

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



Updated: March, 2023

CONTACT INFORMATION

Applicant's Name	Charles R. Hager V, P.E.	Property Owner	SM McCarty Lane 46 LLC and AV McCarty Lane GP 46 LLC
Company	LJA Engineering, Inc.	Company	
Applicant's Mailing Address	7500 Rialto Blvd, Bldg 2, Ste 100, Austin, TX 78735	Owner's Mailing Address	1801 Lavaca Street, Suite 116 Austin, Texas. 78701-1341
Applicant's Phone #	(512) 439-4700	Owner's Phone #	512-757-5336
Applicant's Email	chager@LJA.com	Owner's Email	

PROPERTY INFORMATION

Subject Property Address(es): 2516 S. Old Bastrop Hwy, San Marcos, TX

Legal Description: Lot N/A Block N/A Subdivision N/A

Total Acreage: 36.39 Tax ID #: R 18916 and R18915

Preferred Scenario Designation: CD-4 Existing Zoning: N/A

Existing Land Use(s): agricultural, residential (single-family)

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-4

Proposed Land Uses / Reason for Change: Townhomes

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.*

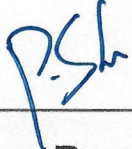
Submission of this digital Application shall constitute as acknowledgment and authorization to process this request.

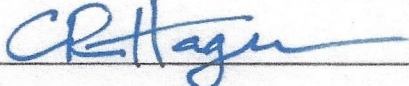
APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Shravan Parsi (owner name) on behalf of
SM McCarty Lane 46 LLC and AV McCarty Lane GP 46 LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
2516 S. Old Bastrop Hwy, San Marcos, TX (address).

I hereby authorize Charles R. Hager V, P.E. (agent name) on behalf of
LJA Engineering, Inc. (agent company) to file this application for
Annexation & Zoning (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 7-25-24
Printed Name, Title: Shravan Parsi, Manager

Signature of Agent:  Date: 7-22-2024
Printed Name, Title: Charles R. Hager V, P.E., Senior Project Manager

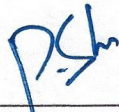
Form Updated October, 2019

**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: 7/25/24

Print Name: Shravan Parsi

FIELD NOTE DESCRIPTION
36.91 ACRES (1,607,977 SQUARE FEET)

BEING A 36.91 ACRE (1,607,977 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474 SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 54.360 ACRE TRACT OF LAND CONVEYED TO REED CARR AND PATRICIA M. CARR, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REED AND PATRICIA CARR REVOCABLE TRUST, DESCRIBED AND RECORDED IN VOL. 2359, PG. 218 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.) AND A REMAINDER OF A CALLED 228.51 ACRE TRACT, SAID 36.91 ACRE TRACT CONVEYED TO ALEX FORSHAGE, JR. AS RECORDED IN VOLUME 133, PAGE 404 O.P.R.H.C.TX., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "LAI" FOUND FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND THE REMAINDER OF A CALLED 73.753 ACRE TRACT OF LAND CONVEYED TO JAMES K. WISE REAL ESTATE, INC. DESCRIBED AND RECORDED IN VOL. 1206, PG. 535 O.P.R.H.C.TX. BEING SITUATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FM 110 ALSO KNOWN AS McCARTY LANE (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN VOL. 4207, PG. 697 O.P.R.H.C.TX. AND VOL. 3934, PG. 447 O.P.R.H.C.TX.;

THENCE SOUTH 46° 22' 27" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A CALLED 73.753 ACRE TRACT, A DISTANCE OF 455.28 FEET TO A POINT FOR THE **POINT OF BEGINNING** OF SAID 36.91 ACRE TRACT, WITH GRID COORDINATE VALUES OF NORTH: 13,850,556.33 AND EAST: 2,301,772.84;

THENCE SOUTH 46° 22' 27" EAST, CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A CALLED 73.753 ACRE TRACT AT A DISTANCE OF 78.38 FEET, PASSING A 1/2-INCH IRON ROD FOUND FOR CORNER OF LOT 1B, BLOCK A OF ACE RELOCATION SUBDIVISION RECORDED IN VOL. 18, PG. 113 O.P.R.H.C.TX., FOR AN OVERALL DISTANCE OF 894.49 FEET TO A POINT FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID LOT 1B, AND SITUATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID OLD BASTROP ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN VOL. 1231, PG. 684 O.P.R.H.C.TX., FROM SAID POINT A 1/2-INCH IRON ROD (BENT) BEARS NORTH 46° 22' 27" WEST, A DISTANCE OF 1.02 FEET;

THENCE SOUTH 52° 28' 14" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID OLD BASTROP ROAD, A DISTANCE OF 195.99 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID OLD BASTROP ROAD, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, AN ARC LENGTH OF 193.10 FEET, A DELTA ANGLE OF 10° 38' 17", AND A CHORD BEARING AND DISTANCE OF SOUTH 47° 09' 05" WEST, 192.82 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF REVERSE CURVATURE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID OLD BASTROP ROAD, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 9.01 FEET, A DELTA ANGLE OF 00° 32' 16", AND A CHORD BEARING AND DISTANCE OF SOUTH 43° 06' 06" WEST, 9.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND THE REMAINDER OF A CALLED 5.00 ACRE TRACT OF LAND CONVEYED TO RAUL ESPINOZA AND ROSA ESPINOZA DESCRIBED AND RECORDED IN DOCUMENT NO. 708998 O.P.R.H.C.TX.;

THENCE NORTH 46° 22' 27" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 5.00 ACRE TRACT, A DISTANCE OF 418.48 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 5.00 ACRE TRACT;

THENCE SOUTH 52° 30' 17" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 5.00 ACRE TRACT, A CALLED 2.508 ACRE TRACT OF LAND CONVEYED TO DAVID S. ALVARADO DESCRIBED AND RECORDED IN DOCUMENT NO. 23013014 O.P.R.H.C.TX., A CALLED 2.49 ACRE TRACT OF LAND CONVEYED TO HOUSING CORPORATION OF ETA TAU CHAPTER OF SIGMA NU FRATERNITY DESCRIBED AND RECORDED IN DOCUMENT NO. 16015558 O.P.R.H.C.TX. AND A CALLED 9.93 ACRE TRACT OF LAND CONVEYED TO SMHA OPERATING PUBLIC FACILITY CORPORATION DESCRIBED AND RECORDED IN DOCUMENT NO. 21046618 O.P.R.H.C.TX., A DISTANCE OF 1,437.16 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND LOT 2 OF THE SALINAS ESTATES SUBDIVISION RECORDED IN VOL. 17, PG. 41 O.P.R.H.C.TX., CONVEYED TO MJ CROCKER CO. LLC DESCRIBED AND RECORDED IN DOCUMENT NO. 19013550 O.P.R.H.C.TX, AND SITUATED ON THE NORTHWEST LINE OF SAID 9.93 ACRE TRACT;

THENCE NORTH 46° 25' 00" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND LOT 2 OF SAID SALINAS ESTATES SUBDIVISION, LOT 1 OF SAID SALINAS ESTATES SUBDIVISION CONVEYED TO SEGUNDA IGLESIA BAUTISTA DESCRIBED AND RECORDED IN DOCUMENT NO. 13011611 O.P.R.H.C.TX., A DISTANCE OF 537.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR THE COMMON CORNER OF SAID REMAINDER OF A 228.51 ACRE TRACT AND LOT 1 OF SAID SALINAS ESTATES SUBDIVISION;

THENCE SOUTH 42°52'24" WEST, ALONG THE COMMON BOUNDARY OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND LOT 1 OF SAID SALINAS ESTATES SUBDIVISION, A DISTANCE OF 584.24 FEET TO A POINT FROM WHICH A 1/2-INCH IRON ROD WAS FOUND BEARING SOUTH 46°17'07" EAST, A DISTANCE OF 0.49 FEET AT THE COMMON CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND LOT 1 OF SAID SALINAS ESTATES SUBDIVISION AND SITUATED IN THE NORTHEASTERLY R.O.W LINE OF RATTLERS ROAD (VARIABLE WIDTH R.O.W.);

THENCE NORTH 46°17'07" WEST, ALONG THE COMMON LINE OF THE SAID REMAINDER 228.51 ACRE TRACT AND SAID RATTLERS ROAD, A DISTANCE OF 22.96 FEET TO A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER 228.51 ACRE TRACT AND SAID RATTLERS ROAD, ALONG WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,031.00 FEET, AT AN ARC LENGTH OF 17.43 FEET PASSING A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND, CONTINUING FOR AN ARC LENGTH OF 18.53 FEET, A DELTA ANGLE OF $00^{\circ}31'22''$, AND CHORD BEARING AND DISTANCE OF NORTH $46^{\circ}32'48''$ WEST, 18.53 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET AT THE COMMON CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND A REMAINDER OF A CALLED 10 ACRE TRACT CONVEYED TO JUDITH M. TELFORD AND BILLY H. TELFORD, DESCRIBED AND RECORDED IN VOLUME 214, PAGE 195 O.P.R.H.C.TX.;

THENCE NORTH $43^{\circ} 20' 34''$ EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT, A DISTANCE OF 584.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT;

THENCE NORTH $43^{\circ} 20' 34''$ EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT, A DISTANCE OF 179.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT;

THENCE NORTH $46^{\circ} 39' 26''$ WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT, A DISTANCE OF 542.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT AND SITUATED ON THE SOUTHEASTERLY LINE OF A CALLED 6.26 ACRE TRACT OF LAND CONVEYED TO SAHOTA HOLDINGS, LLC DESCRIBED AND RECORDED IN DOCUMENT NO. 16003058 O.P.R.H.C.TX, FROM WHICH A 1/2-INCH IRON ROD WITH YELLOW CAP (ILLEGIBLE) WAS FOUND BEARING SOUTH $44^{\circ} 06' 34''$ WEST, A DISTANCE OF 756.80 FEET TO THE SOUTHWEST CORNER OF SAID REMAINDER OF A 10 ACRE TRACT, SITUATED ON THE SOUTHEASTERLY LINE OF SAID 6.26 ACRE TRACT AND SITUATED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RATTLER ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN DOCUMENT NO. 90002041 O.P.R.H.C.TX.;

THENCE NORTH $44^{\circ} 06' 34''$ EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID 6.26 ACRE TRACT, A DISTANCE OF 237.19 FEET TO A POINT FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID 6.26 ACRE TRACT AND SITUATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID FM 110 (166-FOOT RIGHT-OF-WAY), FOR A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT, FROM SAID POINT A 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER" WAS FOUND BEARING SOUTH $62^{\circ} 58' 11''$ WEST, A DISTANCE OF 0.85 FEET.

THENCE ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID FM 110, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,728.00', AN ARC LENGTH OF 54.33 FEET, A DELTA ANGLE OF $01^{\circ} 48' 05''$, AND A CHORD BEARING AND DISTANCE OF NORTH $60^{\circ} 51' 22''$ EAST, 54.33 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED (ILLEGIBLE) FOUND FOR THE BEGINNING OF A JOG IN SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID FM 110;

THENCE SOUTH 30° 01' 29" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID FM 110, A DISTANCE OF 27.01 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED (ILLEGIBLE) FOUND FOR THE END OF A JOG IN SAID SOUTHEASTERLY RIGHT-OF-WAY OF SAID FM 110 (220-FOOT RIGHT-OF-WAY AT THIS POINT);

THENCE NORTH 59° 58' 31" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID FM 110, A DISTANCE OF 635.57 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID FM 110, OVER AND ACROSS SAID REMAINDER OF A 54.360 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 27° 35' 42" EAST A DISTANCE OF 264.84 FEET TO A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.03 FEET, AN ARC LENGTH OF 45.52 FEET, A DELTA ANGLE OF 10° 25' 53", AND A CHORD BEARING AND DISTANCE OF SOUTH 32° 48' 39" EAST, 45.46 FEET TO A POINT, FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
3. SOUTH 38° 01' 35" EAST A DISTANCE OF 260.57 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
4. NORTH 51° 58' 24" EAST A DISTANCE OF 890.89 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 36.91 ACRES (1,607,977 SQUARE FEET) OF LAND, MORE OR LESS.

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE HEREON DESCRIBED TRACT.

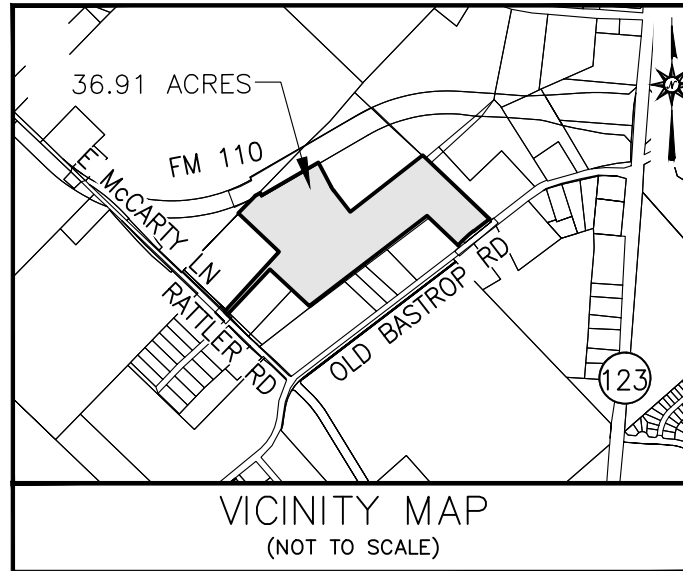
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. COORDINATES SHOWN HEREIN ARE IN GRID VALUES, AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A SURFACE FACTOR OF 0.999870017. DISTANCES ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.

SURVEY REVISION: 7/17/2024 – ADDRESSING COMMENTS FROM THE CITY OF SAN MARCOS, TX



JACOB GOEBEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6734
LJA SURVEYING, INC.
9830 COLONNADE BOULEVARD SUITE 300
SAN ANTONIO, TX 78230
(210) 503-2700
TBPELS NO. 10194382

APRIL 12, 2024



I, THE UNDERSIGNED, 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 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



Jacob Goebel

Jacob Goebel
Registered Professional Land Surveyor No. 6734

Date: April 12, 2024

NOTE :

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. COORDINATES SHOWN ARE IN SURFACE VALUES, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE FACTOR OF 0.999870017. DISTANCES SHOWN ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.
2. SURVEY OBSERVATIONS WERE MADE ON THE GROUND USING A COMBINATION OF RTK AND STATIC NETWORKS.
3. SURVEY REVISION: 7/17/2024 ADDRESSING COMMENTS FROM THE CITY OF SAN MARCOS, TEXAS.

PAGE 5
OF 6

DATE:	4/12/2024
DRWN BY:	BC/RSJ
CHKD BY:	JG
PROJ NO.	LJAS001-A634-0405

2516 SOUTH OLD BASTROP ROAD: REZONING SURVEY
36.91 ACRES (1,607,997 SQ.FT.)
CYRUS WICKSON SURVEY, ABSTRACT NO. 474
HAYS COUNTY, TEXAS

LJA SURVEYING, INC.

9830 COLONNADE BLVD.
SUITE 300
SAN ANTONIO, TEXAS 78230

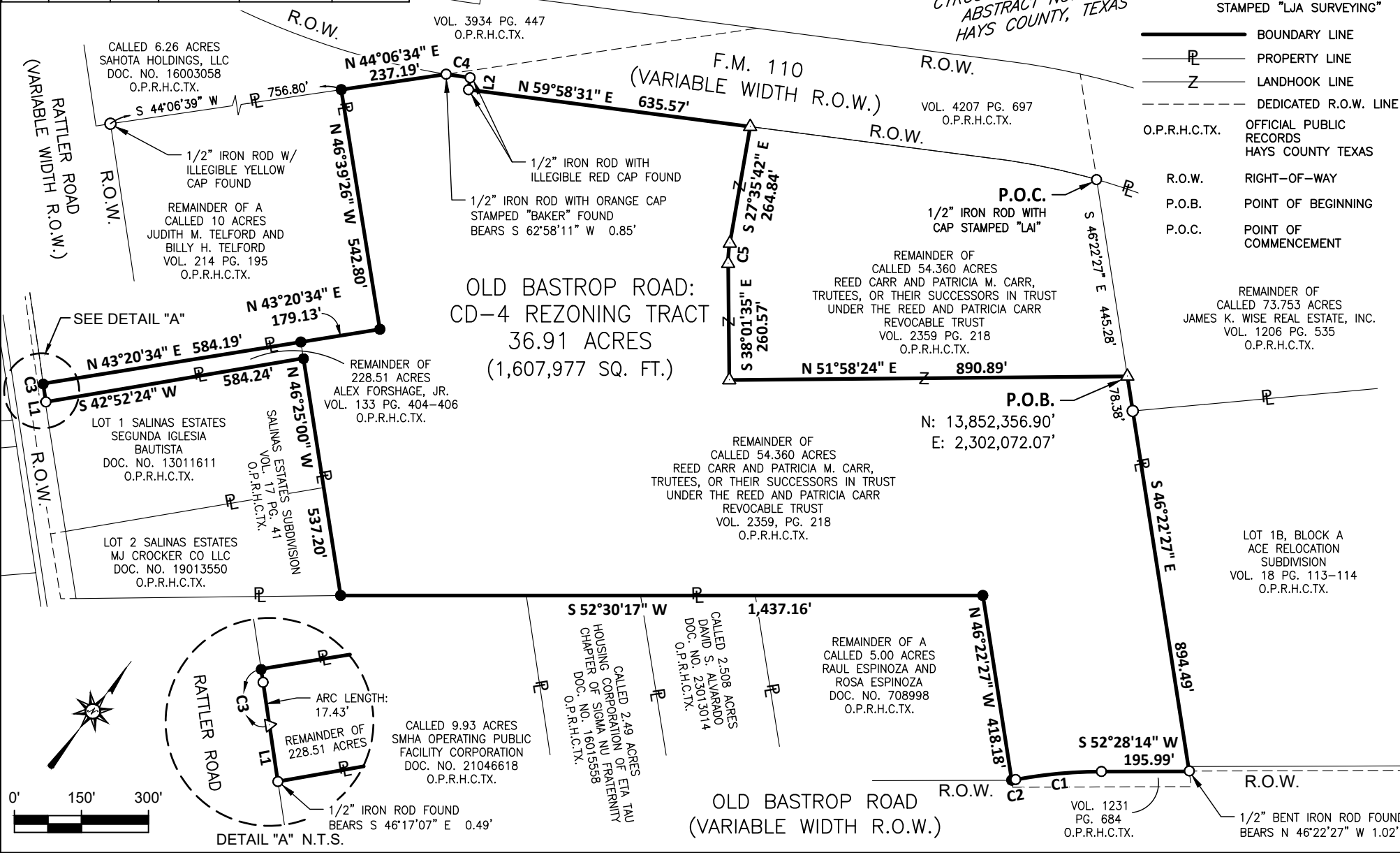
PHONE 210-503-2700
TBPELS FIRM NO. 10194382

Curve Table						Curve Table						Line Table		
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Line #	Bearing	Distance
C1	1,040.00'	193.10'	10°38'17"	S 47°09'05" W	192.82'	C4	1,728.00'	54.33'	1°48'05"	N 60°51'22" E	54.33'	L1	N 46°17'07" W	22.96'
C2	960.00'	9.01'	0°32'16"	S 43°06'06" W	9.01'	C5	250.03'	45.52'	10°25'53"	S 32°48'39" E	45.46'	L2	S 30°01'29" E	27.01'
C3	2,031.00'	18.53'	00°31'22"	N 46°32'48" W	18.53'									

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD W/ CAP STAMPED "LJA SURVEYING"
- BOUNDARY LINE
- P PROPERTY LINE
- Z LANDHOOK LINE
- - - DEDICATED R.O.W. LINE
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

CYRUS WICKSON SURVEY
ABSTRACT NO. 474
HAYS COUNTY, TEXAS



PAGE 6 OF 6	DATE:	4/12/2024
	DRWN BY:	BC/RSJ
	CHKD BY:	JG
	PROJ NO.	LJAS001-A634-0405

2516 SOUTH OLD BASTROP ROAD: REZONING SURVEY
36.91 ACRES (1,607,977 SQ. FT.)
 CYRUS WICKSON SURVEY, ABSTRACT NO. 474
 HAYS COUNTY, TEXAS

LJA SURVEYING, INC.

9830 COLONNADE BLVD. PHONE 210-503-2700
 SUITE 300
 SAN ANTONIO, TEXAS 78230 TBPELS FIRM NO. 10194382

OLD BASTROP ROAD ZONING TRACT 1
Inverse With Area

Wed Apr 10 11:15:32 2024

PntNo	Bearing	Distance	Northing	Easting	Description
			13852664.12	2301749.75	POC: 1/2" IRON ROD WITH
CAP STAMPED "LAI"	S 46°22'27"	E 445.28			
			13852356.90	2302072.07	POB: 5/8" IRON ROD WITH CAP
STAMPED "LJA SURVEYING" SET	S 46°22'27"	E 894.49			
			13851739.75	2302719.55	1/2" BENT IRON ROD BEARS N
46°22'27" W 1.02'	S 52°28'14"	W 195.99			
			13851620.36	2302564.13	1/2" IRON ROD
Radius: 1040.00	Chord: 192.82	Degree: 5°30'33"			Dir: Left
Length: 193.10	Delta: 10°38'17"	Tangent: 96.83			
Chord BRG: S 47°09'05" W	Rad-In: S 37°31'46" E	Rad-Out: S 48°10'03" E			
Radius PntNo: N: 13850795.60	E: 2303197.66				
			13851489.23	2302422.76	1/2" IRON ROD
Radius: 960.00	Chord: 9.01	Degree: 5°58'06"			Dir: Right
Length: 9.01	Delta: 0°32'16"	Tangent: 4.51			
Chord BRG: S 43°06'06" W	Rad-In: N 47°10'02" W	Rad-Out: N 46°37'46" W			
Radius PntNo: N: 13852141.90	E: 2301718.75				
			13851482.65	2302416.60	5/8" IRON ROD WITH CAP
STAMPED "LJA SURVEYING"	N 46°22'27"	W 418.18			
			13851771.17	2302113.90	5/8" IRON ROD WITH CAP
STAMPED "LJA SURVEYING"	S 52°30'17"	W 1437.16			
			13850896.38	2300973.66	5/8" IRON ROD WITH CAP
STAMPED "LJA SURVEYING"	N 46°25'00"	W 537.20			
			13851266.73	2300584.53	CALCULATED POINT
	S 42°52'24"	W 584.24			
			13850838.56	2300187.03	1/2" IRON ROD FOUND BEARS S
46°17'07" E 0.49'	N 46°17'07"	W 22.96			
			13850854.43	2300170.43	CALCULATED POINT
Radius: 2031.00	Chord: 18.53	Degree: 2°49'16"			Dir: Left
Length: 18.53	Delta: 0°31'22"	Tangent: 9.27			
Chord BRG: N 46°32'48" W	Rad-In: S 43°42'53" W	Rad-Out: S 43°11'31" W			
Radius PntNo: N: 13849386.44	E: 2298766.87				
			13850867.18	2300156.98	CALCULATED POINT
	N 43°20'34"	E 584.19			
			13851292.03	2300557.94	5/8" IRON ROD WITH CAP
STAMPED "LJA SURVEYING"	N 43°20'34"	E 179.13			
			13851422.31	2300680.89	5/8" IRON ROD WITH CAP
STAMPED "LJA SURVEYING"	N 46°39'26"	W 542.80			

13851794.86	2300286.13	5/8" IRON ROD WITH CAP
STAMPED "LJA SURVEYING"		
N 44°06'34" E 237.19		
13851965.17	2300451.22	1/2" IRON ROD WITH ORANGE
CAP STAMPED "BAKER" BEARS S 62°58'11" W 0.85'		
Radius: 1728.00	Chord: 54.33	Degree: 3°18'57" Dir: Left
Length: 54.33	Delta: 1°48'05"	Tangent: 27.17
Chord BRG: N 60°51'22" E Rad-In: N 28°14'35" W Rad-Out: N 30°02'40" W		
Radius PntNo: N: 13853487.44 E: 2299633.51		
13851991.62	2300498.67	1/2" IRON ROD WITH
ILLEGIBLE RED CAP		
S 30°01'29" E 27.01		
13851968.24	2300512.18	1/2" IRON ROD WITH
ILLEGIBLE RED CAP		
N 59°58'31" E 635.57		
13852286.26	2301062.46	5/8" IRON ROD WITH CAP
STAMPED "LJA SURVEYING" SET		
S 27°35'42" E 264.84		
13852051.55	2301185.14	5/8" IRON ROD WITH CAP
STAMPED "LJA SURVEYING" SET		
Radius: 250.03	Chord: 45.46	Degree: 22°54'55" Dir: Left
Length: 45.52	Delta: 10°25'53"	Tangent: 22.82
Chord BRG: S 32°48'39" E Rad-In: N 62°24'18" E Rad-Out: N 51°58'25" E		
Radius PntNo: N: 13852167.37 E: 2301406.73		
13852013.34	2301209.78	5/8" IRON ROD WITH CAP
STAMPED "LJA SURVEYING" SET		
S 38°01'35" E 260.57		
13851808.09	2301370.29	5/8" IRON ROD WITH CAP
STAMPED "LJA SURVEYING" SET		
N 51°58'24" E 890.89		
13852356.90	2302072.07	POB: 5/8" IRON ROD WITH CAP
STAMPED "LJA SURVEYING" SET		

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 17250470512717.8 Total Distance Inversed> 8032.88

Area: 1607977 Sq. Feet, 36.91 Acres

July 16, 2024

San Marcos Development Services Department
City of San Marcos
Planning and Development Services
630 East Hopkins Street
San Marcos, Texas 78666

Re. 36.4-Acre Zoning Request No. ZC-24-06 (FD → CD4)
Summary Letter
2516 South Old Bastrop Hwy
San Marcos, Hays County, Texas 78666
LJA Project No. A634-0405

Dear Development Services Department,

LJA Engineering, Inc. (LJA) is providing this summary letter to accompany the subject zoning request (ZC-24-06) for approximately 36.4-acres of the subject 45.75-acre tract within the City of San Marcos Extra-Territorial Jurisdiction (which is concurrently being annexed under application no. AN-24-07). The subject tract is listed as Hays County Property ID R18916 and is out of the A0474 Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas. The tract is located between East McCarty Lane and South Old Bastrop Highway. The tract is currently vacant with various agricultural and utility improvements along surrounding Right-of-Way (ROW). The tract does not contain any waterways, creeks, or tributaries. The site is not located within the Edward's Aquifer Recharge, Contributing, or Verification Zones according to TCEQ maps. The tract is not located within a FEMA floodplain according to FEMA FIRM 48209C0479F for Hays County, effective on September 2, 2005. There are no wetlands on site per a San Marcos Environmental Assessment performed by Horizon Environmental dated November 9, 2023. There are nearby City of San Marcos utilities available for water and wastewater; however, annexation is required to obtain service.

We are submitting this application to request a change in zoning for the tract for Character District 4 (CD4) Zoning District. The rationale for this request is summarized below.

Expansion of Housing Options:

The proposed rezoning to CD4 will allow us to develop a variety of townhomes, thereby expanding housing options in the region. This is crucial for accommodating the growing population and providing diverse housing solutions that cater to different family sizes and needs.

Alignment with Staff Recommendations:

We have carefully considered staff recommendations and have chosen to pursue CD4 zoning rather than Character District 5. Our intent is to focus on townhome development rather than multi-family, ensuring that the project aligns with the intended residential character, building heights, and density.

Community and Staff Support:

Community members and staff have indicated a need for additional residential options. Rezoning to CD4 is a direct response to this need, allowing for the development of a neighborhood that supports the community's vision for growth and development.

Integration of Public Amenities:

Our development plan includes the provision of numerous public parks, trails, and essential interconnectivity through pedestrian and road networks. These amenities will enhance the quality of life for residents, promoting outdoor activities, community engagement, and convenient mobility.

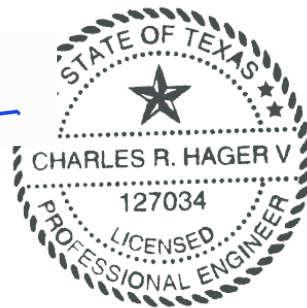
Sustainable and Connected Community:

The CD4 zoning supports the creation of a sustainable and well-connected community. By focusing on townhome development and incorporating green spaces and connectivity features, we aim to foster a neighborhood that is both environmentally friendly and socially cohesive.

In conclusion, rezoning the tract to Character District 4 (CD4) is a thoughtful and strategic decision that addresses the housing needs of the McCarty Lane area while adhering to staff recommendations and community desires. We believe this change will significantly enhance the residential landscape, providing much-needed housing options and public amenities. We appreciate your review of this application and request. If you have any questions, or need any additional information, please do not hesitate to call us at 512.439.4700 or email at chager@lja.com.

Sincerely,


Charles R. Hager V, P.E.
Senior Project Manager
LJA Engineering, Inc.



This conveyance is made and accepted subject and subordinate to those encumbrances and exceptions (the "*Permitted Encumbrances*") set forth on *Exhibit B*, which is attached hereto and made a part hereof for all purposes, but only to the extent that they affect or relate to the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to the reservations from and exceptions to conveyance and warranty contained herein, by, through, or under Grantor, but not otherwise.

The First and Superior Vendor's Lien against and superior title to the Property retained in this deed is transferred to ANNE C. FELAN, as Trustee of the REED AND PATRICIA CARR REVOCABLE TRUST u/t/a dated November 24, 2003 for the benefit of the holders of the First-Lien Note, to secure Grantee's payment of the First-Lien Note. The Second and Inferior Vendor's Lien retained in this deed is transferred to SMR 46, LLC, a Delaware limited liability company, for the benefit of the holders of the Second-Lien Note, to secure Grantee's payment of the Second-Lien Note. If Grantee defaults in payment of the First-Lien Note or the Second-Lien Note or in observance of any covenant or condition of any instrument securing their payment, both ANNE C. FELAN, as Trustee of the Reed and Patricia Carr Revocable Trust u/t/a dated November 24, 2003 and SMR46 LLC, a Delaware limited liability company, will have the independent right to foreclose the vendor's lien. However, as between the two parties holding the vendor's liens retained in this deed, the rights, title, and interest of SMR46 LLC, a Delaware limited liability company, are subordinate to the rights, title, and interest of ANNE C. FELAN, as Trustee of the Reed and Patricia Carr Revocable Trust u/t/a dated November 24, 2003. Cancellation of the First-Lien Note and release of the liens securing it will release the liens securing the First and Superior Vendor's Lien and First-Lien Deed of Trust, without specific reference to them or the joinder of ANNE C. FELAN, as Trustee of the Reed and Patricia Carr Revocable Trust u/t/a dated November 24, 2003. Grantor assigns to Grantee all funds on deposit for payment of taxes and insurance premiums.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

IN WITNESS WHEREOF, this Special Warranty Deed with Vendor's Lien has been acknowledged hereinafter set forth, but made effective as of this ____ day of April, 2024.

GRANTOR:

SMR46 LLC,
a Delaware limited liability company

By: PSM
Name: Shravan Paris
Title: owner

THE STATE OF TEXAS §
COUNTY OF Comal §

This instrument was acknowledged before me on this 31 day of May, 2024, by Shravan Paris, Manager of SMR46 LLC, a Delaware limited liability company, on behalf of said limited liability company.

[Handwritten Signature]

AFTER RECORDING, RETURN TO:

AV McCarty Lane GP 46 LLC and SM McCarty Lane 46 LLC
1801 Lavaca Street, Suite 116
Austin, Texas 78701

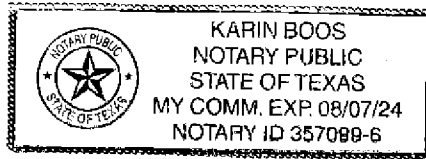


Exhibit B
Permitted Encumbrances

All presently recorded and validly existing oil and gas leases, mineral interests, and easements outstanding in persons other than Grantor, and other instruments, other than encumbrances against and conveyances of the surface fee estate, that affect the Property; taxes for 2024, as prorated between Grantor and Grantee, and subsequent years, which Grantee assumes and agrees to pay, and subsequent taxes and assessments by any taxing authority for prior years due to Grantee's change in land usage or ownership from the date of this deed forward, which Grantee also assumes and agrees to pay; and any areas of the Property encroached upon by fences, gates, overhead electric lines, power poles, and guy wires, as shown on surveys of the Property by LJA Surveying, Inc.

