ROD FOUND



SHEET NO. 2 OF 3

Carlson, Brigrace & Doering, Inc.

FIRM ID #F9791 REG. # 10024900

Civil Engineering Surveying

5501 West Williams Canyon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\4994\dwg\PRELIMINARY\4996_PRELIMINARY PLAT

AMENDED PRELIMINARY PLAT OF LASALLE HOLDINGS

PRELIMINARY
This document shall not be recorded for any purpose.

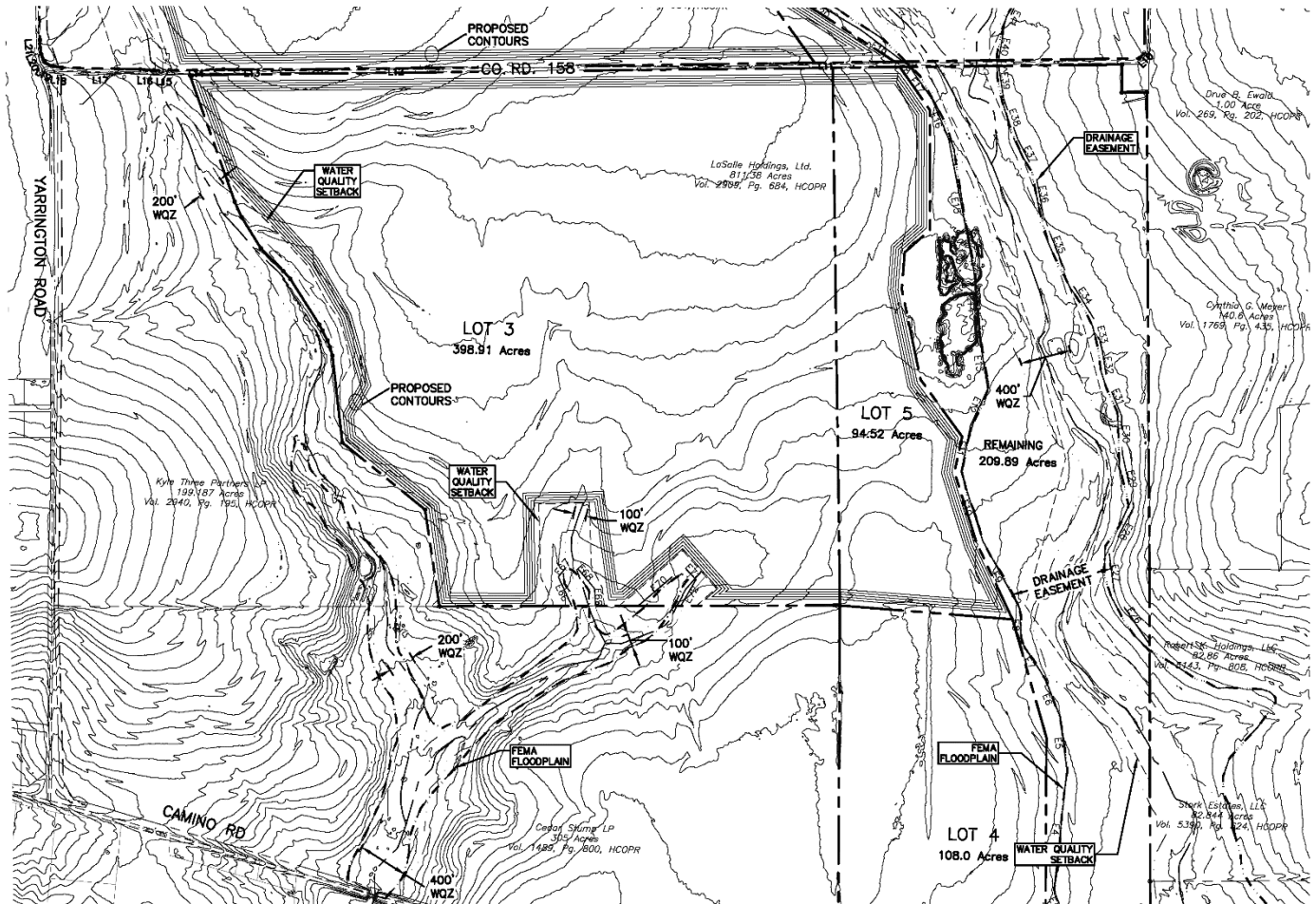
EASEMENT LINE TABLE		
Line #	Length	Direction
E1	523.43	N77° 11' 10.17"W
E2	515.06	S83° 41' 43.32"W
E3	190.71	N66° 55' 34.56"W
E4	954.86	N40° 13' 22.91"W
E5	431.31	N54° 02' 28.54"W
E6	303.43	N67° 40' 26.31"W
E7	361.28	N78° 44' 53.61"W
E8	254.41	N48° 46' 17.17"W
E9	612.73	N75° 08' 42.91"W
E10	571.14	N63° 48' 39.21"W
E11	375.86	N34° 46' 18.72"W
E12	314.82	N20° 59' 27.07"W
E13	417.71	N55° 27' 07.57"W
E14	521.11	N51° 09' 37.84"W
E15	1064.43	N57° 13' 56.43"W
E16	334.58	N68° 59' 34.55"W
E17	316.32	N81° 14' 01.75"W
E18	64.50	S81° 29' 07.82"W
E19	423.38	S80° 19' 22.57"W
E20	669.75	S74° 18' 21.53"W
E21	849.97	N62° 59' 45.73"W
E22	623.49	N79° 47' 21.32"W
E23	765.83	S81° 25' 04.10"E
E24	356.26	N48° 06' 42.94"W
E25	615.94	N63° 08' 31.16"W
E26	496.35	N80° 44' 29.48"W
E27	310.22	N53° 43' 14.62"W
E28	418.60	N18° 29' 55.46"W
E29	430.92	N58° 49' 10.91"W
E30	294.63	N47° 13' 32.68"W

BOUNDARY LINE TABLE		
Line #	Length	Direction
L1	3383.59	N46° 19' 27.27"E
L2	3080.80	N43° 25' 48.54"E
L3	1823.69	S46° 18' 00.46"E
L4	20.00	S43° 08' 13.54"W
L5	1513.59	S46° 10' 51.46"E
L6	9.33	S42° 54' 08.54"W
L7	2564.33	S46° 10' 51.46"E
L8	180.56	S28° 53' 51.46"E
L9	787.50	S46° 09' 51.46"E
L10	56.12	S1° 40' 21.48"E
L11	4903.14	S42° 49' 08.54"W
L12	1818.60	S42° 55' 03.54"W
L13	453.80	S43° 45' 10.54"W
L14	425.56	S42° 36' 17.54"W
L15	122.22	S44° 15' 43.54"W
L16	109.79	S47° 32' 34.54"W
L17	819.77	S44° 44' 51.54"W
L18	73.98	S50° 49' 57.54"W
L19	68.58	S73° 48' 36.54"W
L20	70.50	N71° 20' 10.72"W
L21	111.54	N82° 29' 58.46"W
L22	904.14	N46° 51' 07.01"W
L23	825.21	N47° 04' 07.01"W
L24	278.89	N46° 44' 39.46"W
L25	1066.10	N48° 42' 07.46"W
L26	3770.10	N43° 40' 28.54"E
L27	240.49	N46° 01' 43.46"W
L28	2000.06	N42° 54' 08.54"E

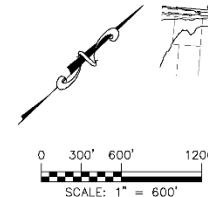
EASEMENT LINE TABLE		
Line #	Length	Direction
E31	303.75	N69° 01' 50.61"W
E32	224.80	N55° 03' 08.63"W
E33	284.12	N60° 39' 07.51"W
E34	418.22	N78° 07' 01.05"W
E35	485.40	N68° 09' 26.25"W
E36	354.05	N56° 58' 45.08"W
E37	303.15	N73° 51' 46.98"W
E38	343.26	N65° 34' 12.45"W
E39	282.13	N55° 14' 57.11"W
E40	226.99	N36° 21' 53.29"W
E41	243.40	N22° 15' 54.52"W
E42	352.57	N10° 36' 39.65"W
E43	518.79	N3° 52' 39.72"W
E44	333.67	N9° 36' 42.08"W
E45	241.34	N19° 03' 53.46"W
E46	755.60	N36° 15' 10.53"W
E47	846.01	N40° 53' 13.86"W
E48	180.00	N74° 19' 06.31"W
E49	184.00	S49° 45' 18.45"W
E50	458.00	S28° 20' 44.06"E
E51	1201.11	S37° 59' 55.32"E
E52	860.89	S5° 47' 41.98"E
E53	665.75	S2° 39' 19.21"E
E54	268.75	S40° 04' 01.46"W
E55	235.15	S82° 19' 08.65"W
E56	300.30	N88° 10' 46.10"W
E57	696.23	N87° 21' 50.79"W
E58	322.17	N78° 37' 00.04"W
E59	435.90	N56° 44' 03.06"W
E60	96.85	S71° 55' 40.43"W

EASEMENT LINE TABLE		
Line #	Length	Direction
E61	378.94	S48° 37' 31.08"W
E62	261.30	S71° 01' 08.53"W
E63	204.17	S89° 26' 13.40"W
E64	586.77	N59° 08' 11.31"W
E65	448.18	N61° 33' 17.99"W
E66	254.02	N71° 05' 25.86"W
E67	162.13	N7° 24' 45.25"W
E68	286.58	S86° 16' 03.36"E
E69	136.72	S50° 02' 18.27"E
E70	475.25	N3° 04' 55.75"E
E71	139.67	S80° 40' 56.87"E
E72	239.35	S15° 56' 21.74"E

- o Indicates record property corner.
- Indicates 1/2" steel rod found.
- HCPR = Hays County Official Public Records. HCPR = Hays County Plat Records.
- The bearing basis for this survey Texas Coordinates System, South Central was established by GPS.
- These tracts are located in the City of San Marcos Extra-Territorial Jurisdiction (E.T.J.) area.
- These tracts are located in the Hays Consolidated Independent School District.
- Electric Service provided by Pedernales Electric Cooperative, Inc.
- Water and Wastewater services provided by the City of San Marcos.
- Gas service provided by Centerpoint Energy.
- 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.
- A portion of these tracts lie within Zone A (area determined to be within the 1% annual chance floodplain, base flood elevations undetermined) 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. 48209C0405F and No. 48209C0415F, dated 9/2/2005.
- The City of San Marcos Advisory Floodplain Risk Map 6 does not cover this tract.



LEGEND	
---	PROPERTY BOUNDARY
---	PROPOSED GRADING
---	EXISTING MAJOR CONTOUR
---	FEMA FLOODPLAIN
---	DRAINAGE EASEMENT
---	EXIST. CREEK CENTER LINE
---	WATER QUALITY SETBACK
---	WATER QUALITY ZONE
o	RECORD PROPERTY CORNER
•	1/2" STEEL ROD FOUND



Carlson, Brigrace & Doering, Inc.

FORM ID #E3791 • REG. # 10024900

Civil Engineering • Surveying
5501 West William Canyon • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

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-19-50 as submitted.