

ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Kevin Carlton	Property Owner	Eric Dunn
Company	Noveon Magnetics, Inc.	Company	Urban Mining Development LLC
Applicant's Mailing Address	1550 Clovis R. Barker Rd. San Marcos, TX. 78666	Owner's Mailing Address	160 Seneca Shores Rd. Perryville, MD. 21903

PROPERTY INFORMATION

Subject Property Address(es): 1550 Clovis R. Barker Rd. San Marcos, TX. 78666

Legal Description: Lot 1 Block _____ Subdivision S9074 - UMC Subdivision

Total Acreage: 10.03 Tax ID #: R 164630

Preferred Scenario Designation: Mixed Use Medium Existing Zoning: FD

Existing Land Use(s): Light Manufacturing

DESCRIPTION OF REQUEST

Proposed Zoning District(s): HC

Proposed Land Uses / Reason for Change: Accompanying an annexation application

AUTHORIZATION

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.

Filing Fee* \$1,000 plus \$150 per acre Technology Fee \$15 MAXIMUM COST \$5,015
*Existing Neighborhood Regulating Plan Included.


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

APPLY ONLINE - WWW.MYGOVERNMENTONLINE.ORG/

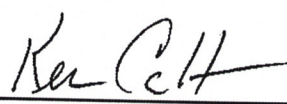
PROPERTY OWNER AUTHORIZATION

I, Eric Dunn (owner name) on behalf of
Urban Mining Development LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
1550 Clovis R. Barker Rd. (address).

I hereby authorize Kevin Carlton (agent name) on behalf of
Noveon Magnetics, Inc. (agent company) to file this application for
Zoning change (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 3/3/2025

Printed Name, Title: Managing Member

Signature of Agent:  Date: 3/3/2025

Printed Name, Title: Director of Accounting

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____

Date: _____

Kevin Carlton

3/3/2025

Print Name: _____

Kevin Carlton

Form Updated March, 2023

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

WARRANTY DEED

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HAYS

That, the **EDMUND JASTER HAYS COUNTY PARTNERSHIP**, of the County of Hays and the State of Texas, hereinafter referred to as **GRANTOR**, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by **URBAN MINING DEVELOPMENT, LLC**, a Delaware limited liability company whose address is **160 Seneca Shores Road, Perryville, Cecil County, Maryland 21903**, hereinafter collectively referred to as **GRANTEE**, the receipt of which is hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY** unto **GRANTEE**, all of the following described real property in Hays County, Texas, to-wit:

Being an 85.93 acre tract of land situated in the Cyrus Wickson Survey Abstract #474, Hays County, Texas, same being a portion of that called 110 acre tract of land, Tract Two, conveyed to the Edmund Jaster Hays County Partnership in Volume 1276, Page 880, Official Public Records of Hays County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part thereof for all purposes.

This conveyance is made subject to those matters shown on **SCHEDULE** I attached hereto and made a part hereof.

GF#1604867-31

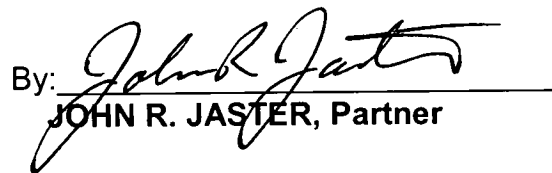
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said **GRANTEE, GRANTEE'S** successors and assigns forever; and **GRANTOR** hereby binds **GRANTOR, GRANTOR'S**, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said **GRANTEE, GRANTEE'S** successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property have been prorated and are assumed by Grantee.

EXECUTED this 5th day of May, 2017.

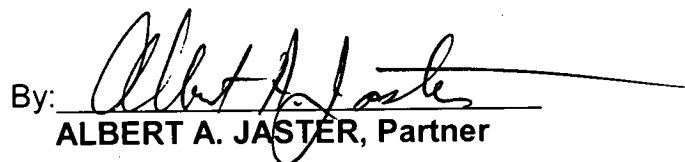
EDMUND JASTER HAYS COUNTY PARTNERSHIP

By: 
GEORGE E. JASTER, Managing
Partner

By: 
JOHN R. JASTER, Partner

By: 
JEAN E. HAUSMAN, Partner

By: 
ELAINE S. WILKINSON
fka ELAINE S. SQUIRES, Partner

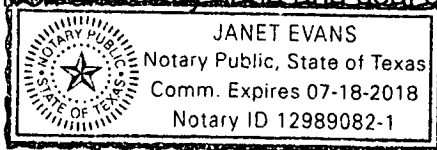
By: 
ALBERT A. JASTER, Partner

STATE OF TEXAS

COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared **George E. Jaster, Managing Partner the of Edmund Jaster Hays County Partnership**, known to me through **Texas drivers license identification** to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes, consideration, and in capacity therein expressed.

Given under my hand and seal of office this 5th day of May, 2017.



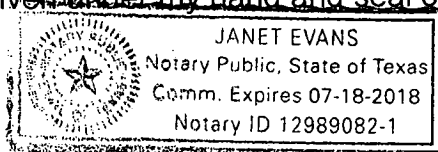
Janet Evans
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared **John R. Jaster, Partner of the Edmund Jaster Hays County Partnership**, known to me through **Texas drivers license identification** to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes, consideration, and in capacity therein expressed.

Given under my hand and seal of office this 5th day of May, 2017.



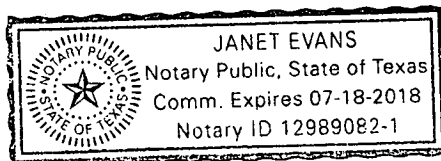
Janet Evans
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared **Jean E. Hausman, Partner of the Edmund Jaster Hays County Partnership**, known to me through **Texas drivers license identification** to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes. consideration, and in capacity therein expressed.

Given under my hand and seal of office this 5th day of May, 2017.



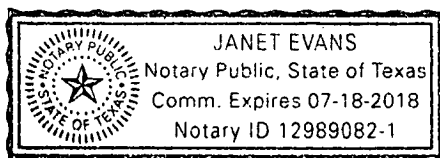
Janet Evans
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared **Elaine S. Wilkinson fka Elaine S. Squires, Partner of the Edmund Jaster Hays County Partnership**, known to me through **Texas drivers license identification** to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes, consideration, and in capacity therein expressed.

Given under my hand and seal of office this 5th day of May, 2017.



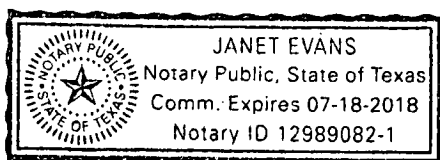
Janet Evans
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared **Albert Jaster, Partner of Edmund Jaster Hays County Partnership**, known to me through **Texas drivers license identification** to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes, consideration, and in capacity therein expressed.

Given under my hand and seal of office this 5th day of May, 2017.



Janet Evans
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hand delivered to:

_____ @ Mission Title

PREPARED IN THE LAW OFFICE OF:

K H Schneider Law Office
P O Box 1435
Bandera, TX 78003
830-460-8400

SCHEDULE I

- a. 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.
- b. Any visible and apparent easements, encroachments, encumbrance, violation, variation, or adverse circumstances affecting the hereinabove described property.
- c. Pipe line easement dated August 30, 1949, as described in instrument from Edmund Jaster, et ux to United Gas Public Service Company recorded in Volume 144, Page 419, Deed Records of Hays County, Texas and as affected by Release of Easements recorded in Volume 1204, Page 491, of the Official Public Records of Hays County, Texas.
- d. Pipe line easement dated August 30, 1949, as described in instrument from Alex T. Forshage, Sr. to United Gas Public Service Company recorded in Volume 144, Page 420, Deed Records of Hays County, Texas.
- e. Pipe line easement dated May 5, 1960, as described in instrument from Edmund Jaster, et ux to United Gas Public Service Company recorded in Volume 182, Page 210, Deed Records of Hays County, Texas.
- f. Easement dated June 8, 1972, as described in instrument from Edmund Jaster and Ellen Marie Jaster, husband and wife to The United States of America, recorded in Volume 253, Page 612, of the Deed Records of Hays County, Texas.
- g. Oil, Gas and Mineral Lease granted to Jack E. Klinger, by instrument dated February 18, 1981, recorded in Volume 361, Page 653, of the Deed Records of Hays County, Texas and assigned to Sohio Petroleum Company by instrument recorded in Volume 369, Page 181, of the Deed Records of Hays County, Texas.
- h. Terms and conditions of Easement Agreement dated July 22, 1999, by and between Edmund Jaster Hays County Partnership and Hays Energy Limited Partnership, recorded in Volume 1625, Page 808, of the Official Public Records of Hays County, Texas.
- i. City of San Marcos Wastewater Easement dated August 30, 2002, as described in instrument from Edmund Jaster Hays County Partnership to City of San Marcos, Texas, recorded in Volume 2063, Page 427, of the Official Public Records of Hays County, Texas.

SCHEDULE I

- a. 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.
- b. Pipe line easement dated August 30, 1949, as described in instrument from Edmund Jaster, et ux to United Gas Public Service Company recorded in Volume 144, Page 419, Deed Records of Hays County, Texas and as affected by Release of Easements recorded in Volume 1204, Page 491, of the Official Public Records of Hays County, Texas.
- c. Pipe line easement dated August 30, 1949, as described in instrument from Alex T. Forshage, Sr. to United Gas Public Service Company recorded in Volume 144, Page 420, Deed Records of Hays County, Texas.
- d. Pipe line easement dated May 5, 1960, as described in instrument from Edmund Jaster, et ux to United Gas Public Service Company recorded in Volume 182, Page 210, Deed Records of Hays County, Texas.
- e. Easement dated June 8, 1972, as described in instrument from Edmund Jaster and Ellen Marie Jaster, husband and wife to The United States of America, recorded in Volume 253, Page 612, of the Deed Records of Hays County, Texas.
- f. Oil, Gas and Mineral Lease granted to Jack E. Klinger, by instrument dated February 18, 1981, recorded in Volume 361, Page 653, of the Deed Records of Hays County, Texas and assigned to Sohio Petroleum Company by instrument recorded in Volume 369, Page 181, of the Deed Records of Hays County, Texas.
- g. Terms and conditions of Easement Agreement dated July 22, 1999, by and between Edmund Jaster Hays County Partnership and Hays Energy Limited Partnership, recorded in Volume 1625, Page 808, of the Official Public Records of Hays County, Texas.
- h. City of San Marcos Wastewater Easement dated August 30, 2002, as described in instrument from Edmund Jaster Hays County Partnership to City of San Marcos, Texas, recorded in Volume 2063, Page 427, of the Official Public Records of Hays County, Texas.
- i. City of San Marcos Water and Electric Easement granted to the City of San Marcos, Texas, recorded in Volume 3143, Page 11, re-recorded in Volume 3150, Page 784 and amended in Volume 3249, Page 384, of the Official Public Records of Hays County, Texas.



ASH & ASSOCIATES

SURVEYING · ENGINEERING · ARCHITECTURE

"Serving the Community of Texas"

142 Jackson Lane
San Marcos, Texas 78666
Phone: 512-392-1719
ashandassociates.net

STATE OF TEXAS
COUNTY OF HAYS

85.93 ACRES
CYRUS WICKSON SURVEY
ABSTRACT # 474

BEING AN 85.93 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, ABSTRACT # 474, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CALLED 110 ACRE TRACT OF LAND, TRACT TWO, CONVEYED TO THE EDMUND JASTER HAYS COUNTY PARTNERSHIP IN VOLUME 1276, PAGE 880, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with "ASH 5687" cap in the northeast line of the above-mentioned 110 acre Jaster tract, same being in the southwest line of Clovis Barker Road (Variable Width Public R.O.W.), and also being at the east corner of Lot 3 of the Uniprop Subdivision as recorded in Volume 18, Page 87, Plat Records of Hays County, Texas, for the north corner of the herein described tract of land;

THENCE South 45°04'53" East (South 45° East Record), with the northeast line of said 110 acre Jaster tract, and the southwest line of said Clovis Barker Road, a distance of **898.91 feet** to a 1/2 inch iron rod found at an eastern corner of said 110 acre Jaster tract, for an eastern corner of the herein described tract of land, same being at the north corner of a 2.39 acre R.O.W. Dedication shown as part of Lot 2 Clovis Barker Industrial Park as recorded in Volume 14, Page 310, Plat Records of Hays County, Texas, and from which a 1/2 inch iron rod found at the east corner of said 2.39 acre R.O.W. Dedication bears South 45°18'22" East, a distance of 100.22 feet;

THENCE South 45°08'56" West (South 45°09'12" West Record), with the northwest line of said 2.39 acre R.O.W. Dedication, a common line of said 110 acre Jaster tract, and the meanders of a wire fence, a distance of **882.85 feet** (883.17' Record) to a 1/2 inch iron rod found at a fence intersection at the west corner of said 2.39 acre R.O.W. Dedication, same being the west corner of Lot 2 Clovis Barker Industrial Park, for an interior corner of the herein described tract of land;

THENCE South 46°12'46" East (South 46°13'01" East Record), with the southwest line of said Lot 2 Clovis Barker Industrial Park, a common northeast line of said 110 acre Jaster tract, and the meanders of a wire fence line, crossing an L.C.R.A. Electric Transmission Line & R.O.W., passing at a distance of 136.21 feet a 1/2 inch iron rod found at the south corner of said 2.39 acre R.O.W. Dedication, and continuing for a total distance of **1563.35 feet** (1563.68' Record) to a 1/2 inch iron rod found at the south corner of said Lot 2 Clovis Barker Industrial Park, for a corner of the herein described tract of land, same being at the west corner of Lot 1, Clovis Barker Industrial Park as recorded in Volume 14, Page 231, Plat Records of Hays County, Texas;

THENCE South 46°08'07" East (South 44°51'34" East Record), with the southwest line of said Lot 1 Clovis Barker Industrial Park, the common northeast line of said 110 acre Jaster tract, and the meanders of a wire fence line, a distance of **212.14 feet** (212.16' Record) to a 1/2 inch iron rod found at fence corner at the south corner of said Lot 1, Clovis Barker Industrial Park, for a southern east corner of the herein described tract of land, same being in the northwest line of Lot 1, Gilmore Industrial Park # 2, as recorded in Volume 8, Page 232, Plat Records of Hays County, Texas;

THENCE South 44°06'11" West (South 45°03'30" West Record), with the northwest line of said Lot 1, Gilmore Industrial Park # 2, the common southeast line of said 110 acre Jaster tract, and generally along the meanders of a wire fence line, passing at a distance of 553.32 feet (553.11' Record) the west corner of said Lot 1 Gilmore Industrial Park # 2, and a common interior corner of said 110 acre Jaster tract, passing at a distance of 813.23 feet a 1/2 inch iron rod with "ASH 5687" cap set for reference and continuing through said 110 acre Jaster tract for a total distance of **1113.23 feet** to the south corner of the herein described tract of land, same being in the southwest line of said 110 acre Jaster tract, and also being in the northeast line of a called 136.3 acre tract of land (Tract 1) conveyed to Edmund Jaster Hays County Partnership in Volume 1276, Page 880, Official Public Records of Hays County, Texas;

THENCE North 45°57'05" West, with southwest line of said 110 acre Jaster tract and the common northeast line of said 136.3 acre Jaster tract and the meanders of a wire fence line, passing at a distance of 300.00 feet a 1/2 inch iron rod with "ASH 5687" cap set for reference, and continuing for a total distance of **528.20 feet** to a 1/2 inch iron pipe found at fence intersection at the north corner of said 136.3 acre Jaster tract, for a corner of the herein described tract of land, same being at the east corner of Lot 1, Block A, Endurance Subdivision as recorded in Volume 18, Page 350, Plat Records of Hays County, Texas, and also being at the east corner of a variable width

R.O.W. Dedication as recorded by the Endurance Subdivision plat, and from which a 1/2 inch iron rod found at the south corner of said variable Width R.O.W. Dedication bears South 44°13'13" West, a distance of 29.93 feet;

THENCE with the northeast line of said Lot 1, Block A, Endurance Subdivision, the common southwest line of said 110 acre Jaster tract, and the meanders of a wire fence line the following six (6) courses and distances:

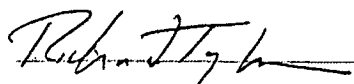
- 1) **North 44°51'48" West** (North 44°51'24" West Record), a distance of **294.43 feet** (294.44' Record) to a 1/2 inch iron rod found for corner;
- 2) **North 45°47'47" West** (North 45°48'39" West Record), a distance of **317.86 feet** (317.90' Record) to a 1/2 inch iron rod found for corner;
- 3) **North 46°15'52" West** (North 46°14'29" West Record), crossing the aforementioned L.C.R.A Electric Transmission Line & R.O.W., and continuing for a total distance of **653.30 feet** (653.41' Record) to a 1/2 inch iron rod found for corner;
- 4) **North 46°38'10" West** (North 46°43'46" West Record), a distance of **168.22 feet** (168.01' Record) to a 1/2 inch iron rod found for corner;
- 5) **North 45°47'32" West** (North 45°47'34" West Record), a distance of **452.70 feet** (452.54' Record) to a 1/2 inch iron rod found for corner;
- 6) **North 46°25'40" West** (North 46°25'16" West Record), a distance of **255.60 feet** (255.85' Record) to a 1/2 inch iron rod found for the west corner of the herein described tract of land, same being at the south corner of Lot 1 of aforementioned Uniprop Subdivision, and from which a 1/2 inch iron rod found in the northwest right of way line of Leah Avenue (Variable Width Public R.O.W.) bears North 45°51'18" West, a distance of 916.44 feet;

THENCE North 44°26'52" East, with the southeast line of said Uniprop Subdivision, passing at a distance of 415.10 feet, a 1/2 inch iron rod found being 1.79 feet right of line, at the east corner of Lot 1 and the common south corner of Lot 2 of said Uniprop Subdivision, passing at a distance of 1035.86 feet, a 1/2 inch iron rod found being 4.73 feet right of line, at the east corner of Lot 2, and the common south corner of Lot 1 of said Uniprop Subdivision, and continuing for a total distance of **2001.80 feet** (2001.80' Record) to the **POINT OF BEGINNING** and **CONTAINING 85.93 ACRES OF LAND.**

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

THE SUBDIVISION OF THIS PROPERTY IS NOT INTENDED TO SUBJUGATE THE RULES AND REGULATIONS OF ANY DEVELOPMENT ORDINANCE; AND ALL REQUIRED STATE, COUNTY, AND CITY PERMITS SHOULD BE OBTAINED BEFORE OCCUPYING THE PREMISES.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during December 2016, and is true and correct to the best of my knowledge and belief.



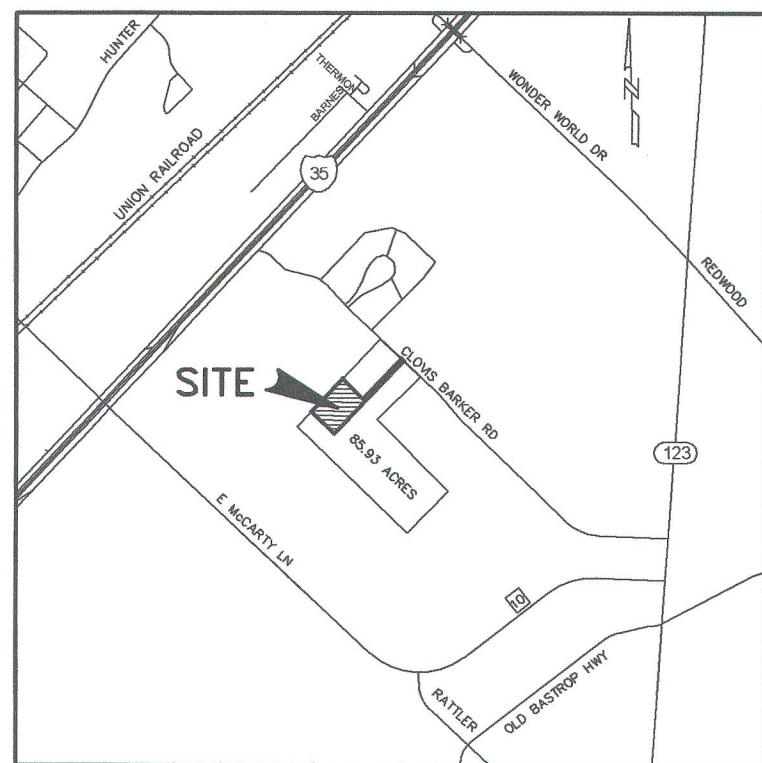
Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas
Attachment: Drawing of 85.93 Acres
Job: 16-6310_85.93 Acres

12/20/16

Date



EXHIBIT "A"
Page Two of Two Pages



LOCATION MAP

STATE OF TEXAS *
COUNTY OF HAYS *
KNOW ALL MEN BY THESE PRESENTS

That URBAN MINING DEVELOPMENT, LLC, owners of that called 85.93 Acre tract of land out of the Cyrus Wickson Survey, A-474, Hays County Texas, Recorded in Instrument # 17015848 of the Official Public Records of Hays County, Texas, DOES HEREBY SUBDIVIDE 10.03 acres of land out of the Cyrus Wickson Survey, A-474, A-21, to be known as "UMC SUBDIVISION", in accordance with this plat shown hereon, subject to any and all easements and dedicate to the use of all public streets, alleys, parks, drains, watercourses, easements and public places shown on this plat.

Witness my Hand This 25 Day Of JANUARY, 2018 A.D.

Urban Mining Development, LLC
160 Seneca Shores Road
Cecil County, Maryland 21903

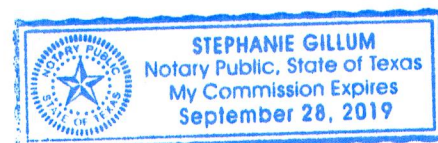
STATE OF TEXAS *
COUNTY OF HAYS *

BEFORE ME, the undersigned authority, on this day personally appeared ERIC SCOTT DUNN Urban Mining Development, LLC, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25 day of

JANUARY, A.D., 2018.

NOTARY PUBLIC



DRIVEWAY PERMIT NOTE

"In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on ant lot within this subdivision shall be permitted to access onto a publicly dedicated roadway unless (a) a driveway Permit has been issued by the Transportation Department of Hays County and (b) the driveway satisfies the minimum spacing requirements for driveways set forth in Chapter 721 of the Hays County Development Regulations and permitted through the Transportation Department of Hays County under Chapter 751."

All culverts when required shall comply with the current Hays County standard.

Mail boxes placed within ROW, shall be of an approved TXDOT or FHWA approved design.

No structure in this subdivision shall be occupied until connected to an individual water supply or a state approved community water system. Due to declining water supplies and drinking water quality, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rain water collection is encouraged and in some areas may offer the best renewable water resource.

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County Development Services.

No construction or other development within this subdivision may begin until all Hays County development permit requirements have been met.

JAMES CLINT GARZA
DIRECTOR
HAYS COUNTY DEVELOPMENT AND
COMMUNITY SERVICES

2-16-18
DATE

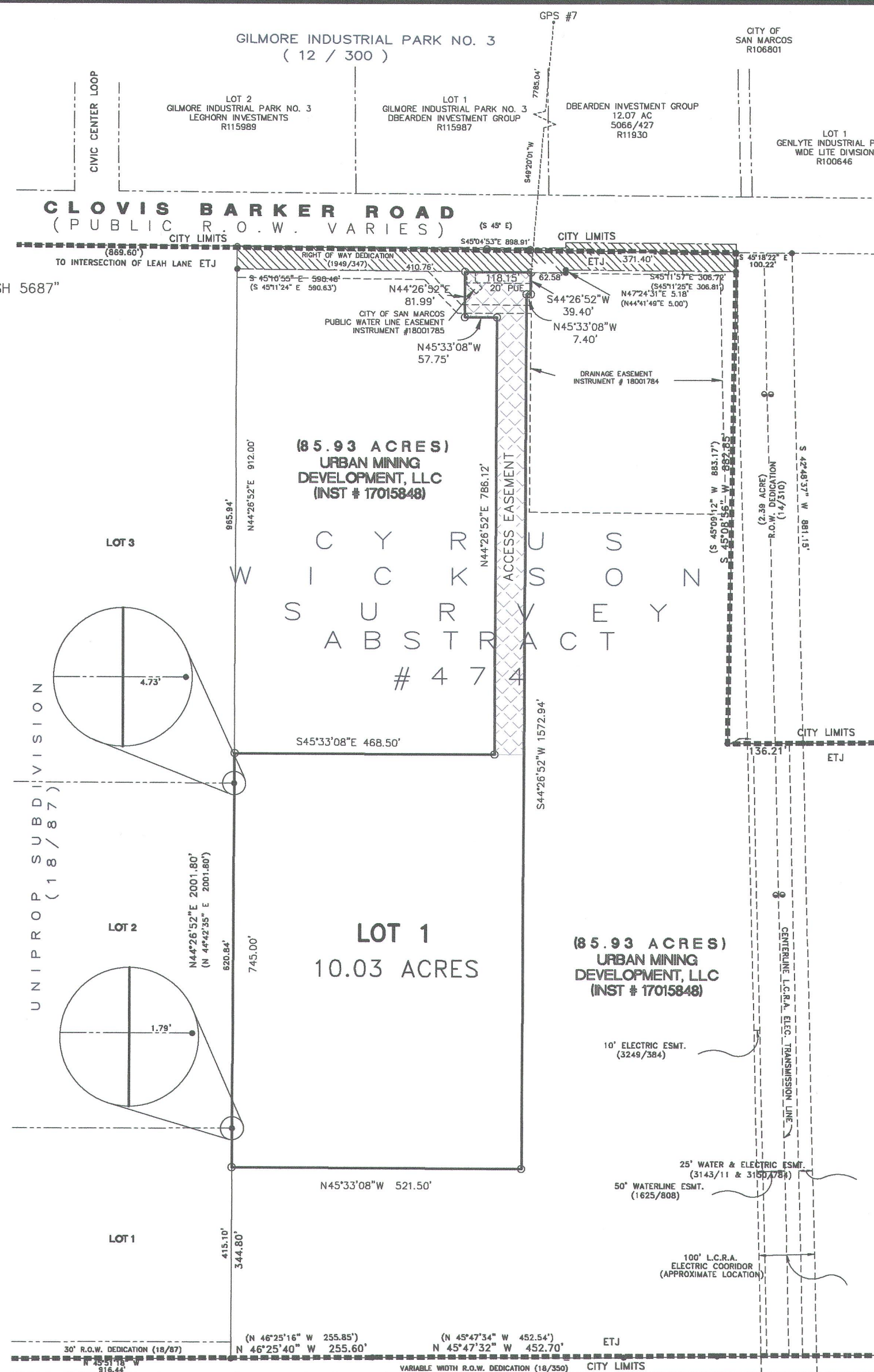
TOM POPE/R.S. C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

2-15-2018
DATE

I, the undersigned, Director of the Hays County Development and Community Services Department, hereby certify that this subdivision Plat conforms to all Hays County requirements as stated in the in the interlocal cooperation agreement between Hays County and the City of San Marcos for subdivision regulation within the extraterritorial jurisdiction of the City of San Marcos.

JAMES CLINT GARZA
DIRECTOR
HAYS COUNTY DEVELOPMENT AND
COMMUNITY SERVICES

2-16-18
DATE



Acreage: 9.96 acres
Water: City of San Marcos
Sewer: Individual On-Site Sewage Facility
Electricity: San Marcos Electric

PLAT NOTES:

- 1) THIS SUBDIVISION IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS, TEXAS.
- 2) THIS SUBDIVISION IS LOCATED IN THE SAN MARCOS CISD.
- 3) THIS SUBDIVISION IS LOCATED IN ESD 3.
- 4) THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
- 5) BEARING BASIS: BEARING DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (SOUTH CENTRAL ZONE) & NAD83.
- 6) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NO. 48209C0479F, REVISED DATE 09/02/05; THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE DESIGNATED 100-YEAR FLOODPLAIN.
- 7) SIDEWALKS TO BE CONSTRUCTED AT TIME OF SITE DEVELOPMENT AND TO BE MAINTAINED BY THE CITY OF SAN MARCOS.
- 8) THIS SUBDIVISION IS SUBJECT TO CITY OF SAN MARCOS RESOLUTION NO. 2017-78R.
- 9) ACCESS TO PUBLIC ROADWAYS SHALL BE BY PERMIT UNDER CHAPTER 751 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE 17 DAY OF February, 2018 BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SAN MARCOS.

JIM GARBER
PLANNING & ZONING COMMISSION

RECORDING SECRETARY

APPROVED:
SHANNON MATTINGLY
DIRECTOR OF DEVELOPMENT SERVICES

ENGINEERING AND
CAPITAL IMPROVEMENTS

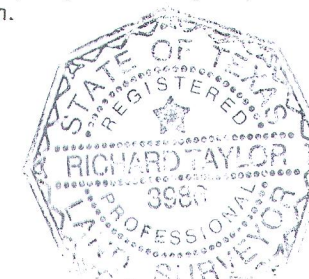
2-14-18
DATE

2/14/18
DATE

STATE OF TEXAS *
COUNTY OF HAYS *

I, Richard H. Taylor, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property under my supervision on the ground and that corner monuments were properly placed under my supervision.

Richard H. Taylor
Registered Professional Land Surveyor
State of Texas, No. 3986



STATE OF TEXAS *
COUNTY OF HAYS *

I, Liz O. Gonzalez, County Clerk of Hays County, Texas, certify that this plat was filed for record in my office on the 28 day of February, 2018, at 2:29 o'clock P.M., and recorded on the 28 day of February, 2018, at 2:29 o'clock P.M., in the Plat Records of Hays County, Texas, in Document# 18007035.

Liz O. Gonzalez by Vania Valdez
Deputy Clerk



UMC SUBDIVISION
A SUBDIVISION OF 9.96 ACRES OF LAND
ACRES OUT OF THE
CYRUS WICKSON SURVEY A-474
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS

0 200 400
SCALE 1" = 200'

DEVELOPER:
URBAN MINING DEVELOPMENT
160 SENeca SHORES RD
PERRYVILLE MD, 21903

ASH & ASSOCIATES
SURVEYING - ENGINEERING - ARCHITECTURE
SERVING THE COMMUNITY OF TEXAS

132 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
FAX (512) 392-1928
ashandassociates.net
Surveying: 100847-00
Engineering: F-13483
Architecture: TX20240

DRAWN: RMM SCALE: PLOT 1"=200'
REVIEWED: RMM DATE: 02/17/17
©:ASH & ASSOCIATES, L.L.C.

PROJECT No.
17-6442

SHEET 1 OF 1



April 23, 2025

City of San Marcos
630 E. Hopkins
San Marcos, TX 78666

Project Location: 1550 Clovis Barker Road
Project Number: AN-25-04/ ZC-25-07

Dear Ms. Clanton,

The lien holders on the property are as follows:

1. Washington Federal Bank (WaFd Bank), 3800 North Lamar Blvd., Suite 135, Austin, TX 78756

If you have any questions or require additional information, please call me at
or send email to

Thank you,

Viji Subramanyam
Viji Subramanyam
CFO, Noveon Magnetics Inc