



BROWN & MCDONALD
ATTORNEYS AT LAW

December 16, 2024

Amanda Hernandez
Director of Planning and Development Services
City of San Marcos
630 East Hopkins
San Marcos, Texas 78666

Re: Conditional Use Permit Request to allow for the Development of a Warehouse/Office and Storage Building on the 3.966 Acres of Land Generally Located on the Southeastern Corner of Centerpoint Rd and Gregson's Bend (*see Exhibit "A"*); *Our File No. 1139.001*

Dear Ms. Hernandez:

On behalf of the Galleria San Marcos, LLC (the "Property Owner") we submit this application for a conditional use permit (*see Exhibit "B"*) for the 3.966 acres located at 600 Centerpoint Rd (*the "Property"*). Galleria San Marcos intends to build a flex use office/warehouse space on the Property designed for business operations (the "Project"). The Property is zoned General Commercial (GC) Legacy District and is surrounded by vacant and undeveloped land (*see Exhibit "C"*).

In line with the new Vision SMTX Comprehensive Plan adopted by San Marcos, this flex office/warehouse space will encourage economic development and encourage local entrepreneurs to expand their businesses. This Project fits in line with the goals to support job creation and encourage capital investment and will create approximately thirty (30) jobs. This Project is designed to allow small businesses to meet potential customers in a professional setting, and also store any materials related to their business on the same site. The total square footage of the building is 40,000 sf with ten office/warehouse suites (*see Exhibit "D"*). Each suite ranges in size from a 1,400 sf office and 2,520 sf warehouse to a 1,220 sf office and a 2,700 sf warehouse (*see Exhibit "E"*). The Project is thirty (30) percent office space and seventy (70) percent warehouse space; and each suite includes two office spaces, a conference room, two bathrooms, a breakroom, and a maintenance closet. The perfect tenant for this concept can range from anyone from a local plumber, professional photographer, to personal trainer.

The conditional use request is for a flex office/warehouse space; however, the use is not intended to be industrial. The use is intended to provide a space for growing businesses that need a safe place to operate, or store their tools of their trade, or coach clients, etc. This Project is not designed to support industrial uses or deliveries. The attached parking layout includes two entrances/exits onto the property, and is for customers and employees only, no parking will be provided to delivery vehicles. (*See Exhibit F* clearly display how the property entrances and parking lot are not for 18-wheeler.) All delivery vehicles

will be required to unload and vacate the premises as their presence will block customer and employee parking. Moreover, the warehouse doors are grade level doors that are level with the ground and meant for foot traffic and smaller vehicles, these doors are not meant to handle large deliveries nor support 18-wheelers and trailers (*see Exhibit "G"*). Included in this application is a Traffic Impact Analysis worksheet (*see Exhibit "H"*) for your review, showcasing a normal day on Gregson's Bend in front of the Subject Property. It is important to note that the proposed office/warehouse use will generate *less* traffic than a traditional retail center that is allowed by right in the current GC Legacy District.

This location serves as connection from home to work, allowing tenants to potentially work close to home. While this area has many retail locations, the office space is limited, and this building will fulfill a need and benefit the surrounding neighborhoods. The impact this location will have on traffic will be minimal, but the economic impact could be great.

If this conditional use permit is approved the Property Owner will comply with all codes and regulations of the City of San Marcos in regard to this Project.

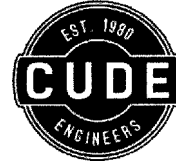
Sincerely,

BROWN & MCDONALD PLLC

BY: 
Caroline McDonald

Exhibits For Reference

- A- Metes and Bounds
- B- Application
- C- Maps
- D- Site Plan
- E- Project Plan
- F- Parking Lot
- G- Warehouse Doors/Engineering Plan
- H- Traffic Impact Analysis
- I- Deed
- J- Hays CAD
- K- Tax Certificate

EXHIBIT A**EXHIBIT "A"
PROPERTY****LEGAL DESCRIPTION
3.966 ACRES OF LAND**

3.966 ACRES OF LAND LOCATED IN THE E. BURLESON SURVEY 18, ABSTRACT 63, HAYS COUNTY, TEXAS AND OUT OF LOT 1 OF THE LOWMAN RANCH SUBDIVISION SECTION 2 RECORDED IN VOLUME 13, PAGE 384 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND OUT OF THAT CALLED 109.22 ACRE TRACT RECORDED VOLUME 1486, PAGE 887 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 3.966 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD ON THE NORTHWEST RIGHT-OF-WAY LINE OF GREGSON'S BEND, THE SOUTH CORNER OF SAID LOT 1, AND THE AND AN EAST CORNER OF THAT CALLED 70.894 ACRE TRACT RECORDED IN DOCUMENT 21016508 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

THENCE, ALONG AND WITH COMMON LINES OF SAID LOT 1 AND SAID 70.894 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

- 1) N 44°36'06" W, A DISTANCE OF 263.18 FEET TO A FOUND 1/2" IRON ROD WITH "DOUCET" CAP,
- 2) N 42°55'11" E, A DISTANCE OF 131.28 FEET TO A FOUND 1/2" IRON ROD,
- 3) N 50°38'08" W, A DISTANCE OF 96.86 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP,
- 4) NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF N 11°06'16" E, WITH A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 56°58'59", AN ARC LENGTH OF 129.29 FEET, AND A CHORD BEARING AND DISTANCE OF N 72°36'47" E, 124.03 FEET, TO A SET 1/2" IRON ROD WITH "CUDE" CAP,
- 5) N 44°07'28" E, A DISTANCE OF 236.56 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP, FOR THE NORTH CORNER OF THIS TRACT;

THENCE, S 46°23'09" E, OVER AND ACROSS SAID 109.22 ACRE TRACT, PASSING THE COMMON LINE OF SAID 109.22 ACRE TRACT AND SAID LOT 1, AND CONTINUING OVER AND ACROSS SAID LOT 1, A DISTANCE OF 395.79 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP THE COMMON LINE OF SAID LOT 1 AND SAID GREGSON'S BEND RIGHT-OF-WAY, THE EAST CORNER OF THIS TRACT;

THENCE, ALONG AND WITH SAID COMMON LINE, THE FOLLOWING FOUR (4) COURSES:

- 1) S 43°36'51" W, A DISTANCE OF 168.09 FEET TO A CALCULATED POINT,
- 2) SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF N 46°23'24" W, WITH A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 20°55'13", AN ARC LENGTH OF 109.54 FEET, AND A CHORD BEARING AND DISTANCE OF S 54°04'13" W, 108.93 FEET TO A FOUND 1/2" IRON ROD WITH "BYRON SURVEY" CAP,
- 3) S 64°31'33" W, A DISTANCE OF 203.12 FEET TO A FOUND 1/2" IRON ROD WITH "BYRON SURVEY" CAP,

CUDE ENGINEERS
SAN ANTONIO | AUSTIN | SAN MARCOS

4122 POND HILL ROAD STE 101
SAN ANTONIO, TEXAS 78231

PHONE: (210) 681-2951
CUDEENGINEERS.COM

TBPE NO. 455
TBPELS NO. 10048500

November 14, 2024

City of San Marcos
Planning & Development Services
630 East Hopkins
San Marcos, Texas 78666

Re: Representation in Connection with the Rezoning of +/- 3.966 Acres Generally Located at the Southeast Corner of Centerpoint Road and Gregson's Bend, San Marcos, Hays County, Texas (the "Subject Property").

This letter hereby authorizes Brown & McDonald, PLLC, to act as an authorized agent for the Galleria San Marcos, LLC the property owner of the Subject Property. Since the initial application was filed the applicant has finalized the purchase of the Subject Property. Attached is a copy of the deed and the entity information.

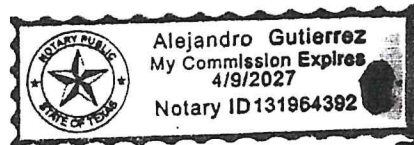
By: Galleria San Marcos, LLC

Signature

Amin Guindi Cohen

Manager

Galleria San Marcos LLC



State of Texas §

County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared AMIN GUINDI COHEN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal office, this the 26th day of November, 2024.

TEXAS SECRETARY of STATE
JANE NELSON**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

Filing Number: 805721934
Original Date of Filing: September 24, 2024
Formation Date: N/A
Tax ID: 32096905909
Duration: Perpetual

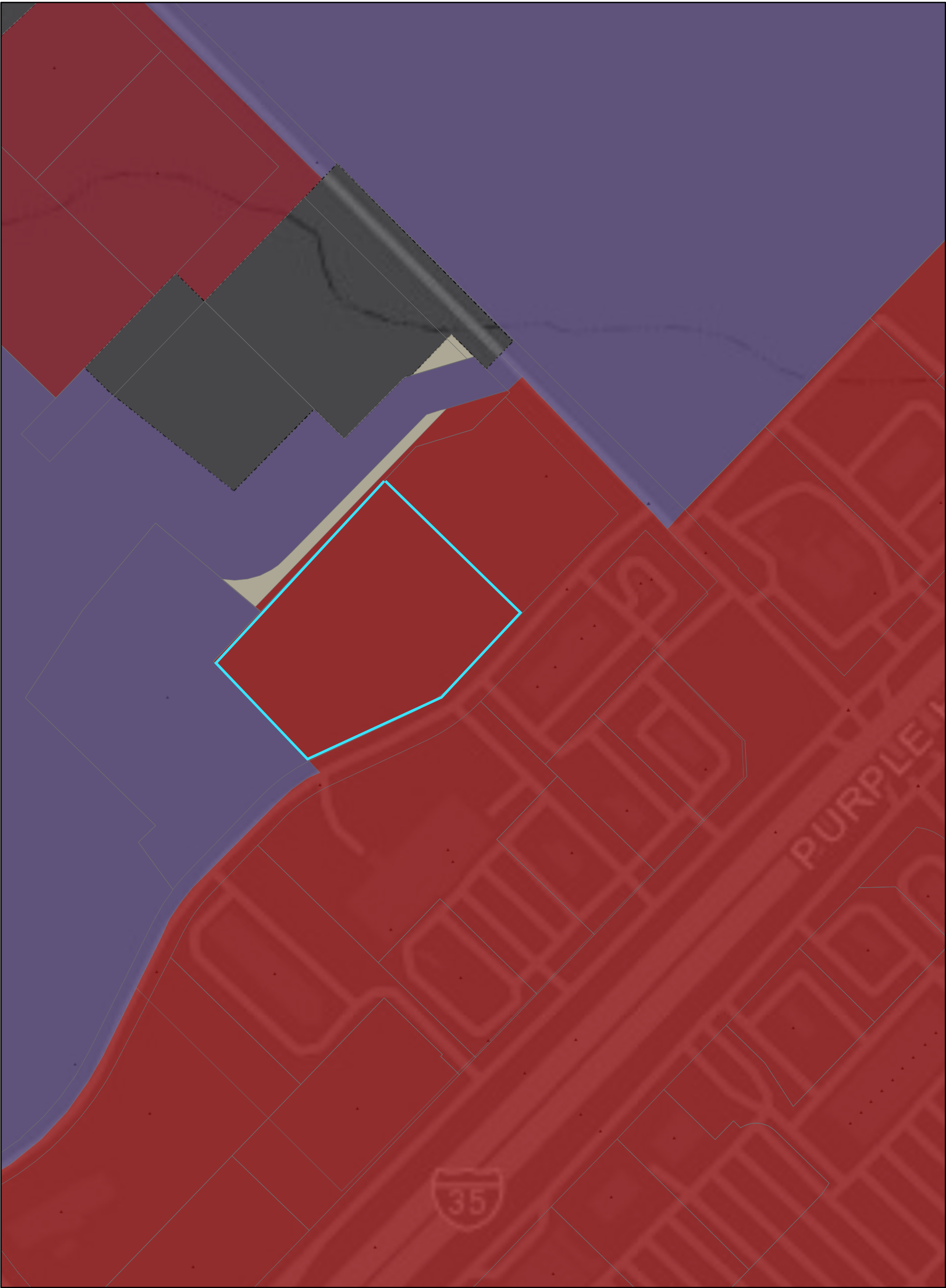
Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: In existence
FEIN:

Name: GALLERIA SAN MARCOS LLC
Address: 1100 NW LOOP 410 # 262
SAN ANTONIO, TX 78213-2263 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Last Update September 25, 2024	Name Amin Guindi Cohen	Title Manager	Address 1100 NW Loop 410 #262 San Antonio, TX 78213 USA			

[Order](#)[Return to Search](#)Instructions:

- 🔴 To place an order for additional information about a filing press the 'Order' button.



11/14/2024

Dark Gray Canvas Reference

MyPermitNowFeatures - Parcel

Zoning Districts - Zoning

Future Development

Character District 5

Heavy Commercial

General Commercial (Legacy)

*

MyPermitNowFeatures - Address Point

City Limit

Dark Gray Canvas Base

00.020.040.09

00.040.070.14

1:2,497

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

City of Austin, City of New Braunfels, City of San Marcos, Texas

Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc.,

USGS, EPA

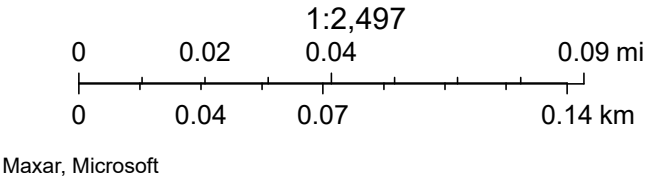
San Marcos, Texas Planning and Zoning Map



11/14/2024

- MyPermitNowFeatures - Parcel
- MyPermitNowFeatures - Address Point
- City Limit
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata





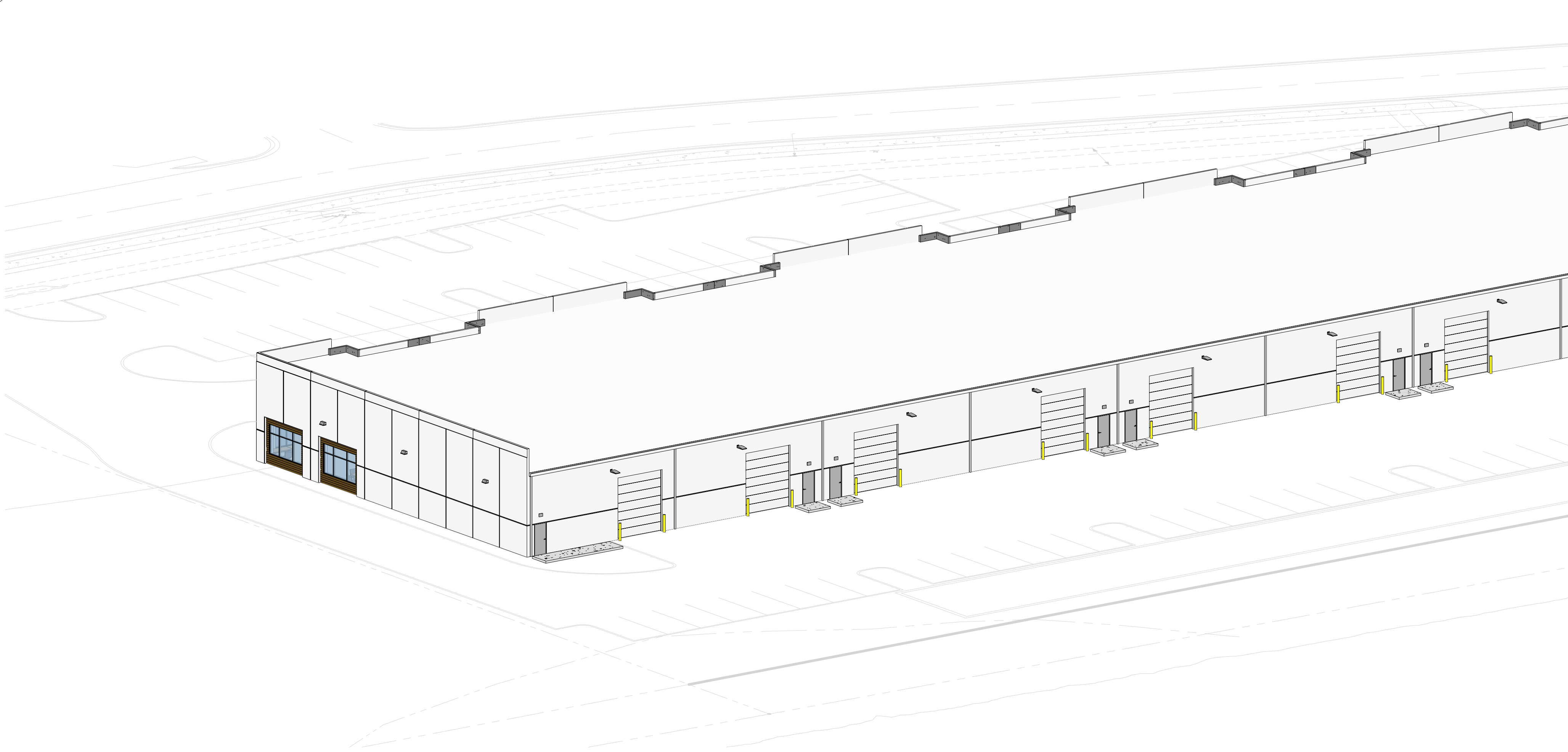
8317 YOUNG LANE
AUSTIN, TEXAS 78737
TEL: 512.288.3001
www.mcfarland-architecture.com

PRELIMINARY
NOT FOR
CONSTRUCTION

1 Front-Overall



2 Enlarged NE corner



3 Rear-Overall

ISSUED FOR:



05DEC24 DD

NO. DATE DESCRIPTION

PROJECT NUMBER

DRAWN BY

CHECKED BY

Gregson's
Bend
Commercial

xxx Gregson's Bend
San Marcos, Texas 78666

SHEET TITLE

3D Studies

SHEET NUMBER

A1.0

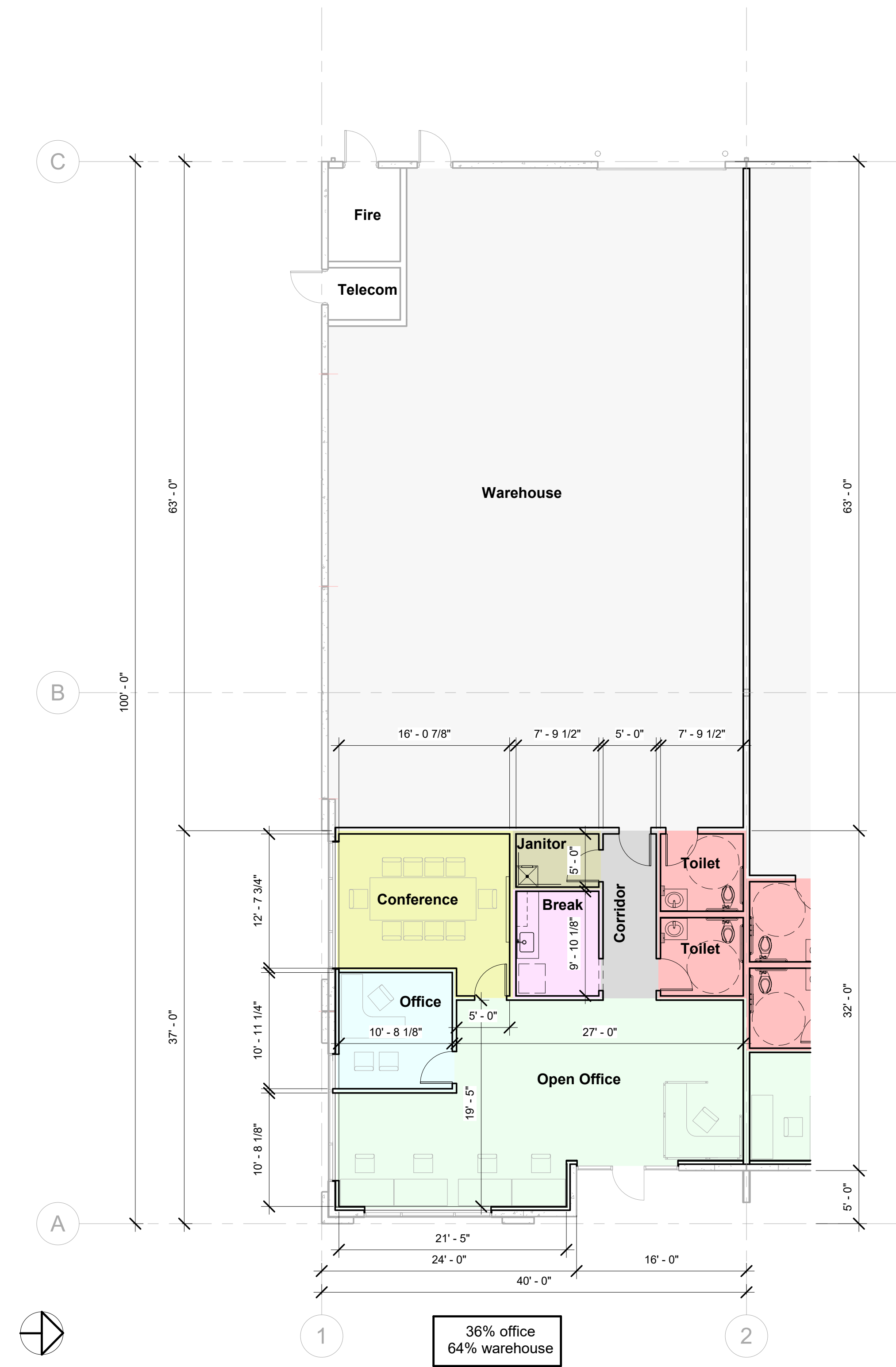


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PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



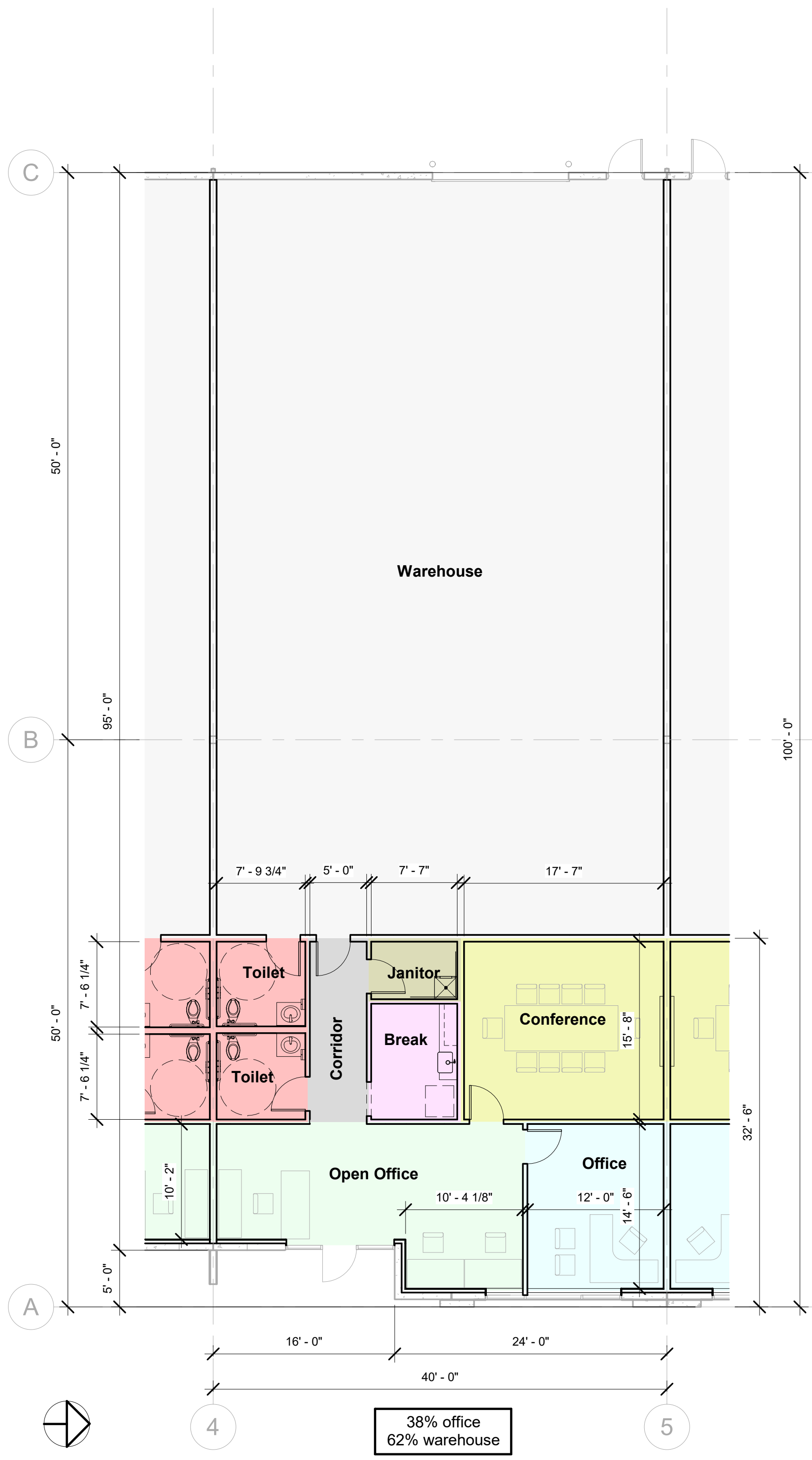
1 Partition Plan Overall
1/16" = 1'-0"



Room Legend

- Break
- Conference
- Corridor
- Janitor
- Office
- Open Office
- Toilet
- Warehouse

2 Suite 100 Enlarged Plan- 1,400 SF office/
2,520 SF warehouse/ 80 SF entry/ 4,000 SF
Total approx
1/8" = 1'-0"



3 Suite 130 Enlarged Plan- 1,220 SF office/
2,700 SF warehouse/ 80 SF entry/ 4,000 SF
Total SF approx
1/8" = 1'-0"

ISSUED FOR:		
13NOV24	Test Fit	

NO.	DATE	DESCRIPTION
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PROJECT NUMBER

DRAWN BY
CHECKED BY

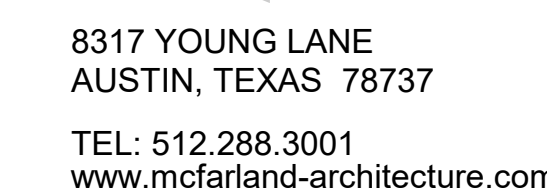
Spec Suites Suite 100/ Suite 140

xxx Gregson's Bend
San Marcos, Texas

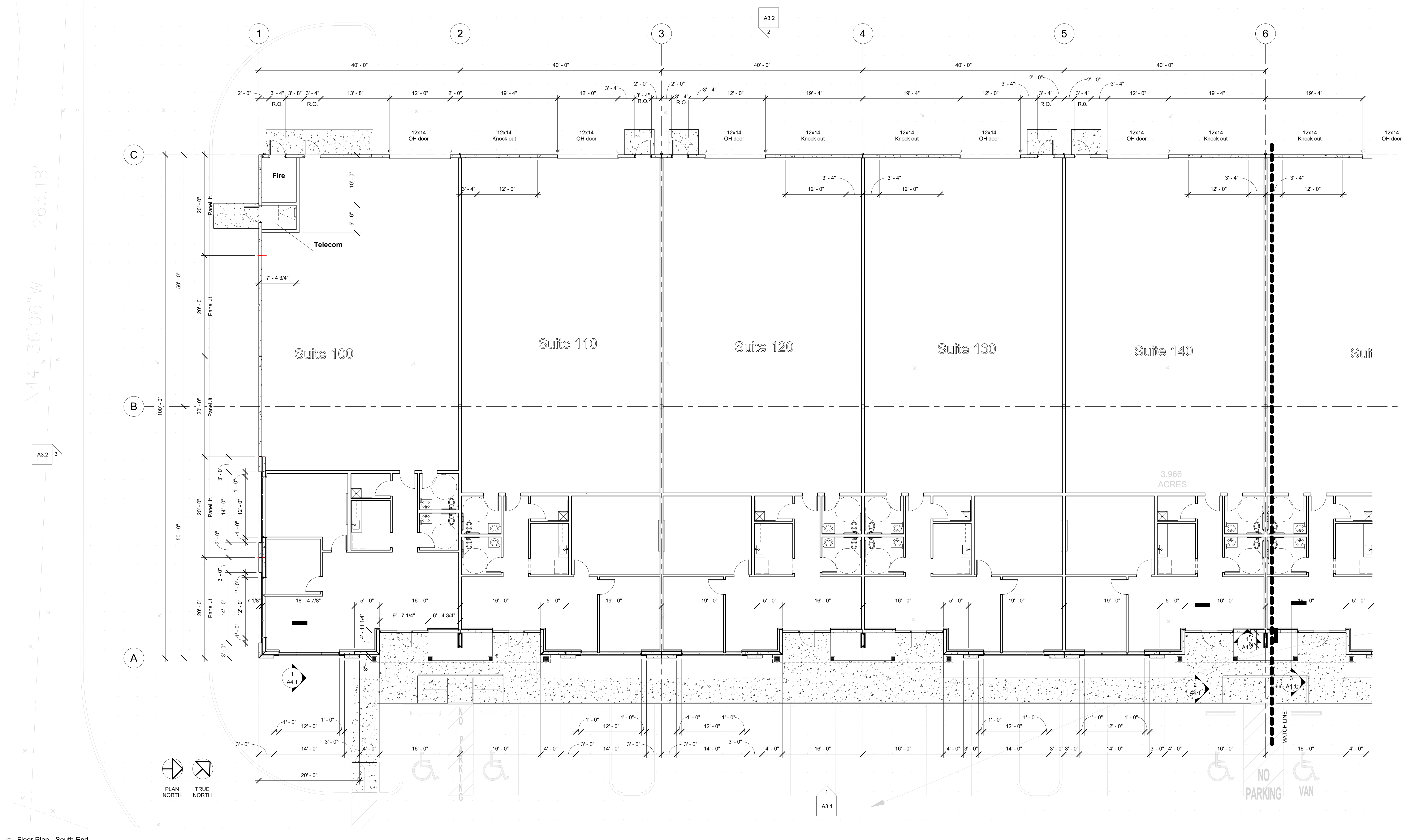
SHEET TITLE
Test Fit

SHEET NUMBER

A001



PRELIMINARY
(NOT FOR)
CONSTRUCTION



ISSUED FOR:

05DEC24 DD

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PROJECT NUMBER

DRAWN BY _____
CHECKED BY _____

Gregson's Bend Commercial

xxx Gregson's Bend
San Marcos, Texas 78666

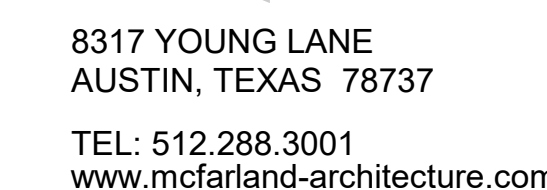
SHEET TITLE

Floor Plan- South End

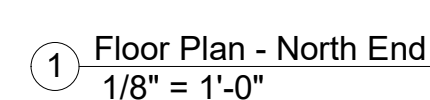
SHEET NUMBER

A2.1

1 Floor Plan - South End
1/8" = 1'-0"



PRELIMINARY
(NOT FOR)
CONSTRUCTION



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CHECKED BY _____

Gregson's Bend Commercial

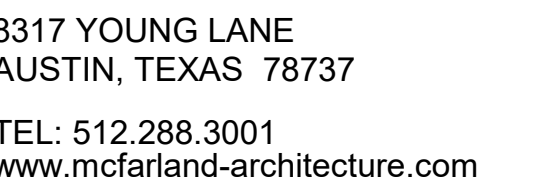
xxx Gregson's Bend
San Marcos, Texas 78666

SHEET TITLE

Floor Plan - North End

SHEET NUMBER

A2.2



PRELIMINARY
(NOT FOR)
CONSTRUCTION

ISSUED FOR:

05DEC24 DD

NO.	DATE	DESCRIPTION
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PROJECT NUMBER

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CHECKED BY _____

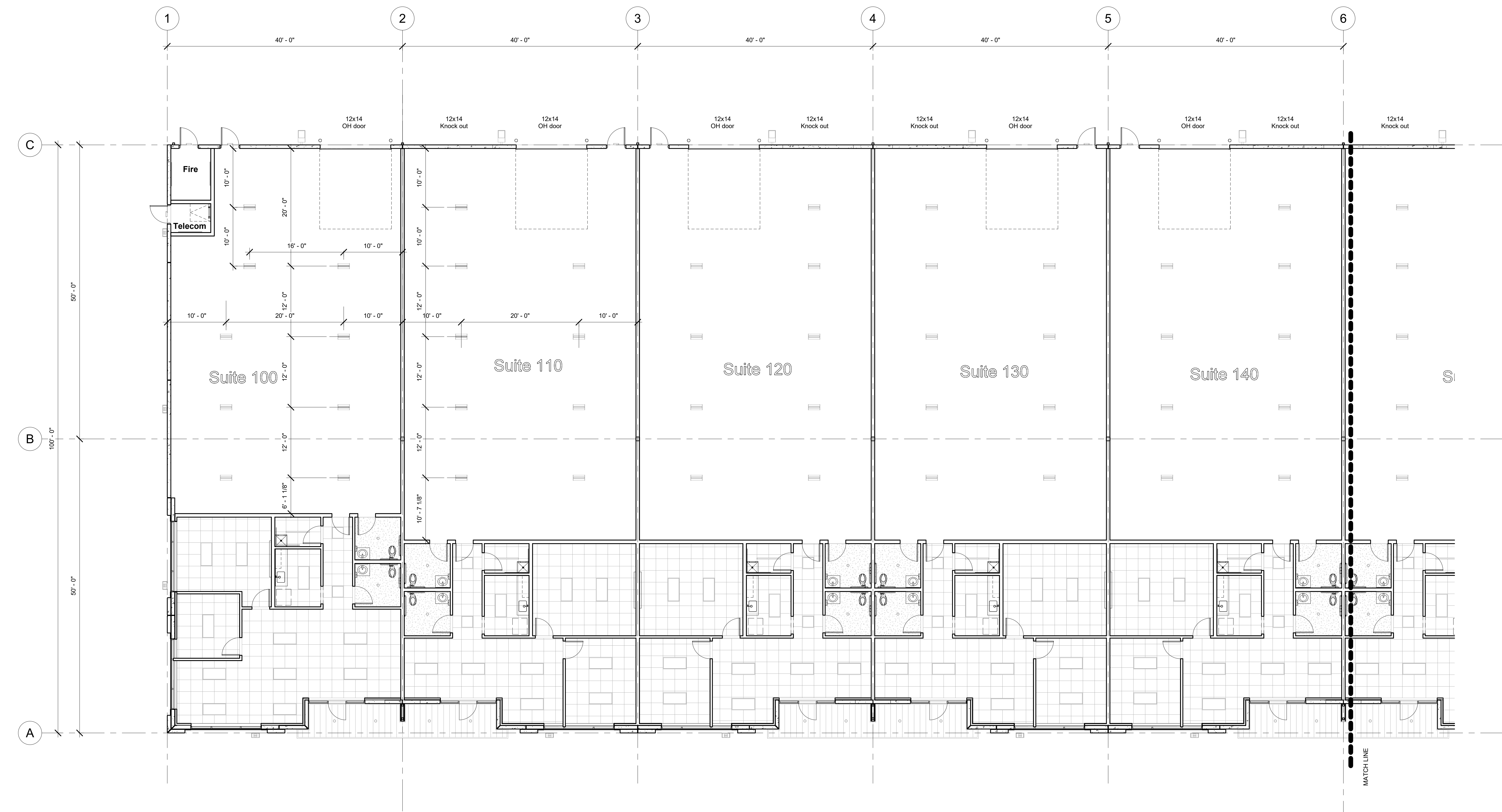
Gregson's Bend Commercial

xxx Gregson's Bend
San Marcos, Texas 78666

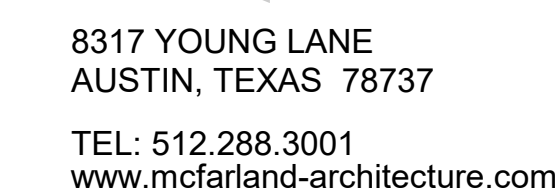
SHEET TITLE
Reflected Ceiling Plan-
South End

SHEET NUMBER

A2.4



① RCP - South End
1/8" = 1'-0"



PRELIMINARY
(NOT FOR)
CONSTRUCTION

ISSUED FOR:

05DEC24 DD

NO.	DATE	DESCRIPTION
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PROJECT NUMBER

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CHECKED BY _____

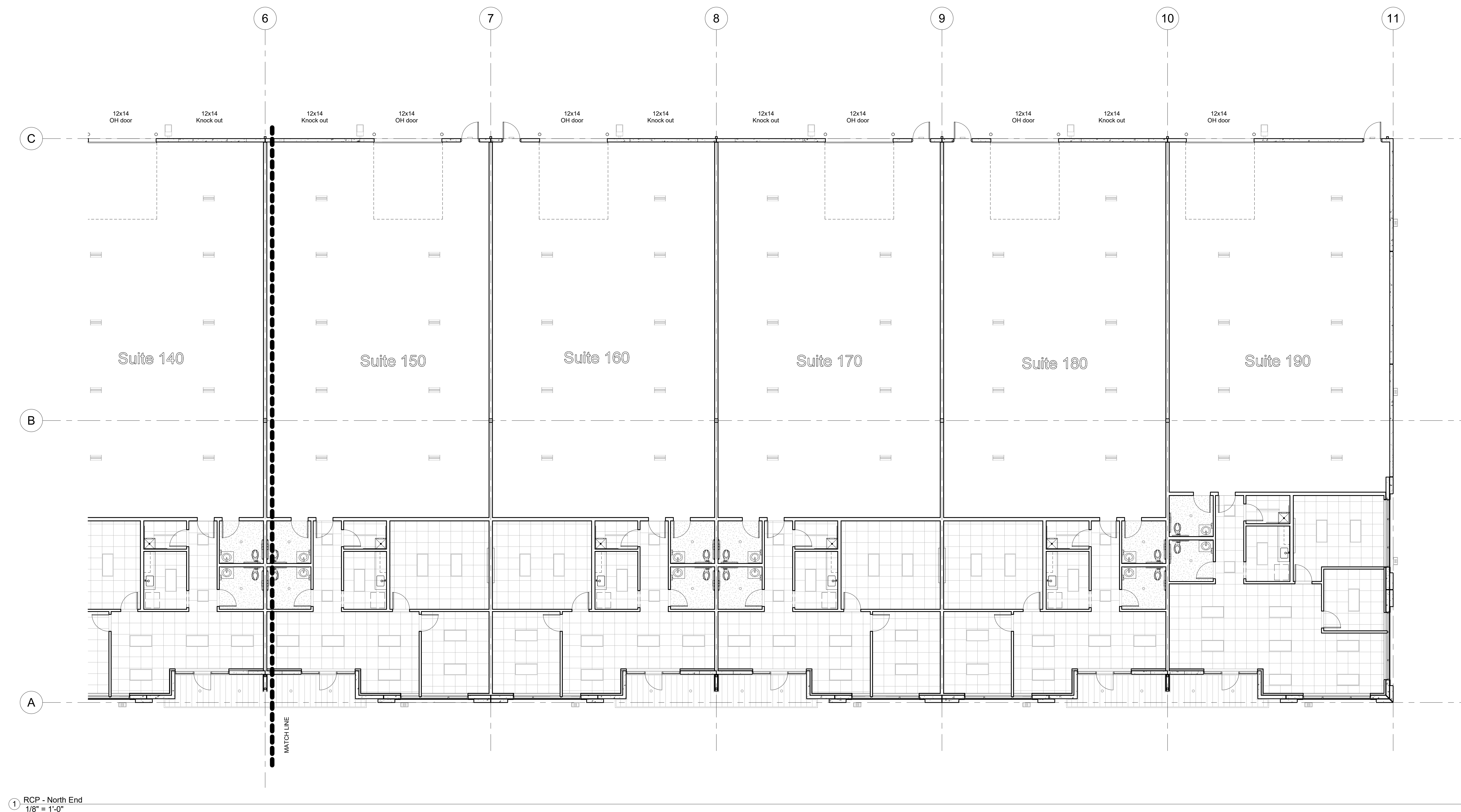
Gregson's Bend Commercial

xxx Gregson's Bend
San Marcos, Texas 78666

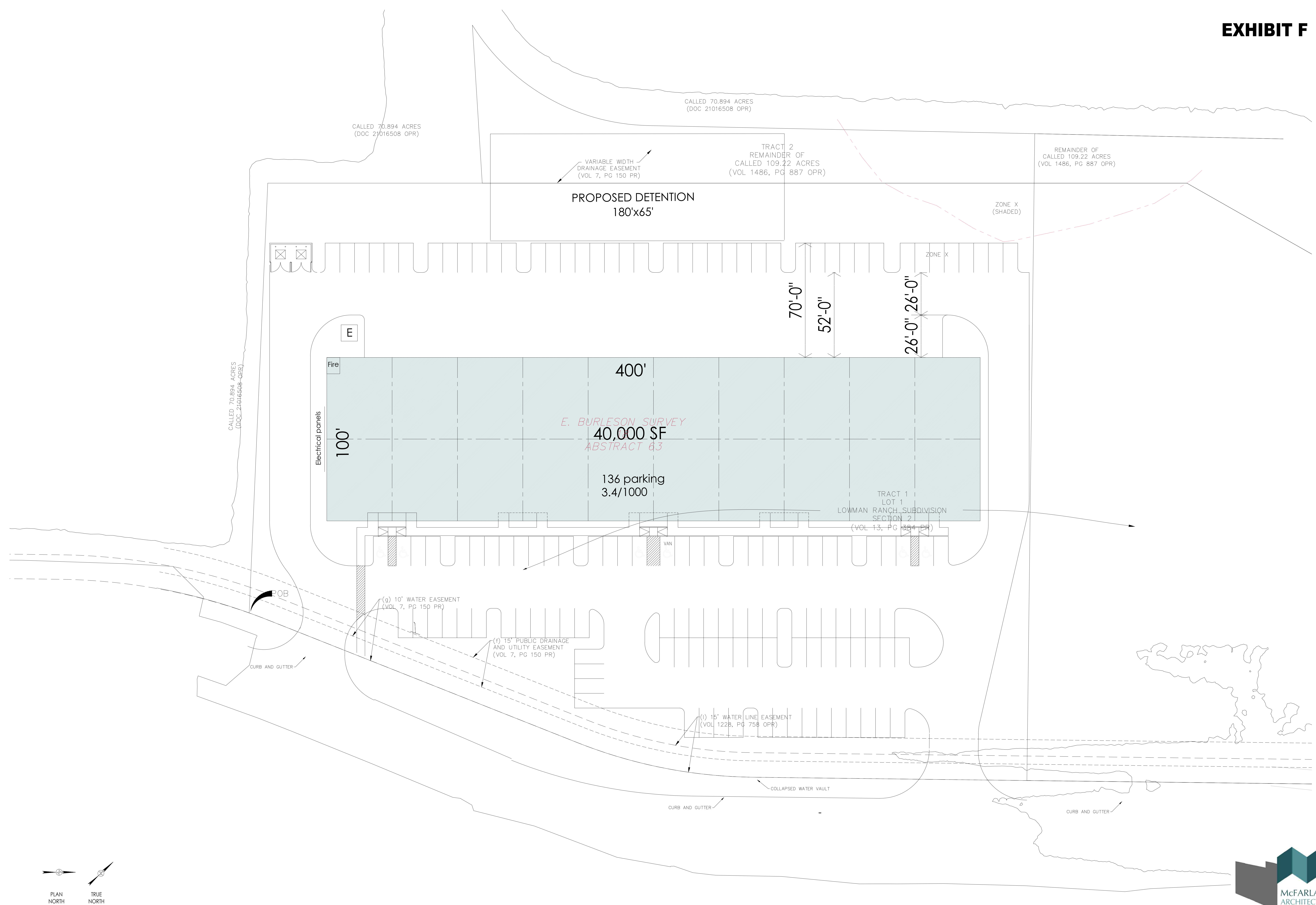
SHEET TITLE
Reflected Ceiling Plna -
North End

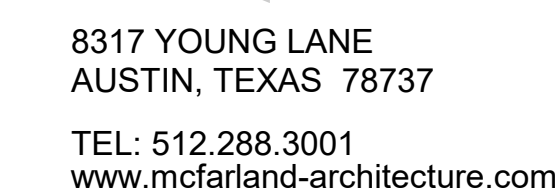
SHEET NUMBER

A2.5



① RCP - North End
1/8" = 1'-0"





PRELIMINARY
(NOT FOR)
CONSTRUCTION

ISSUED FOR:

05DEC24 DD

NO.	DATE	DESCRIPTION
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PROJECT NUMBER

DRAWN BY _____
CHECKED BY _____

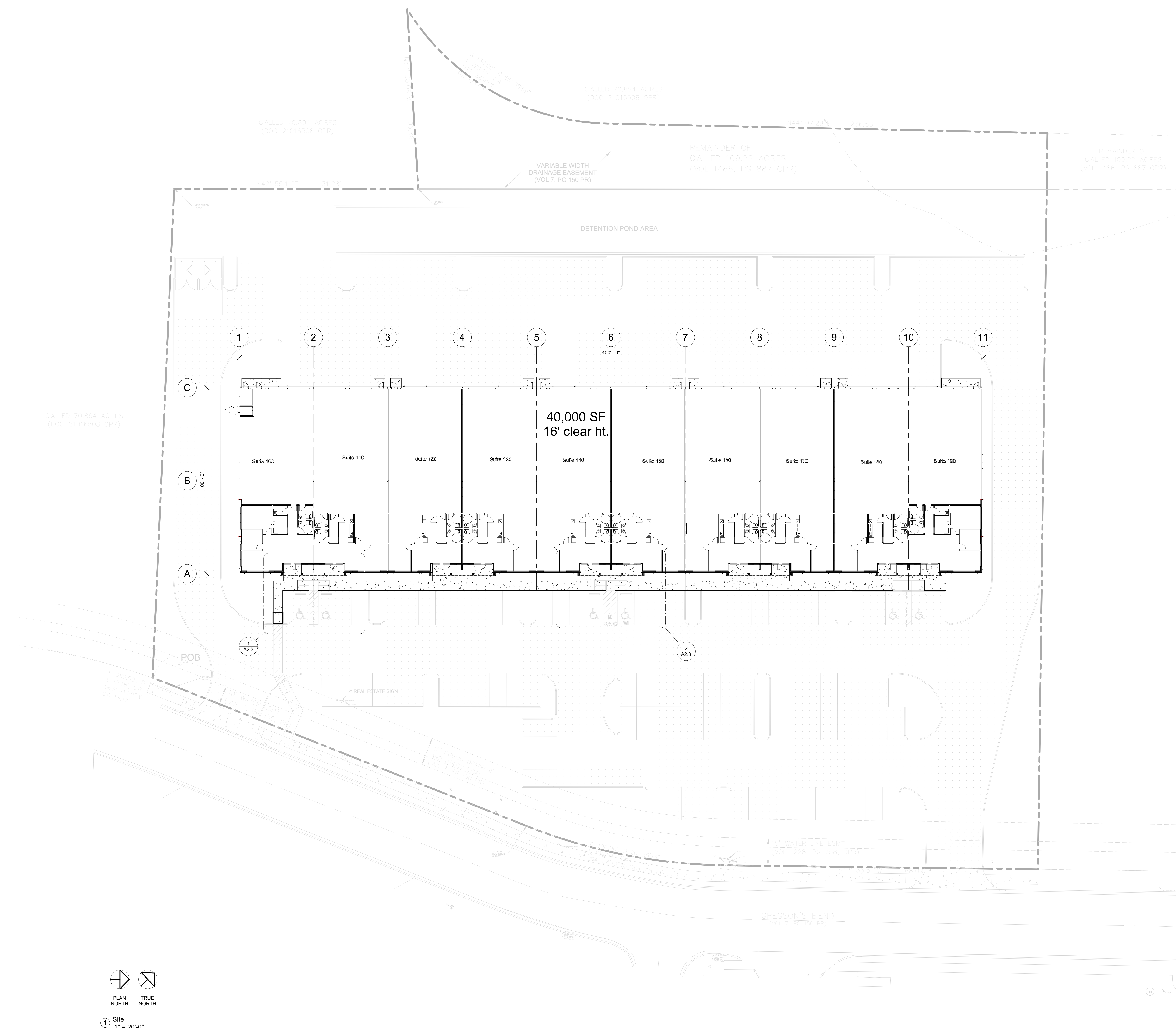
Gregson's Bend Commercial

xxx Gregson's Bend
San Marcos, Texas 78666

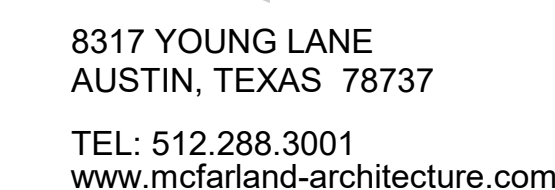
SHEET TITLE
Site Plan

SHEET NUMBER

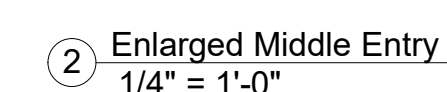
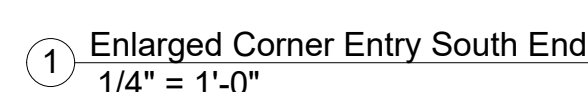
A2.0



1 Site
1" = 20'-0"



PRELIMINARY
(NOT FOR)
CONSTRUCTION



NO.	DATE	DESCRIPTION
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DRAWN BY _____
CHECKED BY _____

Gregson's Bend Commercial

xxx Gregson's Bend
San Marcos, Texas 78666

SHEET TITLE
Enlarged Plans

SHEET NUMBER

A2.3

3317 YOUNG LANE
AUSTIN, TEXAS 78737
TEL: 512.288.3001
www.mcfarland-architecture.com

Architectural elevation drawing of a building facade, showing a series of windows and doors. The drawing is divided into sections by vertical grid lines labeled 1 through 6. The elevation includes a horizontal line indicating the ground level (Level 1, 0"). Annotations on the left side specify window heights: "T.O. Panel 24' - 6"

Architectural elevation drawing of a building facade, showing a series of windows and doors. The drawing is divided into sections by vertical grid lines labeled 6, 7, 8, 9, 10, and 11. A vertical dashed line at grid line 6 is labeled "MATCH LINE". A horizontal dashed line is labeled "Level 1 0\"". To the right of the drawing, there are labels for "T.O. Panel 24\" - 6\"" and "T.O. Panel Low 22\" - 6\"". The drawing shows a variety of window and door types, including large glass panels, smaller windows, and doors with transoms. The materials and colors of the facade elements are indicated by different fill patterns and colors.

Architectural elevation drawing of a building facade. The drawing includes the following annotations:

- Vertical Level Markers (Left):**
 - T.O. Panel:** 24' - 6"
 - High Roof:** 21' - 1"
 - Level 1:** 0"
- Vertical Level Markers (Right):**
 - Low Roof:** 19' - 0"
- Section Markers (Top):** A, B, C
- Dimensions:**
 - A vertical dimension of 14' - 0" is indicated on the right side of the facade.
- Architectural Features:**
 - Two large windows with blue panes and brown frames are located on the left side.
 - Small rectangular features (possibly vents or doors) are visible on the upper and lower levels of the facade.
 - A yellow vertical element is located near the right edge of the facade.

ISSUED FOR:

05DEC24 DD

PROJECT NUMBER

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CHECKED BY _____

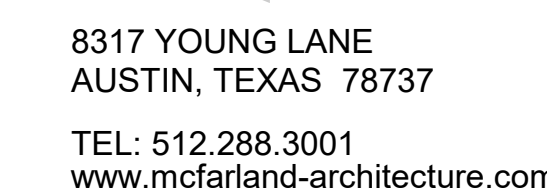
xxx Gregson's Bend
San Marcos, Texas 78666

SHEET TITLE

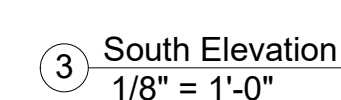
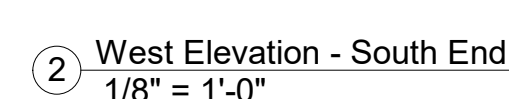
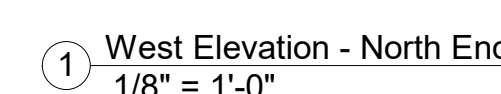
Exterior Elevations

SHEET NUMBER

A3.1



PRELIMINARY
(NOT FOR)
CONSTRUCTION



NO.	DATE	DESCRIPTION
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PROJECT NUMBER

DRAWN BY _____
CHECKED BY _____

Gregson's Bend Commercial

xxx Gregson's Bend
San Marcos, Texas 78666

SHEET TITLE
Exterior Elevations

SHEET NUMBER

A3.2

TRAFFIC IMPACT ANALYSIS THRESHOLD WORKSHEET

Updated: June 2024

Permit # _____



CONTACT INFORMATION

Applicant's Name	Jackson Chapman	Property Owner	Galleria San Marcos, LLC
Applicant's Mailing Address	22610 US Hwy 281 B, Ste 204, San Antonio, TX 78258	Owner's Mailing Address	1100 NW Loop 410, #200, San Antonio, TX 78213
Applicant's Phone #	210-485-5683	Owner's Phone #	210-535-1401
Applicant's Email	jchapman@kloveengineering.com	Owner's Email	andres@ggrouppmx.com

Applicant = person or business responsible for construction. Owner = person or legal entity currently holding the title to the property.

PROPERTY INFORMATION

Project / Development Name: Sunbelt - San Marcos

Subject Property Address: Gregsons Bend, San Marcos, TX 78666

Location: ☒ City of San Marcos ☐ San Marcos ETJ County Name if ETJ is selected: _____

Legal Description: Lot 1 Block _____ Subdivision Gregsons Bend Commercial

Existing Land Use: Undeveloped Existing Zoning District: Community Commercial

DESCRIPTION OF REQUEST

Proposed Land Use: Office/Warehouse Building Proposed Zoning District: Community Commercial

Accompanying Application Type: ☐ Zoning ☐ PDD ☒ Concept Plan ☒ Preliminary Plat

☐ Final Plat ☐ Other (specify): _____ Original or Subsequent Submittal? _____

TxDOT Approval Required? ☐ Yes (supporting documentation required upon approval) ☒ No

AUTHORIZATION

I hereby certify and attest that this application and all required documentation is complete and accurate. I hereby submit this application and attachments for review by the City of San Marcos.

Filing Fee \$150 Technology Fee \$15 TOTAL FEE \$165

Applicant's Signature: _____ Date: _____

Printed Name: _____

☐ Engineer ☐ Architect/Planner ☐ Surveyor ☐ Owner ☐ Agent

To be completed by Staff:

A traffic impact analysis IS required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study. A traffic impact analysis is required due to the following:

_____ The proposed addition of more than 300 vehicle trips per day on a residential street.

_____ The proposed addition of more than 2,000 vehicle trips per day on a non-residential street.

_____ The creation of 200 or more dwelling units on a non-residential street.

_____ Proposed non-residential streets not appearing on the City's adopted Thoroughfare Plan.

A traffic impact analysis is NOT required. The traffic generated by the proposed development does not meet or exceed any of the thresholds listed above.

The traffic impact analysis has been waived for the following reason(s): _____

Reviewed by: _____ Date: _____

CHECKLIST FOR TRAFFIC IMPACT ANALYSIS THRESHOLD WORKSHEET

Items Required for Complete Submittal		Staff Verification & Comments	
<input checked="" type="checkbox"/>	Completed Application for Traffic Impact Analysis Threshold Worksheet	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Site map with concept plan	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Completed Accompany Application with all required documentation	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Completed Traffic Impact Table (below)	<input type="checkbox"/>	
Additional information may be required at the request of the Department			

TRAFFIC IMPACT				
ITE CODE	LAND USE	UNITS (of measure)	Trip Rate per Unit	Trips per Day
710	General Office Building (13,000 SF)	1,000 SF GFA	1.44	19
150	Warehousing (27,000 SF)	1,000 SF GFA	0.18	5
TOTAL NUMBER OF TRIPS PER DAY				24
Note: the use of the latest ITE Trip Generation Manual rates is required. ITE – Institute of Transportation Engineers, Trip Generation, 11 th Edition, 1627 Eye Street, NW, Suite 600, Washington, DC 20006; 202-785-0060				

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.

SPECIAL WARRANTY DEED

OUTLET WEST INVESTORS, LTD., a Texas limited partnership ("Grantor"), for the consideration hereinafter stated, does GRANT, SELL, AND CONVEY unto **GALLERIA SAN MARCOS LLC**, a Texas limited liability company ("Grantee"), the following described real property, together with all improvements thereon, situated in Hays County, Texas (the "Property"):

The approximately 3.966 acre tract described more particularly on Exhibit "A" attached hereto and incorporated herein by reference.

Notwithstanding anything to the contrary in this Deed, the Property does not include, and Grantor hereby reserves for Grantor and its successors and assigns forever, all oil, gas and other minerals in and under and that may be produced from the above described Property, which oil, gas and other minerals are hereby expressly excluded from the Property for all purposes. In connection with such reservation, Grantor hereby waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor; provided however that nothing shall restrict or prohibit the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas and other minerals by means of wells that are drilled or mines that are opened on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements which exist on the Property from time to time.

This conveyance is made subject to the encumbrances and exceptions (the "Permitted Exceptions") described in Exhibit "B" attached hereto and incorporated herein by reference for all purposes; provided that, to the extent any such Permitted Exceptions are not valid or do not affect the Property, nothing in this sentence shall be deemed to reimpose any such Permitted Exceptions upon the Property except to the extent, if any, expressly set forth in the Permitted Exceptions. This conveyance is also made subject to the restrictive covenants (the "Restrictions") described in Exhibit "C" attached hereto and incorporated herein by reference for all purposes, which shall be binding upon the Property and Grantee and its successors and assigns.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging (but not any such rights and appurtenances to the extent belonging to other land owned by Grantor) unto Grantee, Grantee's successors and assigns, forever.

And Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part

Corridor Title Co. GF# 24-1710-C

thereof, by, through or under Grantor, but not otherwise, subject however, to the Permitted Exceptions and the Restrictions.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

When the context requires, singular nouns and pronouns include the plural.

Grantee's Mailing Address: Galleria San Marcos LLC
c/o Amin Guindi Cohen
1100 NW Loop 410 #200
San Antonio, TX 78213

[Signature Page Immediately Follows]

Executed to be effective the 27 day of Sept, 2024.

GRANTOR:

OUTLET WEST INVESTORS, LTD.
a Texas limited partnership

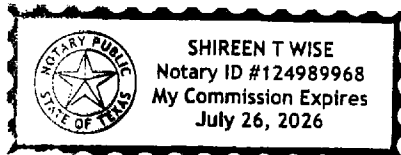
By: JOQ GP, LLC,
a Texas limited liability company,
Its General Partner

By Robert C. Wilson III
Robert C. Wilson, III, President

Approved
gmh
9/27/24

STATE OF TEXAS §
§
COUNTY OF HARRIS §

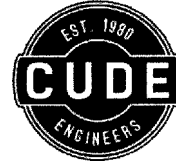
This instrument was acknowledged before me this 27th day of September, 2024, by Robert C. Wilson, III, President of JOQ GP, LLC, a Texas limited liability company, general partner of Outlet West Investors, Ltd., a Texas limited partnership, on behalf of said limited liability company and said limited partnership.



Shireen T Wise
Notary Public - State of Texas

EXHIBIT "A"

PROPERTY



LEGAL DESCRIPTION 3.966 ACRES OF LAND

3.966 ACRES OF LAND LOCATED IN THE E. BURLESON SURVEY 18, ABSTRACT 63, HAYS COUNTY, TEXAS AND OUT OF LOT 1 OF THE LOWMAN RANCH SUBDIVISION SECTION 2 RECORDED IN VOLUME 13, PAGE 384 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND OUT OF THAT CALLED 109.22 ACRE TRACT RECORDED VOLUME 1486, PAGE 887 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 3.966 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD ON THE NORTHWEST RIGHT-OF-WAY LINE OF GREGSON'S BEND, THE SOUTH CORNER OF SAID LOT 1, AND THE AND AN EAST CORNER OF THAT CALLED 70.894 ACRE TRACT RECORDED IN DOCUMENT 21016508 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

THENCE, ALONG AND WITH COMMON LINES OF SAID LOT 1 AND SAID 70.894 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

- 1) N 44°36'06" W, A DISTANCE OF 263.18 FEET TO A FOUND 1/2" IRON ROD WITH "DOUCET" CAP,
- 2) N 42°55'11" E, A DISTANCE OF 131.28 FEET TO A FOUND 1/2" IRON ROD,
- 3) N 50°38'08" W, A DISTANCE OF 96.86 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP,
- 4) NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF N 11°06'16" E, WITH A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 56°58'59", AN ARC LENGTH OF 129.29 FEET, AND A CHORD BEARING AND DISTANCE OF N 72°36'47" E, 124.03 FEET, TO A SET 1/2" IRON ROD WITH "CUDE" CAP,
- 5) N 44°07'28" E, A DISTANCE OF 236.56 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP, FOR THE NORTH CORNER OF THIS TRACT;

THENCE, S 46°23'09" E, OVER AND ACROSS SAID 109.22 ACRE TRACT, PASSING THE COMMON LINE OF SAID 109.22 ACRE TRACT AND SAID LOT 1, AND CONTINUING OVER AND ACROSS SAID LOT 1, A DISTANCE OF 395.79 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP THE COMMON LINE OF SAID LOT 1 AND SAID GREGSON'S BEND RIGHT-OF-WAY, THE EAST CORNER OF THIS TRACT;

THENCE, ALONG AND WITH SAID COMMON LINE, THE FOLLOWING FOUR (4) COURSES:

- 1) S 43°36'51" W, A DISTANCE OF 168.09 FEET TO A CALCULATED POINT,
- 2) SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF N 46°23'24" W, WITH A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 20°55'13", AN ARC LENGTH OF 109.54 FEET, AND A CHORD BEARING AND DISTANCE OF S 54°04'13" W, 108.93 FEET TO A FOUND 1/2" IRON ROD WITH "BYRON SURVEY" CAP,
- 3) S 64°31'33" W, A DISTANCE OF 203.12 FEET TO A FOUND 1/2" IRON ROD WITH "BYRON SURVEY" CAP,

CUDE ENGINEERS
SAN ANTONIO | AUSTIN | SAN MARCOS

4122 POND HILL ROAD, STE 101
SAN ANTONIO, TEXAS 78231

PHONE: (210) 681-2951
CUDEENGINEERS.COM

TBPE NO. 455
TBPELS NO. 10048500

04410.000 3.966 ACRES 2 / 2

- 4) SOUTHWESTERLY, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF S 25°15'36" E, WITH A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 02°05'49", AN ARC LENGTH OF 13.18 FEET, AND A CHORD BEARING AND DISTANCE OF S 63°41'30" W, 13.17 FEET, TO THE POINT OF BEGINNING AND CONTAINING 3.966 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00013.

Chris Walterscheidt 07/30/2024

CHRIS WALTERSCHEIDT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6180
CUDE ENGINEERS
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
TBPELS FIRM NO. 10048500
TBPE FIRM NO. 455
JOB NO. 04410.000



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EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Those restrictive covenants recorded in Volume 7, Page 150, and Volume 13, Page 384 of the Plat Records of Hay County, Texas, Volume 1186, Page 540, Volume 1228, Page 693, Volume 1255, Page 830, Volume 2435, Page 59, Volume 2462, Page 549, Volume 3310, Page 669, Volume 5003, Page 418 and Document No. 21016855 and 21016856, of the Official Public Records, Hays County, Texas.
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
3. All conveyances, contracts, deeds, reservations, exceptions, limitations, leases, and similar interests in or to any geothermal energy and associated resources below the surface of land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
4. 15' public drainage and utility easement along the southeast property line, as shown on plat recorded in Volume 7, Page 150, and Volume 13, Page 384, of the Plat Records of Hays County, Texas.
5. 10' water easement along the southeast property line, as shown on plat recorded in Volume 7, Page 150, and Volume 13, Page 384, of the Plat Records of Hays County, Texas.
6. Variable Width Public Drainage easement over and across subject tract, as shown on plat recorded in Volume 7, Page 150, and Volume 13, Page 384, of the Plat Records of Hays County, Texas.
7. Easement executed by Lowman Ranch, Ltd., a Texas limited partnership, to Elim Water Company, Inc., a Texas corporation, dated May 17, 1996, recorded in Volume 1228, Page 758, of the Official Public Records of Hays County.
8. Easement awarded to Qwest Communications Company, LLC, f/k/a Qwest Communications Corporation, Sprint Communications Company, L.P., and Level 3 Communications, LLC, by instrument dated February 12, 2015, recorded in Volume 5285, Page 106, of the Official Public Records of Hays County, Texas.
9. Subject property lies within the boundaries of York Creek Improvement District and may be subject to taxes or special assessments as provided by law.
10. The reservation of mineral rights as contained in this Deed.
11. The Restrictions set forth in this Deed.

EXHIBIT "C"
RESTRICTIONS

The Property shall be used only for uses and purposes allowed pursuant to the then applicable zoning and other governmental regulations applicable to the Property from time to time. Notwithstanding the above, the Property shall not be used or occupied for any of the following purposes, which are hereby prohibited:

adult or sexually oriented businesses, including without limitation topless bars, adult book stores, or adult theaters;

live music venue (provided nothing herein prevents music being played inside the improvements on the Property in a manner not audible to the human ear beyond the boundaries of the Property);

bail bond services;

campground uses or purposes or mobile homes;

commercial blood plasma center;

funeral services and/or cemeteries;

kennels or other uses involving the breeding or keeping of animals or poultry;

pawn shop;

scrap and/or salvage yard or services;

heavy equipment sales;

outside storage with the exception of outside storage for automobiles to the extent the primary business being conducted on the Property is the sale and service of automobiles;

long term parking of automobiles, trucks, campers, boats, trailers or motor homes; and

single family subdivision or single family homes.

The foregoing restrictions apply for a period of thirty (30) years from and after the date of this instrument, after which period such restrictions shall terminate and be of no further force or effect. The foregoing restrictions are for the benefit of and may be enforced by Grantor, and its successors and assigns.

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

24037900 DEED
09/30/2024 01:24:42 PM Total Fees: \$49.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas



Property Details

Account		
Quick Ref ID:	R126530	Geographic ID: 11-5078-0000-00100-3
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	600 CENTERPOINT RD, SAN MARCOS, TX 78666	
Map ID:	09720 OR 22843844	Mapsco:
Legal Description:	LOWMAN RANCH SECTION 2, Lot 1, ACRES 5.81	
Abstract/Subdivision:	S5078 - LOWMAN RANCH SECTION 2	
Neighborhood:	C-SM-OM	
Owner		
Owner ID:	O9131451	
Name:	OUTLET WEST INVESTORS LTD	
Agent:	ASSESSMENT TECHNOLOGIES LTD (A8026)	
Mailing Address:	Attn: MR. BEEMAN STRONG 1300 POST OAK BLVD STE 1650 HOUSTON, TX 77056-3162	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$796,650 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$796,650 (=)
Agricultural Value Loss:❓	\$0 (-)
Appraised Value:	\$796,650 (=)
HS Cap Loss: ❓	\$0 (-)
CB Cap Loss: ❓	\$0 (-)
Assessed Value:	\$796,650
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

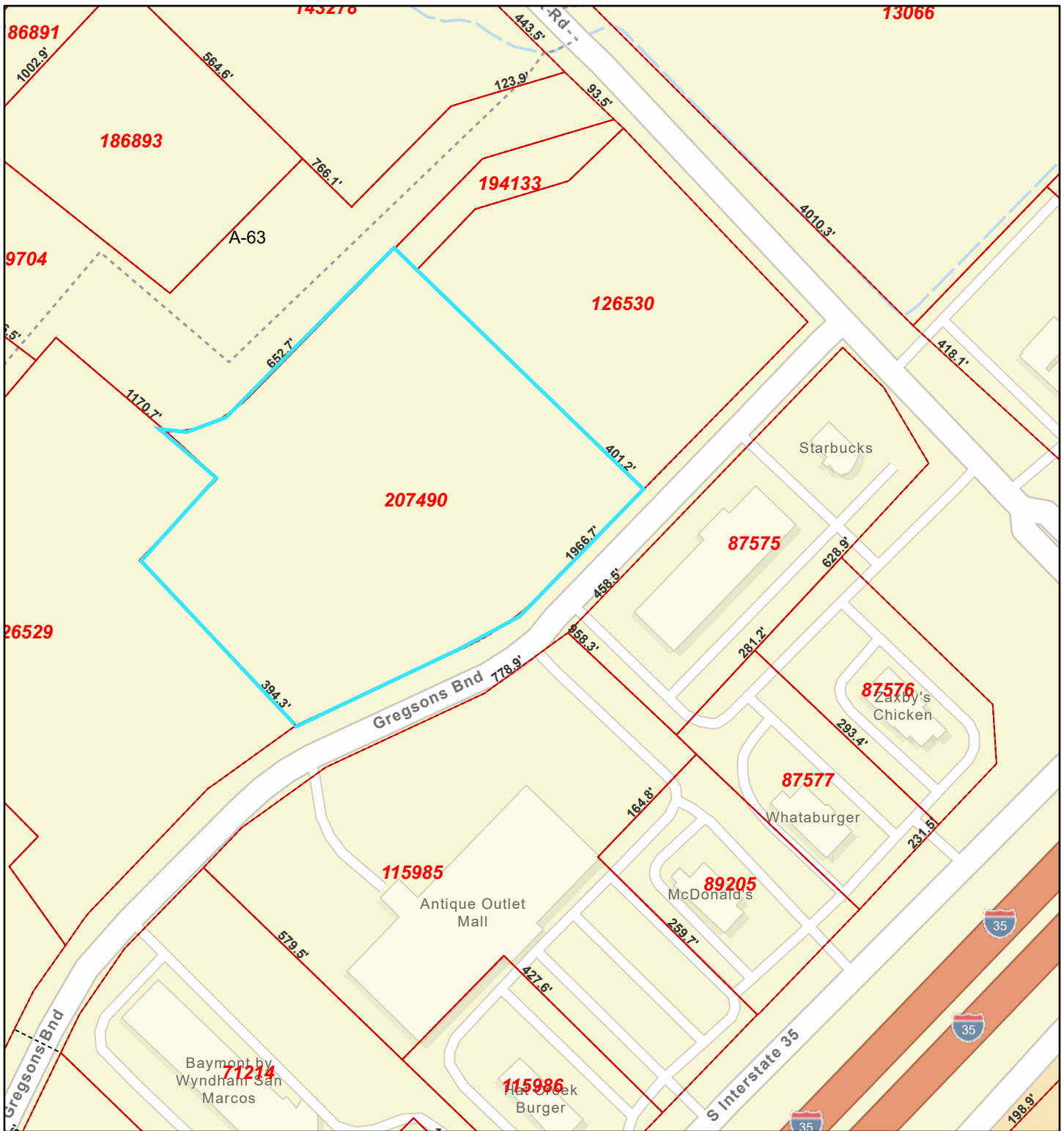
📌 Property Taxing Jurisdiction

Owner: OUTLET WEST INVESTORS LTD **%Ownership:** 100.00%

Entity	Description	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	\$796,650	\$796,650
CSM	CITY OF SAN MARCOS	\$796,650	\$796,650
GHA	HAYS COUNTY	\$796,650	\$796,650
RSP	SPECIAL ROAD	\$796,650	\$796,650
SSM	SAN MARCOS CISD	\$796,650	\$796,650
YCI	YORK CREEK IMPROVEMENT DIST	\$796,650	\$796,650

Total Tax Rate: 0.000000

Hays CAD Web Map



12/10/2024, 1:17:00 PM



Parcels

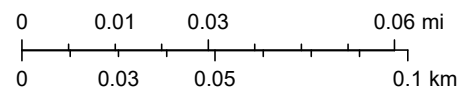


Abstracts



Lot Lines

1:2,257



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Hays County Appraisal District, BIS Consulting - www.bisconsulting.com

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