

# STREET OR ALLEY ABANDONMENT APPLICATION

Updated: September, 2020



## CONTACT INFORMATION

Applicant's Name	Steve Ihnen, P.E.	Property Owner	Paul Leventis
Company	Bleyl Engineering	Company	Blanco Trace Development, LLC
Applicant's Mailing Address	7701 San Felipe, 200 Austin, Texas 78727	Owner's Mailing Address	1722 Broadmoor Drive, 212 Bryan, Texas 77802
Applicant's Phone #	512-4545-2400	Owner's Phone #	979-774-2900
Applicant's Email	austinpermitting@bleylengineering.com	Owner's Email	paull@brazostrace.com

## PROPERTY INFORMATION

Address(es) of Proposed Abandonment: Portions of Premier Parkway, see attached Street Abandonment Map

Legal Description: Lot 2,3,5,6,11,& 12 Block \_\_\_\_\_ Subdivision Champions Business Park

NOTE: Alleys and Streets will be abandoned only in whole segments (between intersecting streets or terminus)

### Type of Abandonment

- Alley: Length: \_\_\_\_\_ Width: \_\_\_\_\_  
(No Appraisal Required)
- Street: Length: +/- 583 LF Width: 60'  
(Appraisal Required)

## 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 \$1,057

Technology Fee \$13

TOTAL COST \$1,070

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

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

**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.**

**DEED**

STATE OF TEXAS                   §  
  §    KNOW ALL MEN BY THESE PRESENTS THAT:  
COUNTY OF HAYS                 §

**SLF II – YARRINGTON JV, L.P.**, a Texas limited partnership (“Grantor”), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by **BLANCO TRACE DEVELOPMENT LLC**, a Texas limited liability company (“Grantee”), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee to CROCKETT NATIONAL BANK (“Lender”) of that certain Promissory Note of even date herewith and payable to the order of Lender, the payment of which is secured by the vendor's lien herein retained (the "Vendor's Lien"), and is additionally secured by a Deed of Trust, Security Agreement, and Financing Statement of even date herewith to Todd E. Huckabee, Trustee, on the Property, subject to the exceptions, liens, encumbrances, restrictions, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract of land situated in Hays County, Texas, described on Exhibit A attached hereto and incorporated herein by reference (the "Land"), WITHOUT WARRANTY, express or implied, to the extent of the Blanco River Rights (as defined on Exhibit B attached hereto).

TOGETHER WITH, all and singular, to the extent owned by Grantor and not by an existing lessee, mineral lessee, easement holder or other third party (as applicable), any improvements and fixtures situated on the Land, and all rights and appurtenances pertaining to the Land to the extent the same pertain to and run with the Land, WITHOUT WARRANTY, express or implied, as to the Blanco River Rights (said Land, improvements, fixtures, rights and appurtenances being hereinafter referred to as the "Property").

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Land and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, road, alley or right-of-way abutting or immediately adjacent to the Land to the extent the same are appurtenant to the Land.

This conveyance is further made subject and subordinate to any coal, lignite, oil, gas and mineral severances and leases, together with all rights, privileges, and immunities relating thereto, royalty interests, easements, encumbrances, and other exceptions (together, the "Permitted Exceptions") described on Exhibit B attached hereto and incorporated herein by reference for all purposes.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and 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 (other than the portion thereof constituting the Blanco River Rights), subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise; provided, however, that with respect to the Blanco River Rights only, this Deed is made by Grantor and accepted by Grantee without any covenant or warranty of title of any kind from Grantor or its successor or assigns, express or implied, including but not limited to those set forth in Section 5.023 of the Texas Property Code.

**Except for Grantor's warranty of title set forth herein, Grantor has not made and is not making and hereby specifically disclaims, and Grantee by its acceptance of this deed hereby specifically waives, any warranties, representations or guarantees of any kind or character, express or implied (or arising by operation of law), oral or written, past, present or future, with respect to or in any way related to or concerning the Property or its suitability for any particular purpose or use, including, but not limited to, warranties or representations as to matters of title, zoning, tax consequences, physical or environmental conditions, availability of access or utilities, ingress or egress, drainage, flood plain, operating history or projections, valuation, governmental approvals, governmental regulations or any other matter or thing relating to or affecting the Property, including, without limitation, the following: (i) the nature and condition of the Property, including but not by way of limitation, the water, soil, geology and environmental condition of the Property, and the suitability thereof, and of the Property, for any and all activities and uses which Grantee may elect to conduct thereon or any improvements Grantee may elect to construct thereon, income to be derived therefrom or expenses to be incurred with respect thereto, or any obligations or any other matter or thing relating to or affecting the same; (ii) the manner or quality of construction (or of any materials incorporated into) and condition and state of repair or lack of repair of any improvements located thereon; (iii) except for any warranties contained herein, the nature and extent of any easement, right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; (iv) the compliance of the Property or the operation of the Property with any laws, rules, codes, ordinances or regulations of any government or other body; (v) the value, condition, merchantability, marketability, profitability, suitability, habitability, or fitness for a particular use or purpose of the Property; and/or (vi) the manner or quality of the Property; and Grantee, by its acceptance of this deed, on behalf of itself and its successors and assigns, RELEASES GRANTOR FROM ANY LIABILITY WITH RESPECT TO ANY AND ALL SUCH MATTERS. Grantee, by its acceptance of this deed, acknowledges that it is generally familiar with the Property and is a sophisticated purchaser of real estate, and that it is relying upon its own expertise and that of its consultants in purchasing the Property and that it has conducted such inspections and investigations as it deemed necessary including, but not limited to, the physical and environmental conditions thereof and shall rely upon the same. Grantor hereby sells and conveys the Property to Grantee, and Grantee hereby accepts the Property, "AS IS, WHERE IS, AND WITH ALL FAULTS".**

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and assessments pertaining to the Property for calendar year 2021 and subsequent

years, there having been a proper proration of ad valorem taxes and assessments for the current calendar year between Grantor and Grantee. Grantee, by its acceptance hereof, does further assume and agree to pay any and all ad valorem taxes and assessments (including any rollback taxes and assessments), and any penalties or interest thereon, relating to a change in the usage or ownership of the Property, whether by reason of this conveyance or hereafter.

The Vendor's Lien against, and superior title to, the Property is retained until the Promissory Note described above is fully paid according to its terms, at which time this Deed shall become absolute. The said Vendor's Lien and superior title herein retained are hereby transferred and assigned to Lender, its successors and assigns, the payee named in the Promissory Note described above, without warranty or recourse on Grantor or Grantor's successors.

[SIGNATURE AND NOTARY ACKNOWLEDGMENT PAGE FOLLOWS]

EXECUTED to be effective as of January 28 2021.

**GRANTOR:**

**SLF II -YARRINGTON JV, L.P.**, a Texas limited partnership

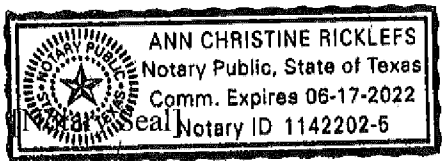
By: The Stratford Company, L.P.,  
a Texas limited partnership,  
its General Partner

By: Stratford Management, Inc.,  
a Texas corporation,  
its General Partner

By: [Signature]  
Name: Phillip F. Wiggins  
Title: President

STATE OF TEXAS           §  
  §       ss.  
COUNTY OF DALLAS    §

This instrument was ACKNOWLEDGED before me this 22<sup>nd</sup> day of January, 2021, by Phillip F. Wiggins, President of Stratford Management, Inc., a Texas corporation, general partner of The Stratford Company, L.P., general partner of SLF II – Yarrington JV, L.P., a Texas limited partnership, on behalf of said limited partnership.



[Signature]  
Notary Public

My commission expires: 6-17-2022

**GRANTEE'S ADDRESS FOR TAX NOTICES:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROMINENT TITLE  
3101 Bee Caves Suite 300  
Austin, Texas 78746

2013289JM

**Exhibit A**

## Land Description

**TRACT 1:**

BEING LOTS 2 AND 3 AND LOTS 6 THROUGH 16, OF CHAMPIONS BUSINESS PARK, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 4, PAGES 198-200, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS [P.R.H.C.T.]; ALSO BEING LOT 23 AND THE REMAINDER OF LOTS 1, 24, AND 25 OF SAID CHAMPIONS BUSINESS PARK; SAID LOT 23 AND THE REMAINDER OF LOTS 1, 24, AND 25 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 4069" FOUND AT THE SOUTHEAST CORNER, AND THE BEGINNING OF A CURVE TO THE RIGHT, OF SAID LOT 1, SAME BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF INTERREGIONAL HIGHWAY 35 [IH-35], A VARIABLE WIDTH RIGHT-OF-WAY WITH NO RECORDING INFORMATION FOUND, FOR THE SOUTHEAST CORNER, AND POINT OF BEGINNING, OF THE TRACT DESCRIBED HEREIN; FROM WHICH A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 4069" FOUND AT THE NORTHEAST CORNER OF LOT 2 OF SAID CHAMPIONS BUSINESS PARK, SAME BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID IH-35, BEARS S11°37'11"W, A DISTANCE OF 117.19 FEET;

THENCE WITH SAID CURVE TO THE RIGHT, ALONG THE SOUTHEAST LINE OF SAID LOT 1, BEING COMMON WITH THE NORTH RIGHT-OF-WAY OF CHAMPIONS BOULEVARD (60-FEET WIDE), A DISTANCE OF 43.39 FEET, HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 82°52'08", AND A CHORD WHICH BEARS S53°14'59"W, A DISTANCE OF 39.71 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 4069" FOUND;

THENCE N85°19'29"W, CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 293.55 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "DOUCET" SET AT THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 23;

THENCE N85°19'29"W, WITH THE SOUTH LINE OF SAID LOT 23, BEING COMMON SAID NORTH RIGHT-OF-WAY OF CHAMPIONS BOULEVARD, A DISTANCE OF 63.46 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 4069" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE WITH SAID TANGENT CURVE TO THE LEFT, CONTINUING ALONG SAID COMMON LINE A DISTANCE OF 224.03 FEET, HAVING A RADIUS OF 3,301.91 FEET, A DELTA ANGLE OF 03°53'14", AND A CHORD WHICH BEARS N87°15'59"W, A DISTANCE OF 223.98 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE

TO THE RIGHT, FROM WHICH A 1/2-INCH IRON ROD WITH A CAP STAMPED "DOUCET" SET ON THE NORTH LINE OF LOT 2 OF SAID CHAMPIONS BUSINESS PARK BEARS S15°52'05"E, A DISTANCE OF 62.60 FEET;

THENCE WITH SAID CURVE TO THE RIGHT, ALONG THE SOUTHWEST LINE OF SAID LOT 23, ALSO BEING COMMON WITH THE NORTHEAST INTERSECTION RIGHT-OF-WAY FOR SAID CHAMPIONS BOULEVARD AND PREMIER PARKWAY (60-FEET WIDE), A DISTANCE OF 42.71 FEET, HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 81°34'07", AND A CHORD WHICH BEARS N48°25'30"W, A DISTANCE OF 39.20 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 4069" FOUND;

THENCE N07°38'27"W, WITH THE WEST LINE OF SAID LOT 23 AND THE WEST LINE OF SAID LOT 24, BEING COMMON WITH EAST RIGHT-OF-WAY FOR PREMIER PARKWAY, A DISTANCE OF 451.20 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "DOUCET" SET AT THE NORTHWEST CORNER OF SAID LOT 24, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 25;

THENCE N07°38'27"W, CONTINUING WITH SAID COMMON LINE A DISTANCE OF 5.90 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 4069" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID TANGENT CURVE TO THE RIGHT, ALONG AN EASTERLY LINE OF SAID LOT 25, BEING COMMON WITH SAID EAST RIGHT-OF-WAY FOR PREMIER PARKWAY A DISTANCE OF 134.16 FEET, HAVING A RADIUS OF 152.52 FEET, A DELTA ANGLE OF 50°24'06", AND A CHORD WHICH BEARS N17°33'36"E, A DISTANCE OF 129.88 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "DOUCET" SET;

THENCE N42°45'39"E, CONTINUING ALONG SAID COMMON LINE A DISTANCE OF 150.40 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "DOUCET" SET AT THE NORTH CORNER OF SAID REMAINDER OF LOT 25, SAME BEING THE WEST CORNER OF A CALLED 1.401 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 17000138 [O.P.R.H.C.T.], AND ALSO BEING THE SOUTHWEST RIGHT-OF-WAY LINE OF YARRINGTON ROAD, A VARIABLE WIDTH RIGHT-OF-WAY WITH NO RECORDING INFORMATION FOUND;

THENCE S45°44'16"E, WITH THE NORTHEAST LINES OF THE REMAINDER OF LOTS 25, 24, AND LOT 1, SAME BEING THE SOUTHWEST LINE OF SAID 1.401 ACRE TRACT, AND ALSO BEING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID YARRINGTON ROAD, A DISTANCE OF 826.69 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "DOUCET" SET FOR THE EAST CORNER OF SAID LOT 1, SAME BEING THE SOUTH CORNER OF SAID 1.401 ACRE TRACT, AND ALSO BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID IH-35;

THENCE S11°49'00"W, WITH THE EAST LINE OF THE REMAINDER OF LOT 1, SAME BEING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID IH-35, A DISTANCE OF 155.64 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.634 ACRES.

TRACT 2:

LOT 5-A, OF THE RESUBDIVISION PLAT OF LOTS 4A, 5A, 18A, 19A, 20A AND 21A, CHAMPIONS BUSINESS PARK, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 5, PAGE 14, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

TRACT 3:

BEING A 49.983 ACRE TRACT OF LAND OUT OF THE WILLIAM WARD SURVEY NUMBER 3, ABSTRACT NUMBER 467, IN HAYS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 53.0 ACRE TRACT DESCRIBED IN VOLUME 900, PAGE 743 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], BEING ALL THAT SAME PROPERTY CALLED TRACT 1 IN GENERAL WARRANTY DEED IN CONTRIBUTION EXECUTED BY SLF II - HWY 360 & CAMP WISDOM, L.P., A TEXAS LIMITED PARTNERSHIP, TO SLF II - YARRINGTON JV, L.P., A TEXAS LIMITED PARTNERSHIP, DATED JANUARY 1, 2018, RECORDED IN DOCUMENT NUMBER 18003803 [O.P.R.H.C.T.]; SAID 49.983 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND FOR THE NORTH CORNER OF SAID 50.003 ACRE TRACT, SAME BEING THE WEST CORNER OF A CALLED 54.968 ACRE TRACT, ALSO KNOWN AS TRACT 2, AS DESCRIBED IN DOCUMENT NUMBER 18003803 [O.P.R.H.C.T.], ALSO BEING THE IN SOUTHEAST RIGHT-OF-WAY LINE OF POST ROAD, NO RECORDING INFORMATION FOUND, FOR THE WEST CORNER, AND POINT OF BEGINNING, OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 60D NAIL FOUND FOR THE NORTH CORNER OF SAID 54.968 ACRE TRACT, SAME BEING THE WEST CORNER OF LOT 15 OF CHAMPIONS BUSINESS PARK, A SUBDIVISION IN HAYS COUNTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 198 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS [P.R.H.C.T.], ALSO BEING IN THE SOUTHEAST RIGHT-OF-WAY OF SAID POST ROAD, BEARS N35°27'07"E, A DISTANCE OF 1,193.89 FEET;

THENCE S46°41'32"E, WITH THE SOUTHWEST LINE OF SAID 54.968 ACRE TRACT, SAME BEING THE NORTHEAST LINE OF SAID 50.003 ACRE TRACT, A DISTANCE OF 2,158.45 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID 50.003 ACRE TRACT, SAME BEING THE SOUTH CORNER OF SAID 54.968 ACRE TRACT, ALSO BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF INTERREGIONAL HIGHWAY 35 [IH-35], A VARYING WIDTH RIGHT-OF-WAY WITH NO RECORDING INFORMATION FOUND, FOR THE EAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 60D NAIL FOUND FOR THE EAST CORNER OF SAID 54.968 ACRE TRACT, SAME BEING THE SOUTH CORNER OF LOT 4-A OF THE RESUBDIVISION OF CHAMPIONS BUSINESS PARK, RECORDED IN VOLUME 5, PAGE 14 [P.R.H.C.T.], AND ALSO BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID IH-35, BEARS N23°41'15"E, A DISTANCE OF 1,249.98 FEET;



THENCE S23°37'01"W, WITH A SOUTHEAST LINE OF SAID 50.003 ACRE TRACT, SAME BEING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID IH-35, A DISTANCE OF 835.01 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 50.003 ACRE TRACT, SAME BEING THE EAST CORNER OF THE REMAINDER OF A CALLED 53.0 ACRE TRACT DESCRIBED IN VOLUME 4516, PAGE 94 [O.P.R.H.C.T.], FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID REMAINDER OF A CALLED 53.0 ACRE TRACT, SAME BEING THE EAST CORNER OF LOT 1 OF THE NASH SUBDIVISION RECORDED IN DOCUMENT NUMBER 19001804 [O.P.R.H.C.T.], BEARS S23°37'01"W, A DISTANCE OF 249.74 FEET;

THENCE N46°31'37"W, WITH A SOUTHWEST LINE OF SAID 50.003 ACRE TRACT, SAME BEING THE NORTHEAST LINE OF SAID REMAINDER OF A CALLED 53.0 ACRE TRACT, A DISTANCE OF 555.72 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 50.003 ACRE TRACT, SAME BEING THE NORTH CORNER OF SAID REMAINDER OF A CALLED 53.0 ACRE TRACT, FOR AN INTERIOR ANGLE CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S23°34'40"W, WITH A SOUTHEAST LINE OF SAID 50.003 ACRE TRACT, SAME BEING THE NORTHWEST LINE OF SAID REMAINDER OF A CALLED 53.0 ACRE TRACT, A DISTANCE OF 249.96 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 50.003 ACRE TRACT, SAME BEING THE WEST CORNER OF SAID REMAINDER OF A CALLED 53.0 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N46°32'32"W, WITH A SOUTHWEST LINE OF SAID 50.003 ACRE TRACT, SAME BEING THE NORTHEAST LINE OF SAID LOT 1 OF THE NASH SUBDIVISION, AND THE NORTHEAST LINE OF THE REMAINDER OF A CALLED 27.48 ACRE TRACT RECORDED IN VOLUME 1892, PAGE 7 [O.P.R.H.C.T.], A DISTANCE OF 1,820.75 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID 50.003 ACRE TRACT, SAME BEING THE NORTH CORNER OF SAID REMAINDER OF A CALLED 27.48 ACRE TRACT, ALSO BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID POST ROAD, FOR THE WEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON PIPE FOUND FOR THE WEST CORNER OF SAID REMAINDER OF A CALLED 27.48 ACRE TRACT, SAME BEING THE NORTH CORNER OF A CALLED 5.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 16041262 [O.P.R.H.C.T.], AND ALSO BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID POST ROAD, BEARS S35°08'38"W, A DISTANCE OF 239.46 FEET;

THENCE N35°01'38"E, WITH THE NORTHWEST LINE OF SAID 50.003 ACRE TRACT, SAME BEING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID POST ROAD, A DISTANCE OF 1,025.79 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN AND CONTAINING 49.983 ACRES.

TRACT 4:

BEING A 54.980 ACRE TRACT OF LAND OUT OF THE WILLIAM WARD SURVEY NUMBER 3, ABSTRACT NUMBER 467, IN HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 57.92 ACRES (FIRST TRACT), DESCRIBED IN VOLUME 174, PAGE 151, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], BEING ALL THAT SAME PROPERTY CALLED TRACT 2 IN GENERAL WARRANTY DEED IN CONTRIBUTION EXECUTED BY SLF II - HWY 360 & CAMP WISDOM, L.P., A TEXAS LIMITED PARTNERSHIP, TO SLF II - YARRINGTON JV, L.P., A TEXAS LIMITED PARTNERSHIP, DATED JANUARY 1, 2018, RECORDED IN DOCUMENT NUMBER 18003803 [O.P.R.H.C.T.]; SAID 54.980 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND FOR THE EAST CORNER OF SAID 54.968 ACRE TRACT, SAME BEING THE SOUTH CORNER OF LOT 4-A OF THE RESUBDIVISION OF CHAMPIONS BUSINESS PARK, RECORDED IN VOLUME 5, PAGE 14 PLAT RECORDS OF HAYS COUNTY, TEXAS [P.R.H.C.T.], AND ALSO BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF INTERREGIONAL HIGHWAY 35 [IH-35], A VARYING WIDTH RIGHT-OF-WAY WITH NO RECORDING INFORMATION FOUND, FOR THE EAST CORNER, AND POINT OF BEGINNING, OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 3 OF THE CHAMPIONS PARK SUBDIVISION, RECORDED IN VOLUME 4, PAGE 198 [P.R.H.C.T.], ALSO BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID IH-35, BEARS N23°40'22"E, A DISTANCE OF 379.63 FEET;

THENCE S23°41'15"W, WITH THE SOUTHEAST LINE OF SAID 54.968 ACRE TRACT, SAME BEING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID IH-35, A DISTANCE OF 1,249.98 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID 54.968 ACRE TRACT, SAME BEING THE EAST CORNER OF SAID 50.003 ACRE TRACT, ALSO BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF IH-35, FOR THE SOUTH CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 50.003 ACRE TRACT, SAME BEING THE EAST CORNER OF THE REMAINDER OF A CALLED 53.0 ACRE TRACT RECORDED IN VOLUME 4516, PAGE 94 [O.P.R.H.C.T.], AND ALSO BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID IH-35, BEARS S23°37'01"W, A DISTANCE OF 835.01 FEET;

THENCE N46°41'32"W, WITH THE SOUTHWEST LINE OF SAID 54.968 ACRE TRACT, SAME BEING THE NORTHEAST LINE OF SAID 50.003 ACRE TRACT, A DISTANCE OF 2,158.45 FEET TO A 1-INCH IRON PIPE FOUND FOR THE WEST CORNER OF SAID 54.968 ACRE TRACT, SAME BEING THE NORTH CORNER OF SAID 50.003 ACRE TRACT, ALSO BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF POST ROAD, NO RECORDING INFORMATION FOUND, FOR THE WEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID 50.003 ACRE TRACT, SAME BEING THE NORTH CORNER OF THE REMAINDER OF A CALLED 53.0 ACRE TRACT RECORDED IN VOLUME 1892, PAGE 7 [O.P.R.H.C.T.],

AND ALSO BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID POST ROAD, BEARS S35°01'38"W, A DISTANCE OF 1,025.79 FEET;

THENCE N35°27'07"E, WITH THE NORTHWEST LINE OF SAID 54.968 ACRE TRACT, SAME BEING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID POST ROAD, A DISTANCE OF 1,193.89 FEET TO A 60D NAIL FOUND FOR THE NORTH CORNER OF SAID 54.968 ACRE TRACT, SAME BEING THE WEST CORNER OF LOT 15 OF THE CHAMPIONS PARK SUBDIVISION AS RECORDED IN VOLUME 4, PAGE 198 [P.R.H.C.T.], FOR THE NORTH CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S46°32'00"E, WITH THE NORTHEAST LINE OF SAID 54.968 ACRE TRACT, PASSING AT 295.71 FEET A 1/2-INCH IRON ROD FOUND FOR THE COMMON CORNER OF LOTS 15 AND 9 OF SAID CHAMPIONS PARK SUBDIVISION, PASSING AT 771.21 FEET THE COMMON CORNER OF LOTS 8 AND 7 OF SAID CHAMPIONS PARK SUBDIVISION, PASSING AT 1,053.04 FEET THE MOST SOUTHERLY CORNER OF LOT 7 OF SAID CHAMPIONS PARK SUBDIVISION, SAME BEING THE WEST CORNER OF LOT 5-A OF SAID RESUBDIVISION OF CHAMPIONS BUSINESS PARK, PASSING AT 1,561.23 FEET THE COMMON CORNER OF LOTS 5-A AND 4-A OF SAID RESUBDIVISION OF CHAMPIONS BUSINESS PARK, AND CONTINUING FOR A TOTAL DISTANCE OF 1,901.92 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN AND CONTAINING 54.980 ACRES.

TRACT 5:

BEING A 50.373 ACRE TRACT OF LAND OUT OF THE WILLIAM WARD SURVEY NUMBER 3, ABSTRACT NUMBER 467, IN HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 55.13 ACRES (SECOND TRACT), DESCRIBED IN VOLUME 174, PAGE 151, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], BEING ALL THAT SAME PROPERTY CALLED TRACT 3 IN GENERAL WARRANTY DEED IN CONTRIBUTION EXECUTED BY SLF II - HWY 360 & CAMP WISDOM, L.P., A TEXAS LIMITED PARTNERSHIP, TO SLF II - YARRINGTON JV, L.P., A TEXAS LIMITED PARTNERSHIP, DATED JANUARY 1, 2018, RECORDED IN DOCUMENT NUMBER 18003803 [O.P.R.H.C.T.]; SAID 50.373 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-1/4-INCH IRON PIPE FOUND FOR THE EAST CORNER OF SAID 50.339 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF LOT 1 OF THE NASH SUBDIVISION, RECORDED IN DOCUMENT NUMBER 19001804 [O.P.R.H.C.T.], FOR THE EAST CORNER, AND POINT OF BEGINNING, OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 1, SAME BEING THE SOUTH CORNER OF THE REMAINDER OF A CALLED 53.0 ACRE TRACT RECORDED IN VOLUME 4516, PAGE 94 [O.P.R.H.C.T.], AND ALSO BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF INTERREGIONAL HIGHWAY 35 [IH-35], A VARYING WIDTH RIGHT-OF-WAY WITH NO RECORDING INFORMATION FOUND, BEARS S66°47'47"E, A DISTANCE OF 685.46 FEET;

THENCE S43°12'49"W, WITH THE SOUTHEAST LINE OF SAID 50.339 ACRE TRACT, PASSING AT 729.02 FEET THE COMMON CORNER OF SAID LOT 1 AND BLOCK A, LOT 1A, ALSO KNOWN AS A CALLED 1.518 ACRE TRACT, OUT OF THE BLANCO RIVERWALK SUBDIVISION II, RECORDED IN DOCUMENT NUMBER 18044279 [O.P.R.H.C.T.], PASSING AT A DISTANCE OF 2,183.82 FEET THE NORTHWEST CORNER OF SAID LOT 1B, BLOCK D OF THE REPLAT OF LOT 1, BLOCK D OF THE BLANCO RIVERWALK SUBDIVISION, ALSO KNOWN AS A CALLED 4.385 ACRE TRACT, AS RECORDED IN DOCUMENT NUMBER 15036711 [O.P.R.H.C.T.], AND CONTINUING FOR A TOTAL DISTANCE OF 2,400.90 FEET TO A CALCULATED POINT AT THE APPROXIMATE CENTERLINE OF THE BLANCO RIVER;

THENCE WITH A SOUTHWEST LINE OF SAID 50.339 ACRE TRACT, SAME BEING THE APPROXIMATE CENTERLINE OF THE BLANCO RIVER THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1.) N21°15'39"W, A DISTANCE OF 384.75 FEET TO AN ANGLE POINT,
- 2.) N06°54'02"W, A DISTANCE OF 584.99 FEET TO AN ANGLE POINT,

AND

3.) N36°46'57"W, A DISTANCE OF 545.11 FEET TO A CALCULATED POINT AT THE START OF A CURVE TO THE LEFT, BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF POST ROAD, NO RECORDING INFORMATION FOUND, FOR THE SOUTHWEST CORNER SAID 50.339 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A RAILROAD SPIKE FOUND IN A TREE BEARS N49°19'22"E, A DISTANCE OF 281.67 FEET;

THENCE WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 633.00 FEET, A DELTA ANGLE OF 25°31'06", AND A CHORD WHICH BEARS N45°32'38"E, A DISTANCE OF 279.60 FEET TO A CALCULATED POINT AT AN EXTERIOR ELL CORNER OF SAID 50.339 ACRE TRACT, SAME BEING THE WEST CORNER OF A CALLED 2.96 ACRE TRACT RECORDED IN VOLUME 2014, PAGE 875 [O.P.R.H.C.T.], FOR AN EXTERIOR ELL CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S54°51'59"E, WITH A NORTHEAST LINE OF SAID 50.339 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID 2.96 ACRE TRACT, A DISTANCE OF 534.38 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 50.339 ACRE TRACT, SAME BEING THE SOUTH CORNER OF SAID 2.96 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N27°23'47"E, WITH A NORTHWEST LINE OF SAID 50.339 ACRE TRACT, PASSING AT 652.88 FEET A 1/2-INCH IRON ROD FOUND FOR THE COMMON CORNER OF A CALLED 2.96 ACRE TRACT RECORDED IN DOCUMENT NUMBER 14015499 [O.P.R.H.C.T.] AND A CALLED 5.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 16029174 [O.P.R.H.C.T.], PASSING AT 1,043.14 FEET A 1/2-INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID 5.00 ACRE TRACT AND A CALLED 5.00 ACRE TRACT

RECORDED IN DOCUMENT NUMBER 16041262 [O.P.R.H.C.T.], AND CONTINUING FOR A TOTAL DISTANCE OF 1,471.60 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 4069" FOUND FOR THE NORTH CORNER OF SAID 50.339 ACRE TRACT, SAME BEING THE EAST CORNER OF SAID 5.00 ACRE TRACT (DOCUMENT NUMBER 16041262), ALSO BEING ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 27.48 ACRE TRACT RECORDED IN VOLUME 1892, PAGE 7 [O.P.R.H.C.T.], FOR THE NORTH CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON PIPE FOUND AT THE NORTH CORNER OF SAID 5.00 ACRE TRACT (DOCUMENT NUMBER 16041262), SAME BEING THE WEST CORNER OF SAID REMAINDER OF A CALLED 27.48 ACRE TRACT, ALSO BEING IN THE SOUTHEAST RIGHT-OF-WAY OF SAID POST ROAD, BEARS N46°30'03"W, A DISTANCE OF 504.82 FEET;

THENCE S46°32'35"E, WITH THE NORTHEAST LINE OF SAID 50.339 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID REMAINDER OF A CALLED 27.48 ACRE TRACT AND THE SOUTHWEST LINE OF SAID LOT 1, A DISTANCE OF 1,193.58 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN AND CONTAINING 50.373 ACRES.

**Exhibit B****Permitted Exceptions**

1. Easements and other matters set forth on plat recorded in 4/198-200, of the Plat Records of Hays County, Texas.
2. Easements and other matters set forth on plat recorded in 5/14, of the Plat Records of Hays County, Texas.
3. Easement executed by R.M. Yarrington, to Texas Power & Light Company, dated November 3, 1927, recorded in/under 94/454, of the Official Public Records of Hays County, Texas.
4. Easement executed by R.M. Yarrington, to Hope Engineering and Supply Company, dated January 27, 1928, recorded in/under 95/116, of the Official Public Records of Hays County, Texas.
5. Easement executed by R.M. Yarrington, to The Texas Pipe Line Company, dated August 30, 1928, recorded in/under 96/564, of the Official Public Records of Hays County, Texas.
6. Easement executed by Richard M. Yarrington, Jr., John T. Yarrington, A.M. Yarrington, Kitty R. Yarrington, Arabella C. Yarrington and R. G. Yarrington, to Southwestern Bell Telephone Company, dated March 23, 1942, recorded in/under 124/235, of the Official Public Records of Hays County, Texas.
7. Right of Way Easement executed by Kitty Yarrington, to Maxwell Water Supply Corporation, dated July 6, 1970, recorded in/under 240/780, further affected by Partial Release in 558/794, of the Official Public Records of Hays County, Texas.
8. Terms, conditions and stipulations contained in Water Supply Easement Agreement executed by and between AAIG Partners, a Texas general partnership, and the City of Kyle, dated October 7, 1986, recorded in/under 631/18, of the Official Public Records of Hays County, Texas, as further affected by Assignment of Water Rights executed by and between G. W. Broesche, and Plum Creek Partners II, Ltd., a Texas limited partnership, dated June 3, 1997, recorded in/under 1319/751, (aka 9709768), of the Official Public Records of Hays County, Texas.
9. Electric Utility Easement executed by A.A.I.G. Partners, to Pedernales Electric Cooperative, Inc., dated October 29, 1986, recorded in/under 648/589, of the Official Public Records of Hays County, Texas.
10. Water/Wastewater Easement and Temporary Construction Easement executed by the Estate of B. D. Hillburn, to the City of San Marcos, Texas, dated September 29, 2000, recorded in/under 1734/193 (a/k/a 00025615), of the Official Public Records of Hays County, Texas.

11. Water/Wastewater Easement executed by Plum Creek Partner II, Ltd., to the City of San Marcos, Texas, dated September 26, 2000, recorded in/under 1734/205 (a/k/a 00025617), of the Official Public Records of Hays County, Texas.
12. Water & Wastewater Easement and Temporary Construction Easement executed by Interstate 35 J.V. 1911-11, to the City of San Marcos, Texas, dated December 20, 2000, recorded in/under 1872/209 (a/k/a 01022349), of the Official Public Records of Hays County, Texas.
13. Electric Utility Easement executed by Interstate 35 J.V. 1991-11, a Texas joint venture, to Pedernales Electric Cooperative, Inc., dated July 15, 2002, recorded in/under 2106/353 (a/k/a 02031871) and 2533/663 (a/k/a 04025197), of the Official Public Records of Hays County, Texas.
14. Electric Utility Easement executed by Billie Haney, Trustee, the Estate of B.D. Hillburn, to Pedernales Electric Cooperative, Inc., dated January 9, 2004, recorded in/under 2418/105 (a/k/a 04006083), of the Official Public Records of Hays County, Texas.
15. Easement executed by Interstate 35 J.V. 1991-11, to the City of San Marcos, Texas, dated October 28, 2003, recorded in/under 2420/505 (a/k/a 04006503), of the Official Public Records of Hays County, Texas.
16. Easement executed by Interstate 35 J.V. 1991-11, to the City of San Marcos, dated September 28, 2004, recorded in/under 2558/532 (a/k/a 04029420), of the Official Public Records of Hays County, Texas.
17. Right of Way Easement executed by Billie Haney, to Maxwell Water Supply Corporation, dated March 7, 2005, recorded in/under 2666/860 (a/k/a 05010119), of the Official Public Records of Hays County, Texas.
18. Easement executed by SLF II - Hwy 360 & Camp Wisdom, L.P., a Texas limited partnership, David S. Cheatham, Successor Trustee of the Courtney Ann Cheatham Trust created under the V. Adele Cheatham Family Trust Dated 12-21-92, and David S. Cheatham, Successor Trustee of the Allyson Paige Cheatham Trust created under the V. Adele Cheatham Family Trust Dated 12-21-92, to the City of San Marcos, Texas, dated March 7, 2008, recorded in/under 3348/214 (a/k/a 80006578), of the Official Public Records of Hays County, Texas.
19. Terms, conditions and stipulations contained in Easement Deed By Court Order in Settlement of Landowner Action, signed on February 12, 2015, recorded in/under 5273/815 (a/k/a 15022473), of the Official Public Records of Hays County, Texas.
20. Public Utility Easement executed by SLF II - San Marcos, L.P., a Texas limited partnership, David S. Cheatham, Successor Trustee of the Courtney Ann Cheatham Trust created under the V. Adele Cheatham Family Trust dated 12-21-92, and David S. Cheatham, Successor Trustee of the Allyson Paige Cheatham Trust created under the V. Adele Cheatham Family Trust dated 12-21-19, to the City of San Marcos, Texas, dated

December 29, 2016, recorded in/under 17000144, of the Official Public Records of Hays County, Texas.

21. Private Drainage Easement executed by SLF II - Hwy 360 & Camp Wisdom, L.P., a Texas limited partnership, David S. Cheatham, Successor Trustee of the Courtney Ann Cheatham Trust created under the V. Adele Cheatham Family Trust Dated 12-21-92, and David S. Cheatham, Successor Trustee of the Allyson Paige Cheatham Trust created under the V. Adele Cheatham Family Trust Dated 12-21-92, to Chuck Nash Chevrolet Buick, Inc., dated December 19, 2016, recorded in/under 17002426, of the Official Public Records of Hays County, Texas; said easement being modified by Modification To Private Drainage Easement dated September 16, 2019, recorded in/under 19033766, of the Official Public Records of Hays County, Texas.
22. Terms, conditions and stipulations contained in unrecorded Grazing Lease dated March 1, 2010, executed by and between SLF II - Hwy 360 & Camp Wisdom, L.P., as Lessor, and Mark Jones, as Lessee.
23. Terms, conditions and stipulations contained in unrecorded Agricultural/Grazing Lease dated October 31, 2016, executed by and between SLF II - Hwy 360 & Camp Wisdom, L.P., as Lessor, and Randall Herzog, as Lessee.
24. Royalty interest described in instrument executed by John T. Yarrington, Jr. and wife, Jessie L. Yarrington, Ronald M. Yarrington, Richard J. Yarrington and Diane Yarrington Pruett to AAIG Partners, a Texas general partnership, dated April 5, 1984, recorded in/under 431/634, of the Official Public Records of Hays County, Texas.
25. Any right, title, interest or claim of any character, had or asserted by the State of Texas or any other government or governmental authority, or by the public generally, in or to any portions of the Land that may be within the bed of the Blanco River, or any easement along or abutting the same, or any filled in portion thereof, artificial island therein, riparian or littoral rights pertaining thereto, and/or any areas affected by changes thereof due to erosion, evulsion or accretion ("Blanco River Rights").
26. Terms, conditions and stipulations contained in that certain unrecorded Temporary License dated January 31, 2017, granted to Carma Blanco Vista, LLC, as Licensee.
27. Easement rights in and to the electric line(s) and facilities running along the northwest property lines of Tracts 3 and 4, not within apparent dedicated easement areas, shown on survey prepared by Garrett Cavaiuolo (R.P.L.S. No. 6714), last revised 12/03/2020.
28. Easement rights in and to the overhead electric line(s) and natural gas lines, and related facilities running over and across portions of Tracts 1 and 2, not within apparent dedicated easement areas, shown on survey prepared by Garrett Cavaiuolo (R.P.L.S. No. 6714), last revised 12/03/2020.
29. Easement rights in and to the tornado alarm and related facilities located near the North corner of Lot 16, within the 15.739 acre portion of Tract 1, not within an apparent dedicated



easement area, shown on survey prepared by Garrett Cavaiuolo (R.P.L.S. No. 6714), last revised 12/03/2020.

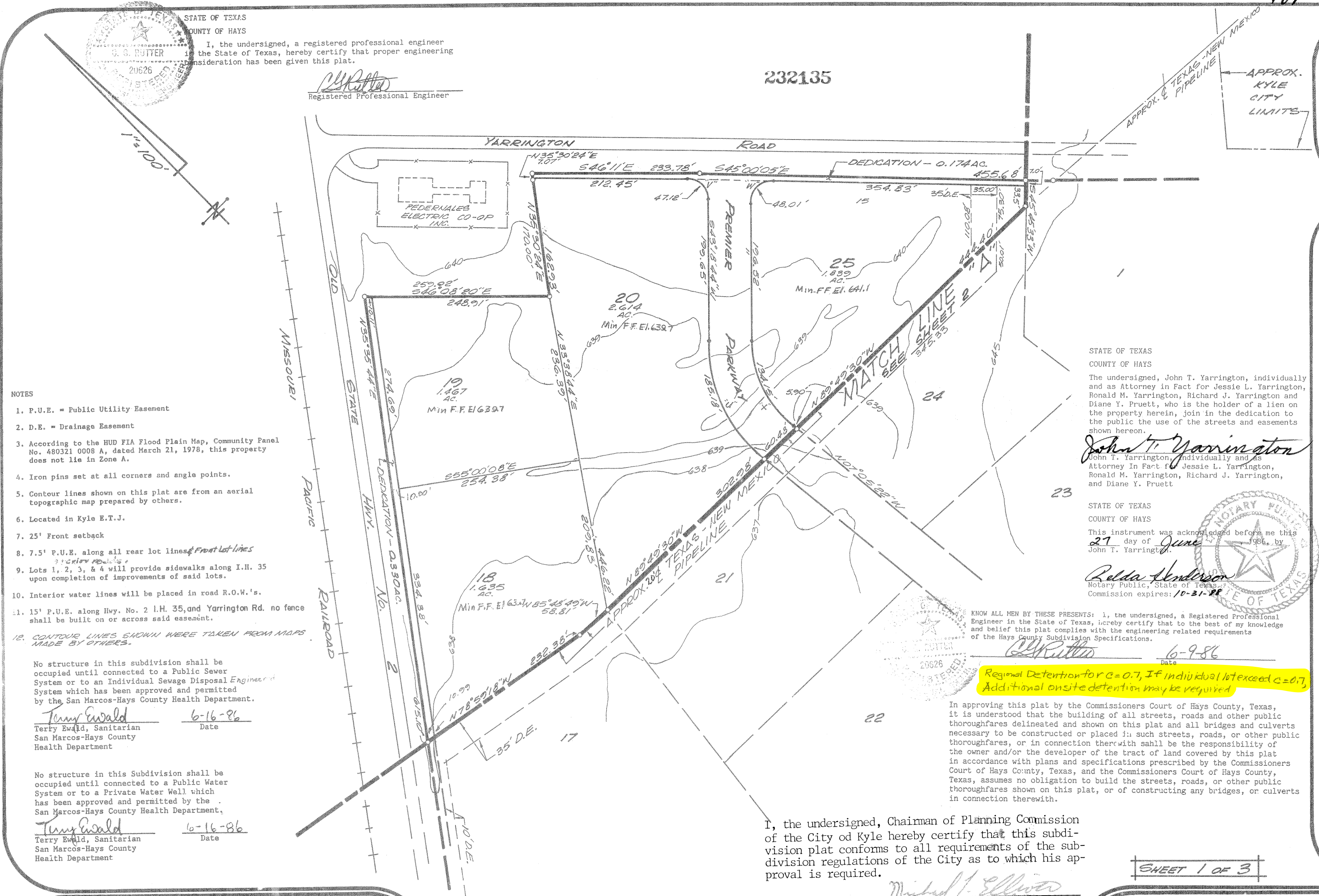
**THE STATE OF TEXAS  
COUNTY OF HAYS**

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.

21004507 DEED  
01/29/2021 07:48:02 AM Total Fees: \$86.00

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





- NOTES
1. P.U.E. = Public Utility Easement
  2. D.E. = Drainage Easement
  3. According to the HUD FIA Flood Plain Map, Community Panel No. 480321 0008 A, dated March 21, 1978, this property does not lie in Zone A.
  4. Iron pins set at all corners and angle points.
  5. Contour lines shown on this plat are from an aerial topographic map prepared by others.
  6. Located in Kyle E.T.J.
  7. 25' Front setback
  8. 7.5' P.U.E. along all rear lot lines & Front lot lines
  9. Lots 1, 2, 3, & 4 will provide sidewalks along I.H. 35 upon completion of improvements of said lots.
  10. Interior water lines will be placed in road R.O.W.'s.
  11. 15' P.U.E. along Hwy. No. 2 I.H. 35, and Yarrington Rd. no fence shall be built on or across said easement.
  12. CONTOUR LINES SHOWN WERE TAKEN FROM MAPS MADE BY OTHERS.

No structure in this subdivision shall be occupied until connected to a Public Sewer System or to an Individual Sewage Disposal System which has been approved and permitted by the San Marcos-Hays County Health Department.

Terry Ewald 6-16-86  
Terry Ewald, Sanitarian  
San Marcos-Hays County Health Department

No structure in this Subdivision shall be occupied until connected to a Public Water System or to a Private Water Well which has been approved and permitted by the San Marcos-Hays County Health Department.

Terry Ewald 6-16-86  
Terry Ewald, Sanitarian  
San Marcos-Hays County Health Department

STATE OF TEXAS  
COUNTY OF HAYS

The undersigned, John T. Yarrington, individually and as Attorney in Fact for Jessie L. Yarrington, Ronald M. Yarrington, Richard J. Yarrington and Diane Y. Pruett, who is the holder of a lien on the property herein, join in the dedication to the public the use of the streets and easements shown hereon.

John T. Yarrington  
John T. Yarrington, Individually and as Attorney in Fact for Jessie L. Yarrington, Ronald M. Yarrington, Richard J. Yarrington, and Diane Y. Pruett

STATE OF TEXAS  
COUNTY OF HAYS

This instrument was acknowledged before me this 27 day of June 1986, by John T. Yarrington.

Reida Anderson  
Notary Public, State of Texas  
Commission expires: 10-31-88

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that to the best of my knowledge and belief this plat complies with the engineering related requirements of the Hays County Subdivision Specifications.

John T. Yarrington 6-9-86  
Date

Regional Detention for C=0.7, If individual lot exceed C=0.7, Additional onsite detention may be required.

In approving this plat by the Commissioners Court of Hays County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares, or in connection therewith shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Hays County, Texas, and the Commissioners Court of Hays County, Texas, assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges, or culverts in connection therewith.

I, the undersigned, Chairman of Planning Commission of the City of Kyle hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which his approval is required.

Michael J. Elliott  
Chairman

CHAMPIONS BUSINESS PARK

Being 59.90 acres of land out of the William Ward Survey No. 3 and also being the same tract, called 59.90 acres, recorded in Volume 431, Pages 634-638 of the Real Property Records of Hays County, Texas.

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: That we, Austin Area Investment Group, owners of 59.90 acres of land out of the William Ward Survey No. 3, Hays County, Texas, as conveyed to us by Deed recorded in Volume 431, Pages 634-638, Hays County Deed Records, do hereby subdivide 59.90 acres of land out of the William Ward Survey No. 3 to be known as the Champions Business Park, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the use of the streets and easements shown hereon.

WITNESS MY HAND, this the 10 day of JUNE, A.D. 1986.

AUSTIN AREA INVESTMENT GROUP  
720 BRAZOS / SUITE 900  
AUSTIN, TEXAS 78701

By: Tom Martine David Trotter Michael Woods  
TOM MARTINE J. DAVID TROTTER FLEETWOOD RICHARDS

STATE OF TEXAS  
COUNTY OF HAYS

Before me, the undersigned authority, on this day personally appeared Tom Martine, J. David Trotter, Fleetwood Richards known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of JUNE, A.D., 1986.

[Signature]  
Notary Public in and for HAYS County, Texas. RONALD K. HART

This plat of Champions Business Park has been submitted to and considered by the Planning Commission of the City of Kyle, Texas, and is hereby approved by such Commission.

Dated this 30 day of JUNE, 1986.

ATTEST:  
NONE AT TIME OF APPROVAL.

By: Michael J. Elliott  
Chairman

By: [Signature]  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF HAYS

I, LYDELL B. CLAYTON, COUNTY CLERK OF HAYS COUNTY, TEXAS, do hereby certify that on the 27th day of June, A.D., 1986, the Commissioners Court of Hays County, Texas, passed and ordered authorizing the filing for record of this plat, and said order has been duly entered in the minutes of the said Court in book \_\_\_\_\_, Page \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE this 14th day of July, 1986.

Lydell B. Clayton  
COUNTY CLERK  
HAYS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

I, THE UNDERSIGNED, S. CRAIG HOLLMIG, A REGISTERED PUBLIC 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 MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

S. Craig Hollmig  
S. CRAIG HOLLMIG  
REGISTERED PUBLIC SURVEYOR NO. 2389  
40 N. SEQUOIA  
NEW BRAUNFELS, TEXAS 78130

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9th DAY OF JUNE, 1986.

Flora H. [Signature]  
NOTARY PUBLIC, COMAL COUNTY, TEXAS

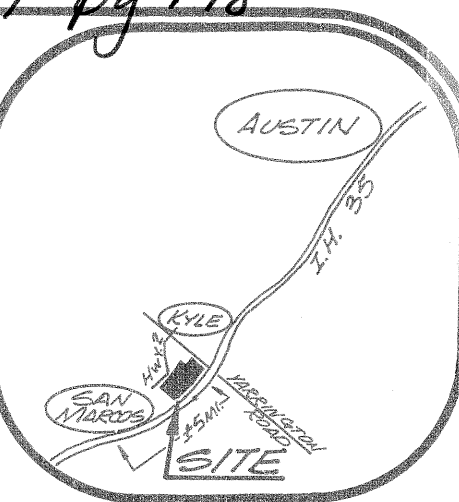
STATE OF TEXAS  
COUNTY OF COMAL

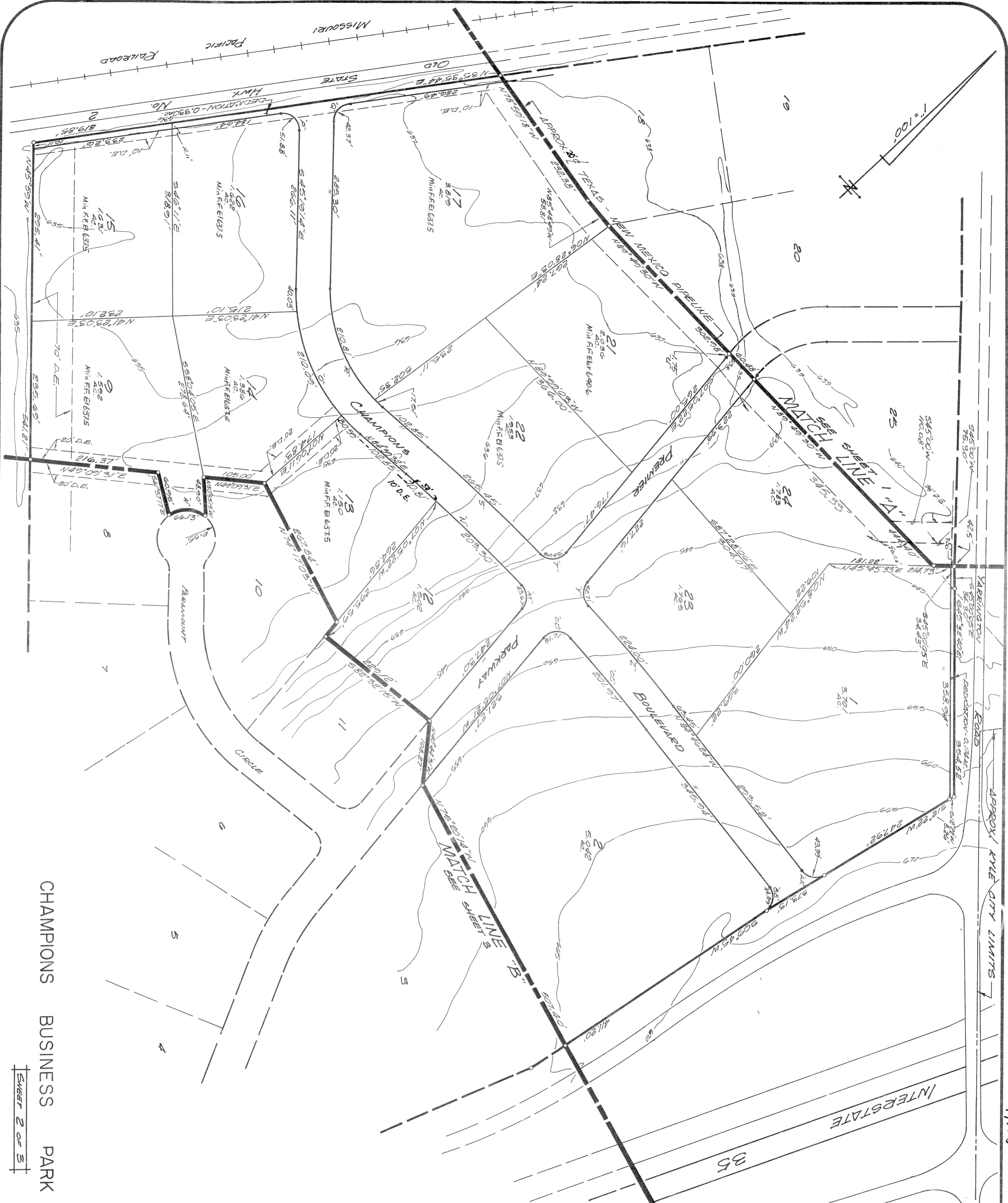
I, LYDELL B. CLAYTON, COUNTY CLERK OF HAYS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 14th DAY OF July, 1986, AT 12:10 P.M., AND DULY RECORDED THE 14th DAY OF July, 1986, AT 12:15 P.M. IN THE MAP AND PLAT RECORDS OF SAID COUNTY, BOOK VOLUME 4 ON PAGE 198, 199, 200 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 14th DAY OF July, A.D. 1986.

Lydell B. Clayton  
LYDELL B. CLAYTON, COUNTY CLERK  
HAYS COUNTY, TEXAS

By: Jeany Kleen Deputy

S. CRAIG HOLLMIG, INC.  
engineers - surveyors  
new braunfels, texas





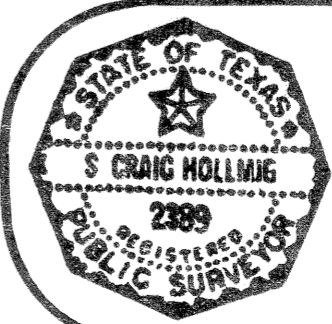
CHAMPIONS BUSINESS PARK

SHEET 2 OF 3



**S. CRAIG HOLLMIG, INC.**  
 engineers - surveyors  
 new braunfels, texas

Job No. \_\_\_\_\_

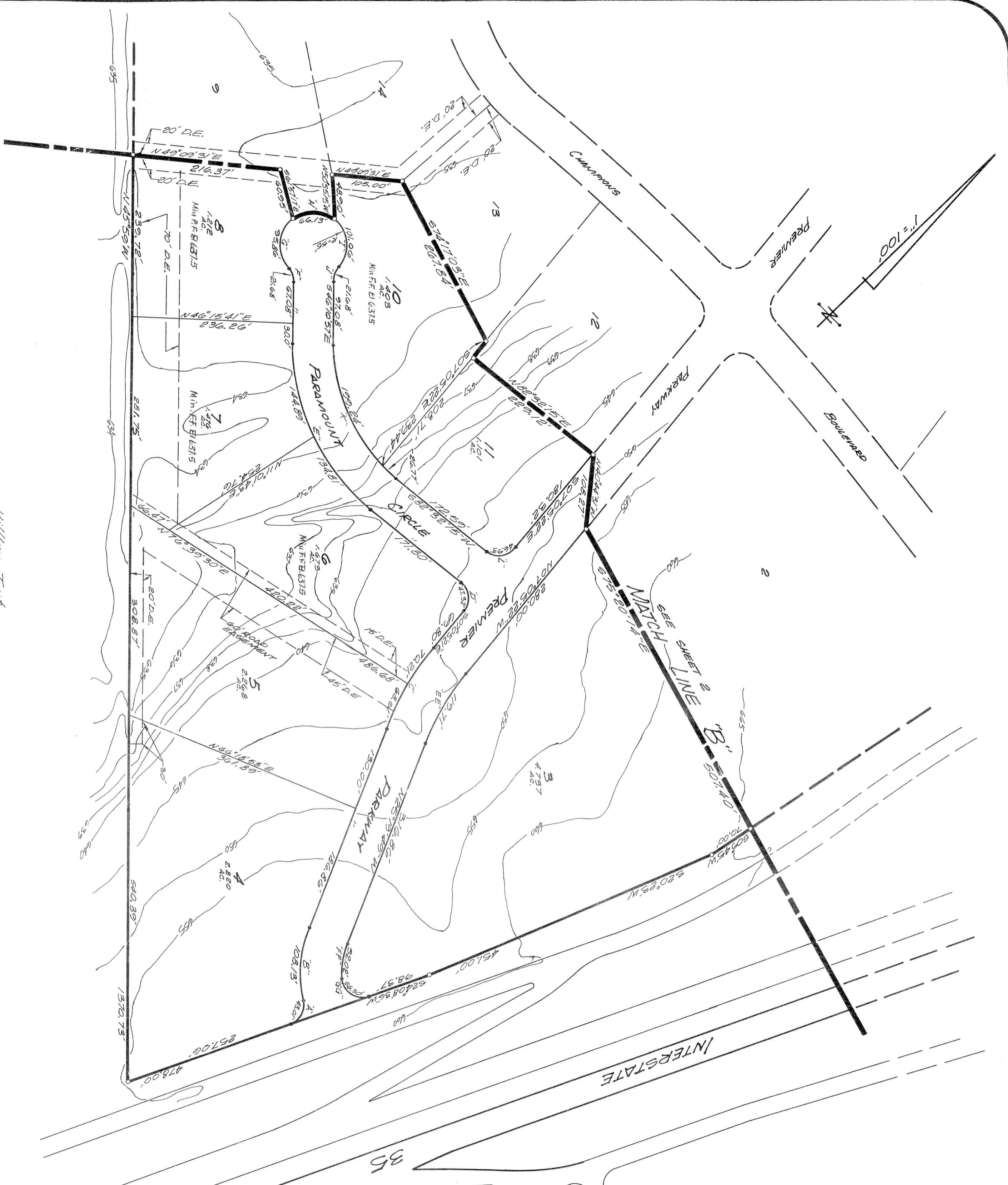


I HEREBY CERTIFY THIS SURVEY TO BE TRUE AND CORRECT  
 TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS MADE  
 UNDER MY SUPERVISION ON JUNE 9 1986

*S. Craig Hollmig*  
 S. CRAIG HOLLMIG, R.P.S.

0047T

Hillborn Tract  
57 ac.  
(174/151)



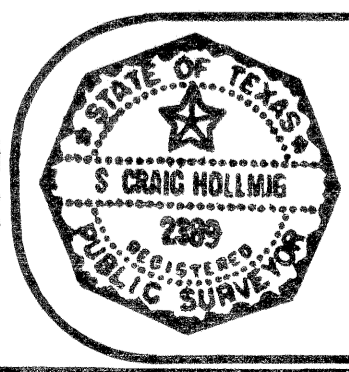
Curve	Delta	Radius	Length	Tangent
A	82°04.57'	80.00	43.07	24.45
B	26°40.29'	189.00	108.13	55.58
C	87°47.27'	456.03	198.82	102.00
D	90°22.23'	30.00	47.92	30.20
E	51°16.45'	312.52	279.70	150.00
F	112°44.07'	30.00	21.68	11.34
G	99°51.41'	55.00	95.86	62.39
H	68°52.66'	55.00	66.15	37.72
I	125°16.47'	55.00	101.06	72.04
J	41°24.42'	50.00	27.69	11.34
K	51°16.45'	252.52	226.00	121.20
L	89°37.37'	30.00	44.93	29.81
M	83°20.36'	30.00	43.67	26.73
N	04°30.30'	3343.82	274.11	137.14
O	50°01.14'	381.53	280.70	150.00
P	29°04.59'	50.00	51.88	35.18
Q	80°34.54'	50.00	45.37	25.58
R	04°36.12'	261.53	223.45	122.01
S	04°36.12'	393.82	283.45	142.79
T	92°17.06'	30.00	50.45	33.53
U	50°24.02'	22.50	18.93	10.00
V	89°29.44'	30.00	44.66	29.74
W	91°25.16'	30.00	45.04	30.93
X	50°24.02'	122.50	134.15	71.77
Y	81°40.07'	30.00	48.71	25.64
Z	03°55.02'	3303.82	224.00	112.04
AA	42°51.36'	30.00	43.39	26.43
AB	97°04.24'	26.48	44.89	30.00
AC	03°44.02'	324.82	201.97	101.02
AD	94°44.56'	30.00	51.71	34.97
AE	16°44.27'	376.03	119.71	64.37
AF	22°59.54'	129.81	52.02	26.37
AG	107°31.41'	30.00	56.30	40.94

CHAMPIONS BUSINESS PARK

SHEET 3 OF 3

**S. CRAIG HOLLMIG, INC.**  
engineers - surveyors  
new braunfels, texas

Job No. \_\_\_\_\_



I HEREBY CERTIFY THIS SURVEY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS MADE UNDER MY SUPERVISION ON June 9, 1986

*S. Craig Hollmig*  
S. CRAIG HOLLMIG, R.S.

101 4 pg 200

**Yarrington – R.O.W. description**  
**Hays County, Texas**

**D&A Job No. 448-004**  
**April 26, 2023**

**METES & BOUNDS DESCRIPTION**

**BEING A 1.00-ACRE TRACT OF LAND IN THE WILLIAM WARD SURVEY NUMBER 3, ABSTRACT NUMBER 467, HAYS COUNTY, TEXAS, SAID TRACT BEING ALL OF A 60-FOOT PUBLIC RIGHT OF WAY KNOWN AS PARAMOUNT CIRCLE, IN CHAMPIONS BUSINESS PARK, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 198, PLAT RECORDS OF HAYS COUNTY [P.R.H.C.T.], SAID 1.00-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod found on the west right-of-way line of Premier Parkway (a 60-foot right-of-way, recorded in Volume 4, Page 198, P.R.H.C.T.), an angle corner of Lot 6, of the said Champions Business Park, and for the **POINT OF BEGINNING** and the southeast corner of the tract described herein;

**THENCE** with the line common to the said Paramount Circle and Lots 6-11 of the said Champions Business Park the following twelve (12) courses and distances:

- 1) Thence with a curve to the left, an arc length of 47.32 feet, a radius of 30.00 feet, a delta angle of 90°22'23", and a chord bearing of N52°51'57"W, a distance of 42.57 feet to a 1/2-inch iron rod found for a point of tangency of Lot 6, of the said Champions Business Park and the tract described herein,
- 2) S81°56'52"W, a distance of 171.82 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for a point of curvature,
- 3) Thence with a curve to the right, an arc length of 279.73 feet, a radius of 312.55 feet, a delta angle of 51°16'48", and a chord bearing of N72°24'45"W, a distance of 270.49 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for an angle point,
- 4) N46°46'30"W, a distance of 97.09 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for a point of curvature,
- 5) Thence with a curve to the left, an arc length of 21.68 feet, a radius of 30.00 feet, a delta angle of 41°24'40", and a chord bearing of N67°28'40"W, a distance of 21.22 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for a point of a compound curve,
- 6) Thence with a curve to the right, an arc length of 263.09 feet, a radius of 55.01 feet, a delta angle of 274°01'35", and a chord bearing of N43°13'39"E, a distance of 75.01 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for a point of a compound curve,
- 7) Thence with a curve to the left, an arc length of 21.68 feet, a radius of 30.00 feet, a delta angle of 41°24'42", and a chord bearing of S26°03'59"E, a distance of 21.22 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for an angle corner,
- 8) S46°46'26"E, a distance of 97.09 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for a point of curvature,

**CONTINUED ON NEXT PAGE**

“Exhibit “-----”

- 9) Thence with a curve to the left, an arc length of 199.26 feet, a radius of 252.55 feet, a delta angle of 45°12'25", and a chord bearing of S69°22'33"E, a distance of 194.13 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for a point of a compound curve,
- 10) Thence with a curve to the left, an arc length of 26.77 feet, a radius of 253.22 feet, a delta angle of 06°03'25", and a chord bearing of N84°58'48"E, a distance of 26.76 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for an angle point,
- 11) N81°56'52"E, a distance of 172.61 feet to a 1/2-inch iron rod found for a point of curvature of Lot 11, of the said Champions Business Park and the tract described herein, and
- 12) Thence with a curve to the left, an arc length of 46.92 feet, a radius of 30.00 feet, a delta angle of 89°37'07", and a chord bearing of N37°08'18"E, a distance of 42.29 feet to a 1/2-inch iron rod found at the intersection of the right-of-way lines of the said Premier Parkway and the said Paramount Circle and for an angle corner of Lot 11, of the said Champions Business Park, and for the northeast corner of the tract described herein;

**THENCE** S07°40'31"E, over and across the said Paramount Circle, a distance of 120.01 feet to the **POINT OF BEGINNING** and containing 1.00-acres, more or less.

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.000107.

Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

I, John Barnard, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

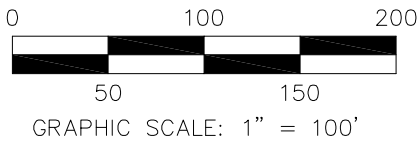


04/26/2023

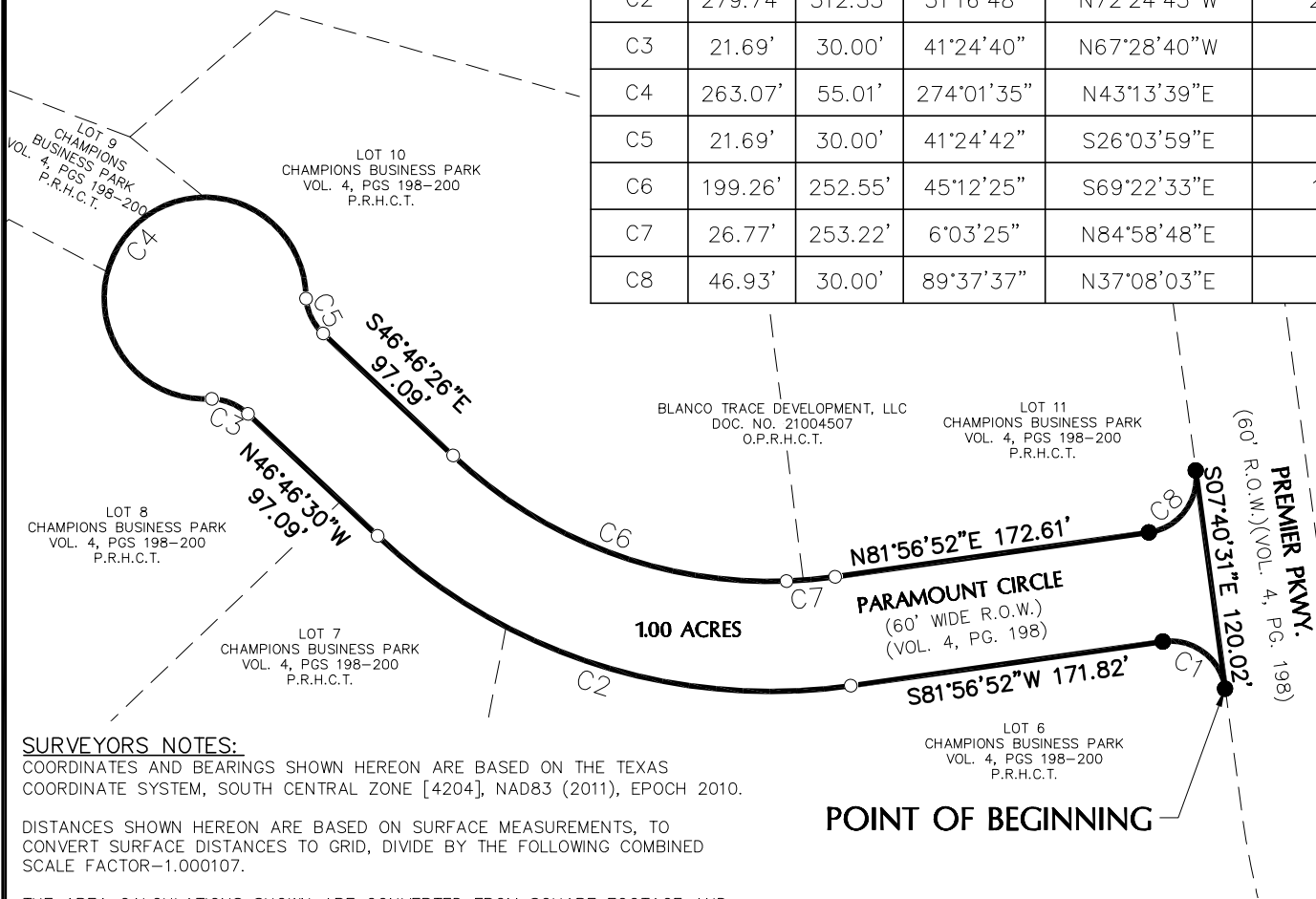
John Barnard  
Registered Professional Land Surveyor  
Texas Registration No. 5749  
Doucet & Associates  
JBarnard@DoucetEngineers.com  
TBPELS Firm Registration No. 10105800

Date





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	47.32'	30.00'	90°22'23"	N52°51'57"W	42.57'
C2	279.74'	312.55'	51°16'48"	N72°24'45"W	270.49'
C3	21.69'	30.00'	41°24'40"	N67°28'40"W	21.22'
C4	263.07'	55.01'	274°01'35"	N43°13'39"E	75.01'
C5	21.69'	30.00'	41°24'42"	S26°03'59"E	21.22'
C6	199.26'	252.55'	45°12'25"	S69°22'33"E	194.13'
C7	26.77'	253.22'	6°03'25"	N84°58'48"E	26.76'
C8	46.93'	30.00'	89°37'37"	N37°08'03"E	42.29'



**SURVEYORS NOTES:**

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.

DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, DIVIDE BY THE FOLLOWING COMBINED SCALE FACTOR—1.000107.

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

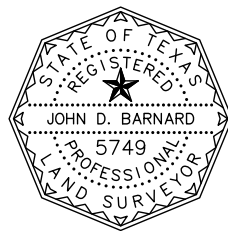
THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

I, JOHN BARNARD, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

 04/26/2023





JOHN BARNARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5749  
DOUCET & ASSOCIATES  
JBARNARD@DOUCETENGINEERS.COM

DATE



**POINT OF BEGINNING**

**LEGEND**

-  PROPERTY LINE
-  ADJOINER PROPERTY LINE
-  1/2" IRON ROD FOUND [UNLESS NOTED]
-  1/2" IRON ROD WITH "DOUCET" CAP SET
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- (.....) RECORD INFORMATION

1.00 ACRE  
R.O.W. VACATE  
EXHIBIT

HAYS COUNTY, TEXAS



**DOUCET**

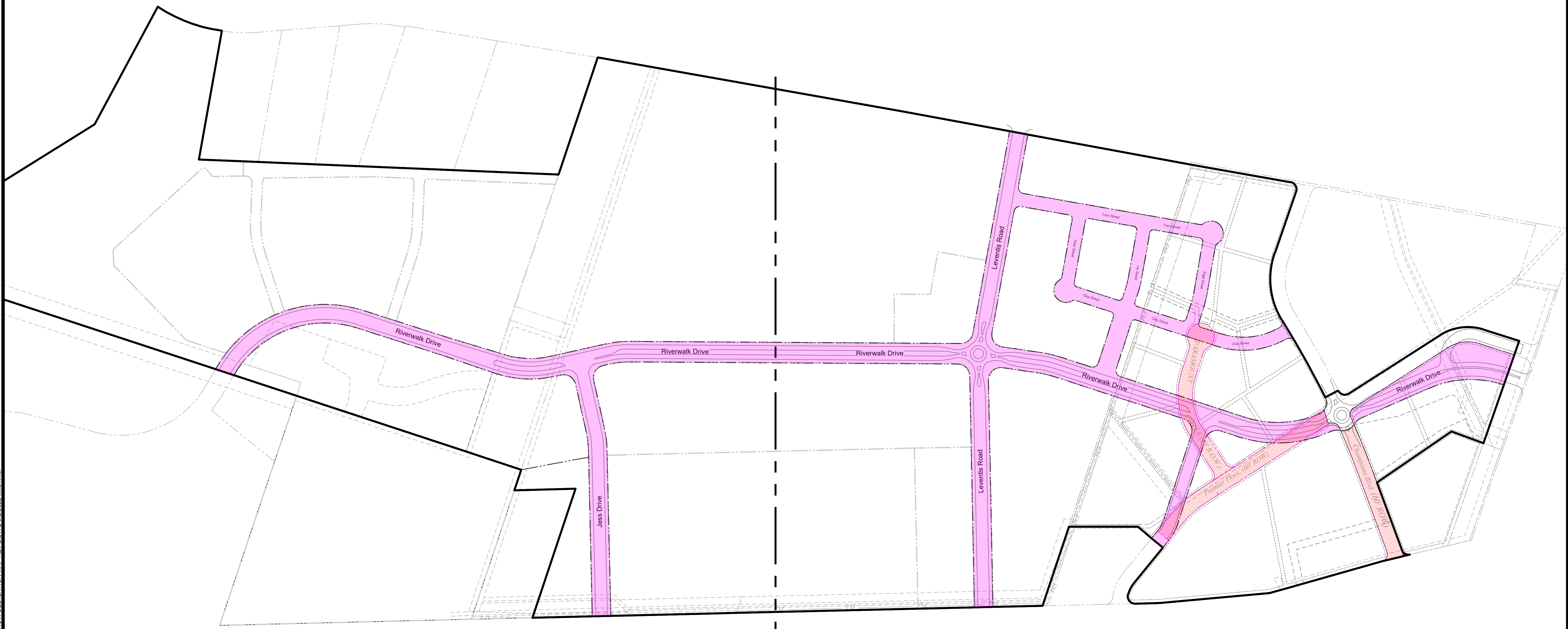
Civil Engineering // Entitlements // Geospatial  
7401 B. Highway 71 W, Ste. 160  
Austin, TX 78735, Tel: (512)-583-2600  
www.doucetengineers.com  
TBPELS Firm Number: 3937  
TBPELS Firm Number: 10194551

Date:	04/26/2023
Scale:	1" = 100'
Drawn by:	PD
Reviewer:	JB
Project:	448-004
Sheet:	1 OF 1
Field Book:	532
Party Chief:	ADM/JSM
Survey Date:	12/14/2022


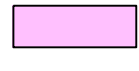


ORIGINAL LAYOUT SIZE - 24x36

@2022 H:\JOBFILES\BTD\BRAZOS TRACE DEVELOPMENTS\BTD 70287\YARRINGTON\04.CADD\EXHIBITS\PRELIMINARY PLAT\ROW DEDICATION MAP REV 2.DWG 9/22/2022 M.kumar

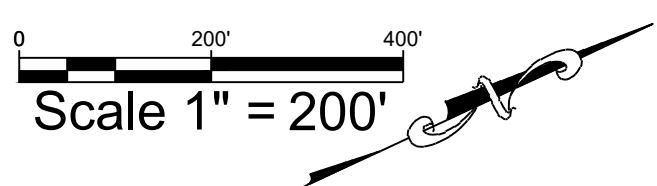


**LEGEND:**

	Existing Right of Way Vacated (2.92 Ac.) (127,195.2 SF)		Property Line
	Proposed Right of way Dedication (19.38 Ac.) (844,192.8 SF)		Adjacent Lot line
			Proposed Right-of-Way (18.21 Ac.)
			Existing Right of Way (2.21 Ac.)

**SHEET 2**

**SHEET 3**



**Benchmarks**  
 B.M. #1 - On back of curb.  
 Elevation = 648.58'

**Legal Description**  
 Champions Business Park, Lot 1A, 2A & 4A, Volume 4,  
 Page 198, 7.684 acres



The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

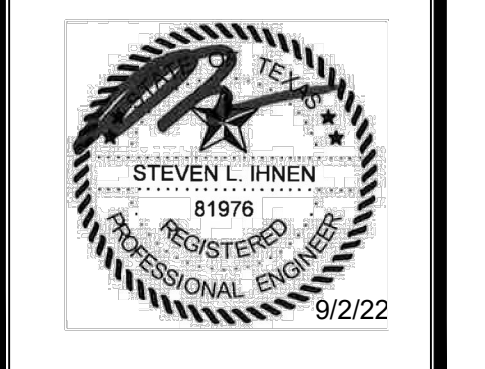
Revision	Date	By	App	Comment

Prepared For:  
 Brazos Trace Development, LLC  
 1722 Broadmoor Drive, Suite #212  
 Bryan, Texas 77802

**BLEYL ENGINEERING**  
 PLANNING • DESIGN • MANAGEMENT  
 7701 San Felipe, Suite 200, Austin TX 78729  
 Texas Firm Registration No. F-678  
 Tel. 512-454-2400  
 www.bleylengineering.com

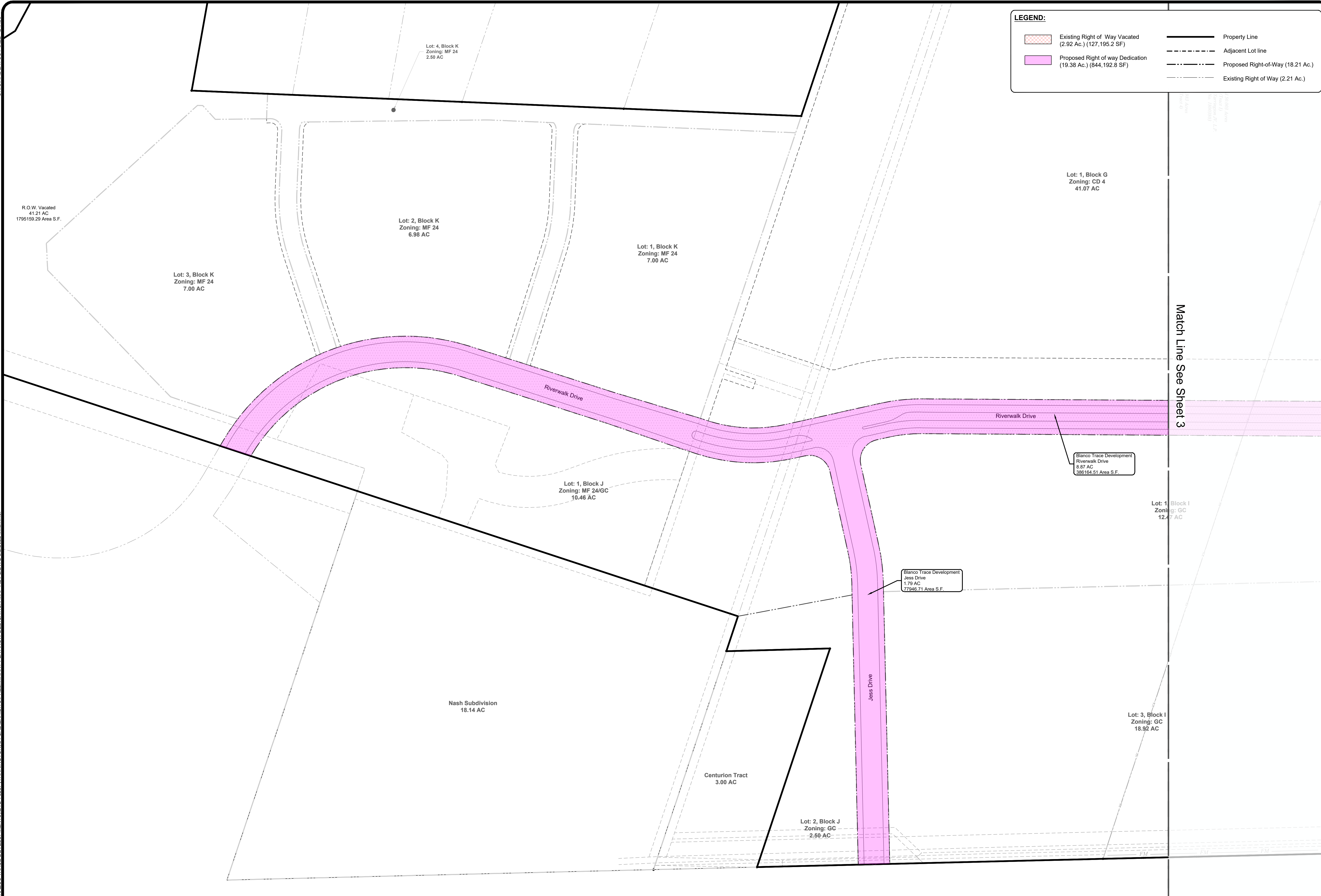
AUSTIN    BRYAN    CONROE    HOUSTON

**R.O.W. Dedication Map**  
**Yarrington Commons**  
 San Marcos, Texas 78666  
 Hays County



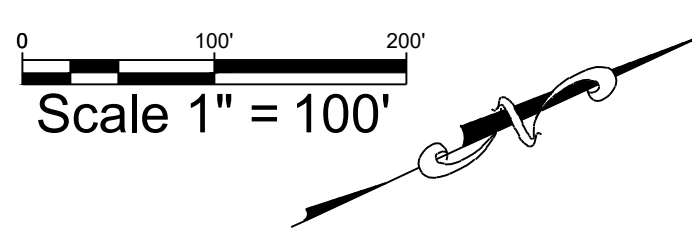
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 CAD: MK    Review: VG  
 Project No: BTD 70287  
 Sheet: **1** of **3**  
 XXXX-XXXX

ORIGINAL LAYOUT SIZE - 24x36  
@2022 H:\JOBFILES\BTD\_70287\YARRINGTON\04\_CADD\EXHIBITS\PRELIMINARY PLAT\ROW DEDICATION MAP REV.2.DWG 9/22/2022 M.kummer



**LEGEND:**

- Existing Right of Way Vacated (2.92 Ac.) (127,195.2 SF)
- Proposed Right of way Dedication (19.38 Ac.) (844,192.8 SF)
- Property Line
- Adjacent Lot line
- Proposed Right-of-Way (18.21 Ac.)
- Existing Right of Way (2.21 Ac.)



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B.M. #1 - On back of curb.  
Elevation = 648.58'

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AUSTIN    BRYAN    CONROE    HOUSTON

**R.O.W. Dedication Map**  
**Yarrington Commons**  
San Marcos, Texas 78666  
Hays County



Design: MK, VG  
CAD: MK    Review: VG  
Project No: BTD 70287  
Sheet: **2** of **3**  
**XXXX-XXXXX**

ORIGINAL LAYOUT SIZE - 24x36

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Match Line See Sheet 2

**LEGEND:**

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- Property Line
- Adjacent Lot line
- Proposed Right-of-Way (18.21 Ac.)
- Existing Right of Way (2.21 Ac.)



Revision	Date	By	App	Comment

Prepared For:  
 Brazos Trace Development, LLC  
 1722 Broadmoor Drive, Suite #212  
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AUSTIN BRYAN CONROE HOUSTON

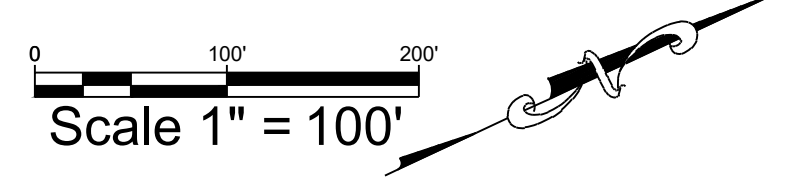
R.O.W. Dedication Map  
 Yarrington Commons  
 San Marcos, Texas 78666  
 Hays County



Design: MK, VG  
 CAD: MK Review: VG  
 Project No: BTD 70287  
 Sheet: 3 of 3  
 XXXX-XXXX

**Benchmarks**  
 B.M. #1 - On back of curb.  
 Elevation = 648.58'

**Legal Description**  
 Champions Business Park, Lot 1A, 2A & 4A, Volume 4,  
 Page 198, 7.684 acres

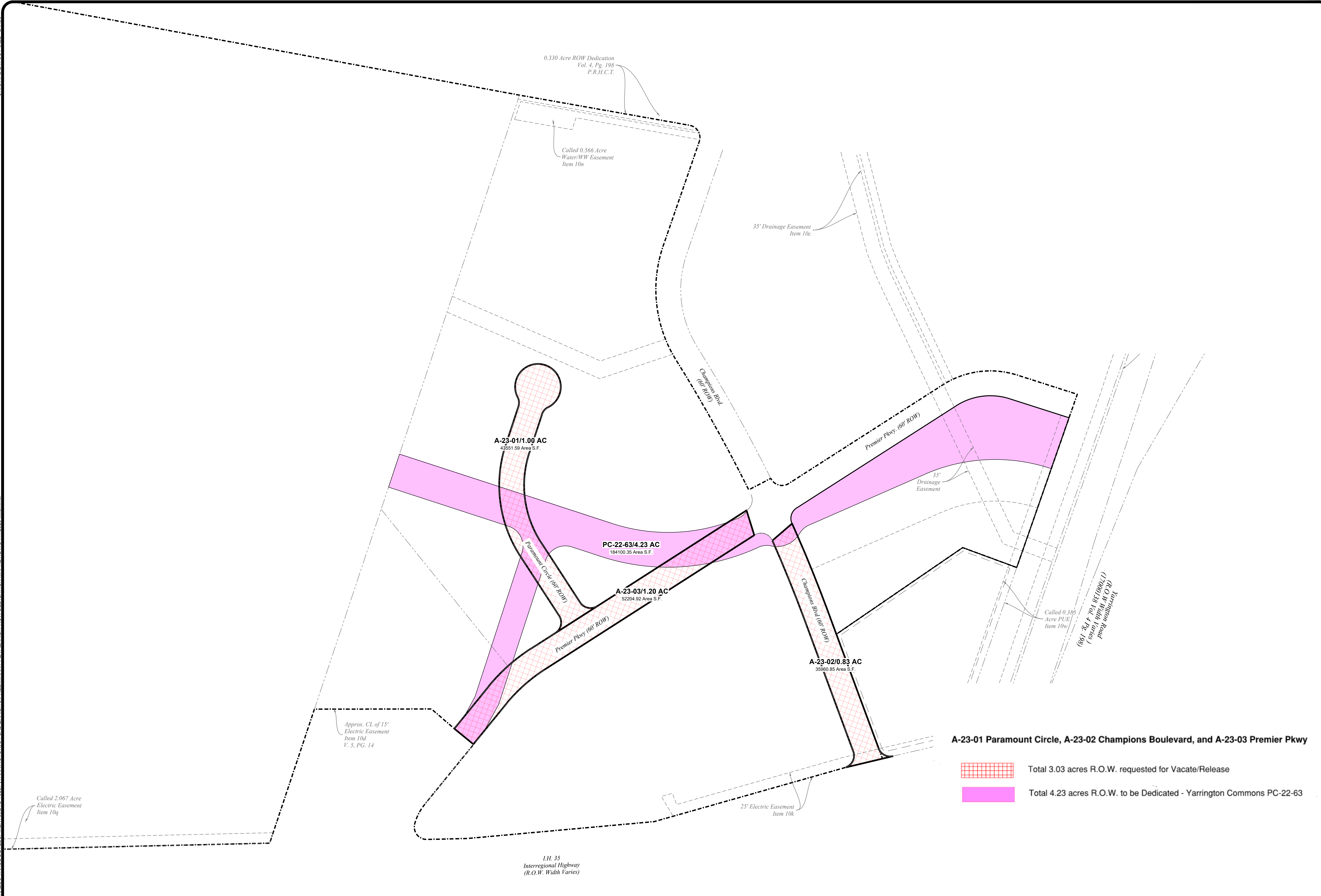


The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

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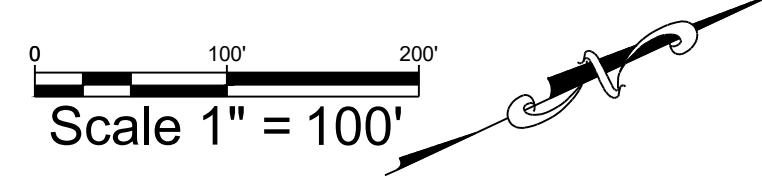
ORIGINAL LAYOUT SIZE - 24X36

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**A-23-01 Paramount Circle, A-23-02 Champions Boulevard, and A-23-03 Premier Pkwy**

- Total 3.03 acres R.O.W. requested for Vacate/Release
- Total 4.23 acres R.O.W. to be Dedicated - Yarrington Commons PC-22-63



**Benchmarks**  
B.M. #1 - On back of curb.  
Elevation = 648.58'

**Legal Description**  
Champions Business Park, Lot 1A, 2A & 4A, Volume 4,  
Page 198, 7.684 acres



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Revision	Date	By	Comment

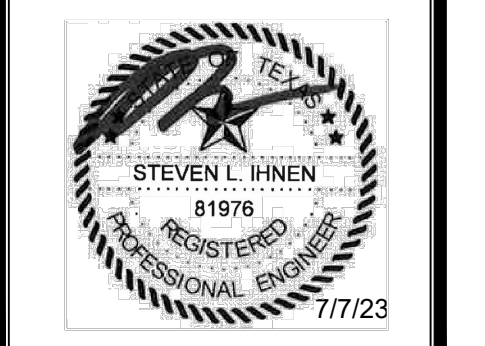
Prepared For:  
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Bryan, Texas 77802

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**AUSTIN BRYAN CONROE HOUSTON**

**R.O.W. Release/Dedication Map**

**Yarrington Commons**  
San Marcos, Texas 78666  
Hays County



Design: MK, VG  
CAD: MK Review: VG  
Project No: BTD 70287  
Sheet: **1** of **1**  
**XXXX-XXXX**

August 24, 2022

City of San Marcos  
630 E Hopkins  
San Marcos, Texas 78666

Atten: Will Rugeley

RE Street Abandonment

Dear Mr. Rugeley,

As the sole property owner abutting the street right-of-way for abandonment, please accept this as my written consent of the application(s) prepared by Bleyl Engineering for Street Abandonment of Paramount Circle, portions of Premier Parkway and portions of Champions Boulevard as identified on the "Champions Business Park -Street Abandonment Exhibit"

It is Blanco Trace Development, LLC objective by way of the application in process Yarrington Commons Preliminary Plat (PC-22-63), to dedicated right-way for the connectivity of the street portions being abandoned. The new street alignment will provide a continuation of traffic in a north south direction with a direct connection of Riverwalk Drive to Yarrington Road. A roundabout, circular intersection is designed for the intersection of Premier Parkway and the extension of Riverwalk Drive will provide slow entry, consistent speeds and safe accommodations for pedestrians and bicyclist.

An appraisal is in process for an assessment of the valuation of these areas. Once the appraisal has been completed a copy will be provided for your review and consideration. Should you have any questions or concerns you may reach me at (979) 744-2900.

Sincerely,



Paul Leventis, President

**Blanco Trace Development, LLC**  
1722 Broadmead Drive, 212  
Bryan, Texas 77802

Enclosures: Owners Warranty Deed