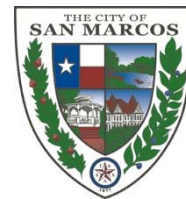


LICENSE TO ENCROACH APPLICATION

Updated: October, 2018

Case # LA-____-____



CONTACT INFORMATION

Applicant's Name	Eric Scott Ross	Property Owner	E & T Real Estate LLC
Applicant's Mailing Address	142 Cimarron Park Loop Suite A Buda TX 78610	Owner's Mailing Address	142 Cimarron Park Loop Suite A Buda TX 78610
Applicant's Phone #	512-757-4444	Owner's Phone #	512-757-4444
Applicant's Email	EScottRoss@gmail.com	Owner's Email	EScottRoss@gmail.com

PROPERTY INFORMATION

Location of Proposed Encroachment: 1105 Hillyer St. San Marcos TX 78666

Type of Encroachment ☒ Right-of-Way ☒ Easement

Subdivision WESTOVER, BLOCK 42, LOT 557

Proposed Use: Residential driveway for single family home

Justification for Encroachment (why should this request be granted): See attached letter

AUTHORIZATION

DocuSigned by:

E. Scott Ross REALTOR

9/11/2019

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I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request. I will hold the City of San Marcos harmless, and indemnify it against all suits, costs, expenses and damages that may arise or grow out of approval of this application and release the City from any and all claims arising out of or in connection with damage to encroaching structures.

Filing Fee \$1,030

Technology Fee \$12

TOTAL COST \$1,042

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/



CHECKLIST FOR LICENSE TO ENCROACH APPLICATION

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department		Comments
<input checked="" type="checkbox"/>	<i>Pre-development meeting with staff is recommended</i> <ul style="list-style-type: none"> Please visit http://sanmarcostx.gov/1123/Pre-Development-Meetings to schedule 	Completed 3/24/2019 and subsequent emails with Alison Brake.
<input checked="" type="checkbox"/>	Completed Application for License to Encroach	
<input checked="" type="checkbox"/>	Site Plan illustrating the encroachment, may include photos	
<input checked="" type="checkbox"/>	Building Plans for all encroaching structures, which must be approved by the Building Official prior to approval of this application.	
<input checked="" type="checkbox"/>	Metes & Bounds description of the area to be encroached upon	Survey of subject property attached
<input checked="" type="checkbox"/>	CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	Survey of subject property attached
<input checked="" type="checkbox"/>	Detailed sketch of the area sought to be encroached upon & the surrounding area to the nearest streets in all directions, showing the abutting lots and blocks	Attached
<input type="checkbox"/>	Letters of Consent from all property owners abutting the area to be encroached upon, including names & addresses	
<input checked="" type="checkbox"/>	Application Filing Fee \$1,030 Technology Fee \$12	Check # 2571 attached
**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."		

DocuSigned by:

E. Scott Ross



9/11/2019

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ADDENDUM - LICENSE TO ENCROACH APPLICATION - 1105 Hillyer St.

A gravel roadway has been in constant use in this location for many years, as a driveway to the adjacent property at 1103 Hillyer St. We want to utilize the same access and improve the existing gravel path into a concrete driveway. We will construct the driveway per city standards.

We need to utilize this access to our lot so that we can improve it and construct a single-family residential house on our lot. Without driveway access, our lot has no economic value. Many years ago, we requested a CIP budget for street construction (continuation of) Hillyer St in this location, but no money was ever budgeted for this project. It is apparent to me that construction of a full city street would be cost prohibitive to the viability of the project. In fact, a full city street connection to Furman is not needed because it would be redundant. All surrounding properties already have access. Also, the junction on Hillyer at Furman is situated on a very steep grade, further adding to the cost and complications of a street connection that really does not need to exist.

We just need to be able to use the existing access point of the gravel driveway off Allen St. to our lot at 1105 Hillyer and make it better by constructing a concrete driveway, per city standards. To be clear, we are not asking to increase the length of the current driveway; we are only asking to utilize and improve what is already in use, so that we can build a house on our lot.

Thank you for your consideration. Sincerely,

DocuSigned by:

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9/11/2019

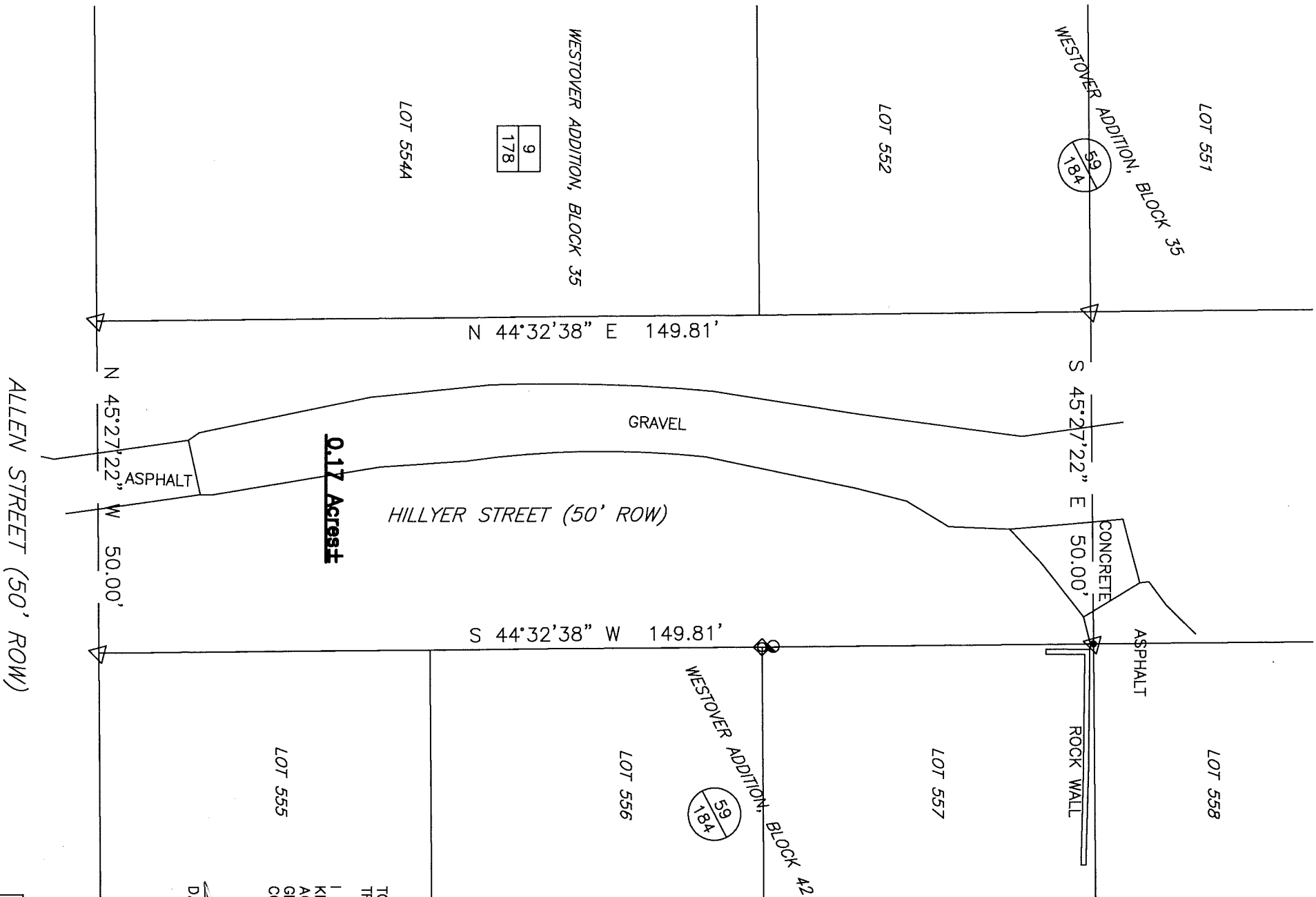
- E. Scott Ross

E&T Real Estate LLC

SURVEYORS NOTES

1. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
2. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0389F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
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.
5. TREE SYMBOLS ARE NOT TO SCALE AND DO NOT REPRESENT THE ACTUAL CANOPY SIZE OR LOCATION.

ORIGINAL SCALE
1" = 20'



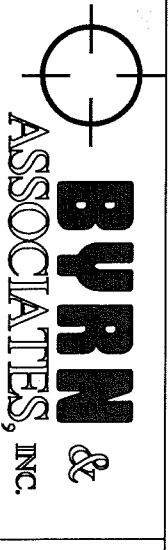
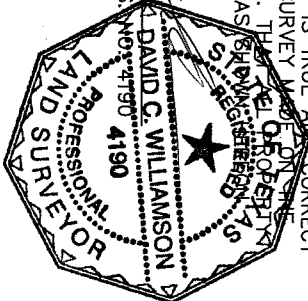
LEGEND

- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- HAYS COUNTY PLAT RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- CONCRETE NAIL SET WITH ALUMINUM WASHER STAMPED "BYRN SURVEY"
- WATER METER

TO ERIC ROSS, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON AUGUST 8, 2019. THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON.

DAVID C. WILLAMSON, R.P.L.S.



SURVEYING

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

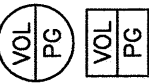
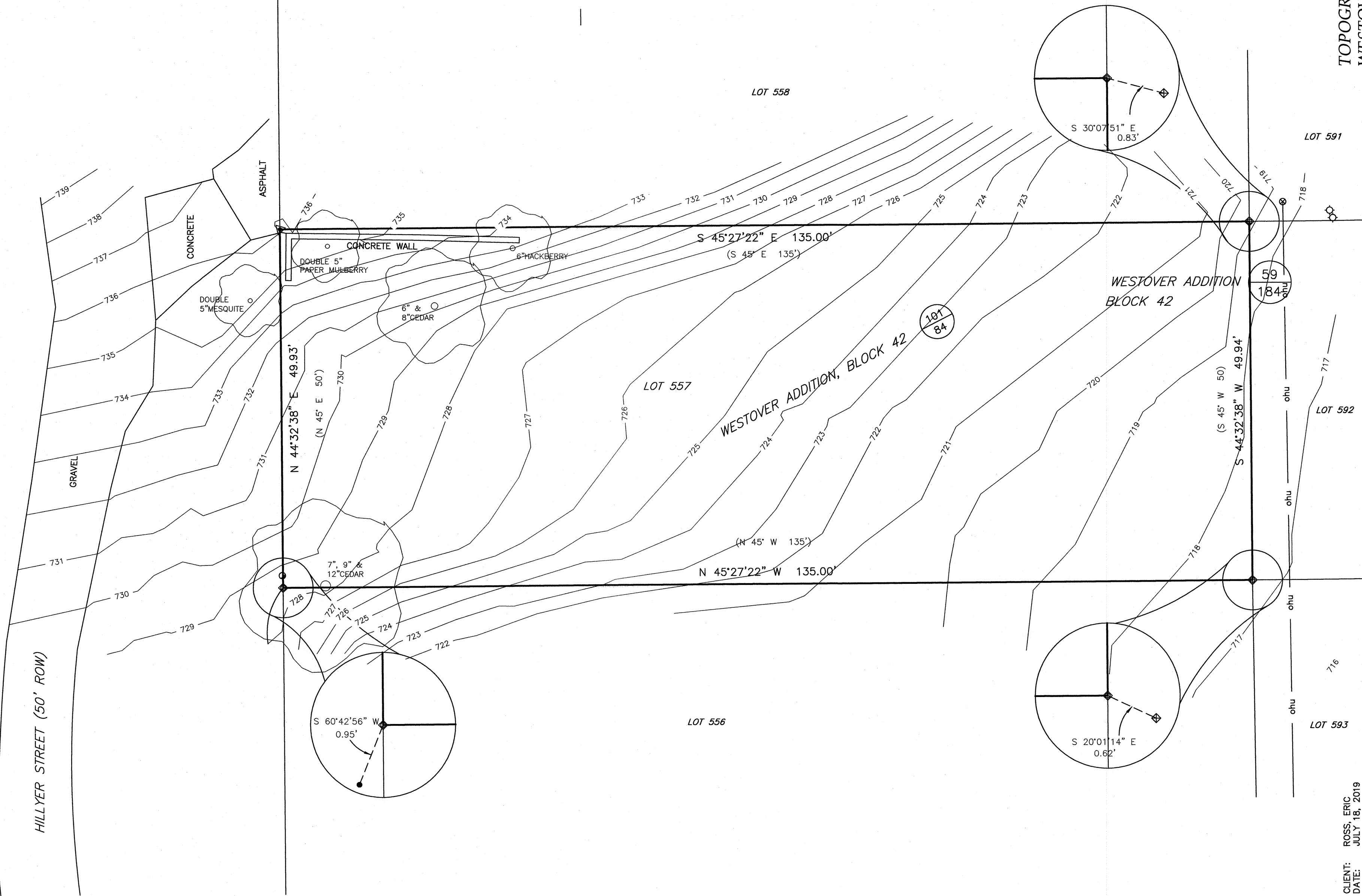
PLAT OF 0.17 ACRES, MORE OR LESS,
BEING A PORTION OF HILLYER STREET, WESTOVER ADDITION,
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

CLIENT: ROSS, ERIC
DATE: AUGUST 8, 2019
OFFICE: HADEN
CREW: C. SMITH, K. SMITH
FB/Pg: 758/75
PLAT NO. 2784-19-2-b

SURVEYORS' NOTES

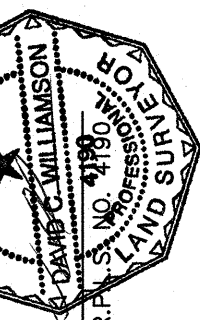
1. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
2. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0389F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
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.
5. TREE SYMBOLS ARE NOT TO SCALE AND DO NOT REPRESENT THE ACTUAL CANOPY SIZE OR LOCATION.

HILLIER STREET (50' ROW)

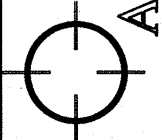


TO ERIC ROSS, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY GROUND ON JULY 18, 2019. THE SURVEY CORNERS ARE MONUMENTED AS SHOWN HEREON.



DAVID C. WILLIAMSON, R.L.S.



SURVEYING

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

CLIENT: ROSS, ERIC
DATE: JULY 18, 2019
OFFICE: HAUSEN
CREW: C. SMITH, K. SMITH
FB/PG: 738/75
PLAT NO. 27864-19-c

TOPOGRAPHIC SURVEY OF LOT 557, BLOCK 42,
WESTOVER ADDITION, CITY OF SAN MARCOS,
HAYS COUNTY, TEXAS



Approx length: 125 ft

Approx width: 10 ft.

