

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

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	John David Carson	Property Owner	Same as Applicant
Company	Carson Select Investments, LP	Company	Same as Applicant
Applicant's Mailing Address	407 S Stagecoach Trl, Ste 203 San Marcos, TX 78666	Owner's Mailing Address	Same as Applicant
Applicant's Phone #	(512) 392-3322	Owner's Phone #	Same as Applicant
Applicant's Email	johndavid@carsonproperties.net	Owner's Email	Same as Applicant

PROPERTY INFORMATION

Subject Property Address(es): Northernmost end of S Stagecoach Trail, San Marcos, TX 78666

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

Total Acreage: 56.76 Tax ID #: R 128358 (Part of)

Preferred Scenario Designation: Medium Intensity Existing Zoning: Light Industrial (LI)

Existing Land Use(s): Vacant Land / Agricultural Use (hay grazer cultivation)

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Character District - 4 (CD-4)

Proposed Land Uses / Reason for Change: Alignment with Comprehensive Plan.

No immediate change of use proposed. Future uses consistent with the CD-4 zoning district

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee* \$1,000 plus \$150 per acre Technology Fee \$15 MAXIMUM COST \$5,015

**Existing Neighborhood Regulating Plan Included.*


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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, John David Carson (owner name) on behalf of
Carson Select Investments, LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Northernmost end of S Stagecoach Trail, San Marcos, TX 78666 (address).

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

Signature of Owner:  Date: 9/15/24
Printed Name, Title: John David Carson, Authorized Manager

Signature of Agent: _____ Date: _____
Printed Name, Title: _____

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: 9/15/24

Print Name: John David Carson, Authorized Manager

Form Updated March, 2023

October 7, 2024
(revised October 23, 2024)

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

Re: Zoning Change Case Cover Letter

ZC-24-08 (GC & LI → CD-5): 21.462 acres along S Stagecoach Trail

ZC-24-09 (LI, GC, FD → CD-1): 16.637 acres north of Dutton Drive along Purgatory Creek

ZC-24-10 (LI → CD-4): 56.76 acres north of S Stagecoach Trail

Planning and Development Services,

The Applicants for the above captioned case numbers (Carson Haysco Holdings, LP and Carson Select Investment, LP) submit this letter detailing the request to downzone the subject properties from the current, more intensive¹ Special (LI - Light Industrial) and Legacy (GC - General Commercial) Districts² assigned decades ago to less intensive Character Districts (CD-1, CD-4, and CD-5) for compatibility with a proposed trail along Purgatory Creek and to align with the City's Comprehensive Plan³.

Case / Property Descriptions

ZC-24-08 is comprised of four platted lots out of the Hays County Government Center Campus (HCGCC) subdivision: specifically, Lots 1, 2, & 3 of Block B and Lot 1 of Block C. The Hays County Appraisal District (HCAD) Property IDs for these properties are as follows⁴: R132514 (1.452 acres, GC); R132515 (1.483 acres, GC); R132516 (5.091 acres, LI); and R123517 (12.106 acres, GC). Additionally, ZC-24-08 includes one un-platted tract with a HCAD Property ID R132728 (1.33 acres, GC). All properties have South Stagecoach Trail frontage north of Wonder World Drive. In sum, 16.371 acres are to be rezoned from GC → CD-5 and 5.091 acres are to be rezoned from LI → CD-5 for a case total of 21.462 acres.

ZC-24-09 is comprised of a single 16.637 acre unplatted tract commencing at the northernmost bend of Dutton Drive and extending along Purgatory Creek for more than half a mile. There are two HCAD Property IDs related to this tract: R11743 (all) and R128358 (partial). According to the City's Open Data

¹ Per Table 2.3 (Determination of Intensity) of the SMDC. The Commercial (CM) district is interpreted herein as the successor zoning category for GC which, as a Legacy District, is not specifically listed in Table 2.3. CM is more intense than CD-5.

² An indeterminate amount of the property associated with ZC-24-09 appears designated as a Future Development (FD) district. Per Section 4.4.1.1., FD is a "temporary zoning district" excluded from Table 2.3 per Section 2.5.1.3.D.

³ The 2013 Vision San Marcos was the comprehensive plan in effect as of the date of application and is the basis for consideration under Section 2.5.1.4; however, it is noteworthy that the zoning districts proposed are consistent with the Vision SMTX plan adopted October 15, 2024 and its Vision SMTX Equivalency Table.

⁴ Acreage and current zoning in parenthesis



maps, portions of the tract contain GC and Future Development (FD) zoning districts, but those acreages are difficult to quantify given that the existing zoning does not follow parcel lines. That said, most of the property related to ZC-24-09 is currently zoned Light Industrial and is to be rezoned to CD-1.

ZC-24-10 is comprised of a single 56.76 acre unplatted tract located at the northernmost end of S Stagecoach Trail. It is associated with HCAD Property ID R128358. It is to be rezoned from LI → CD-4.

Timing Related to Requested Trail Conveyance

These zoning cases have been initiated by the applicants after receiving requests from the City of San Marcos, in partnership with the San Marcos River Authority and the San Marcos Greenbelt Alliance, for the applicants to consider conveying a portion of the subject properties to the public for use in the ongoing Purgatory Creek improvements project. The multi-purpose Purgatory Creek project is aimed at managing storm water as well as expanding public trail and active transportation connectivity by establishing a Greenway connecting the Purgatory Creek Natural Area to the San Marcos River.

The applicants have always intended to rezone the subject properties to align their zoning with the Comprehensive Plan but previously planned to defer any applications until such time as the applicants had a development proposal to share with the public. The applicants have no immediate development plans for these properties, but desire to ensure that their zoning is compatible with the long-term vision for the area prior to conveying any portion to another entity.

Light industrial and general commercial development/uses abutting a Greenway would neither be appropriate nor aligned with either the applicants' or public's vision for the subject properties. For this reason and in cooperation with the more immediate trail improvements schedule, the applicants have elected to bring these cases forward at this time.

Compatibility with the Comprehensive Plan

The subject properties are located within the South End medium intensity growth zone of the Comprehensive Plan. Per this document, the South End is "envisioned as a new connection between Downtown and the southern part of the city. ... The area is anticipated to build out with a medium-intensive mix of commercial and residential of different densities."

Section 4.1.1.6 of the San Marcos Development Code (SMDC) further describes Medium Intensity Zones generally to be "[a]n area of change intended to accommodate the City's future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive."

The existing LI and GC zoning districts are antithetical to these intents, as reflected on Table 4.1 of the SMDC (the "Translation Table") and based on the land-intensive, auto-oriented development standards required of the existing districts. Conversely, the Character Districts in the SMDC were specifically created to support the Comprehensive Plan's vision, particularly in areas such as the South End.



In the SMDC's Translation Table, Special Districts (such as the existing Light Industrial) are listed as "Not Preferred" for Medium Intensity Zones. Per Section 4.1.2.8, Legacy Districts (such as the existing General Commercial) are no longer permitted city-wide and are to be replaced with allowable zoning districts from Chapter 4 of the SMDC. The Translation Table lists the proposed Character Districts as the only zoning districts to be considered for these properties.

More specifically, Table 4.6 of the SMDC (Character District / Existing Zoning Translation Table) outlines the Character Districts to be considered in zoning change cases. Existing GC and LI districts are noted for consideration for rezoning to CD-1, CD-4, and CD-5 districts, which are the districts proposed in these cases. All other districts are noted as Not Preferred.

While the applicants have no immediate development plans, rezoning the subject properties to the proposed Character Districts will ensure any future development to be compatible with the Comprehensive Plan and the SMDC.

Compatibility / Consistency with Surrounding Properties

The applicants have previously rezoned and/or replatted their other undeveloped holdings within the HGCCC and the abutting San Marcos Business Park Section Two subdivisions to CD-4 and CD-5. These current zoning cases will result in over 100 acres of contiguous Character District zoning within the South End activity center as intended in the Comprehensive Plan.

Existing Conditions and Future Plans

The subject properties abut both the Purgatory Creek and Willow Springs Creek watersheds. The effective FEMA Flood Insurance Rate Map (FIRM) panel for the subject properties currently show most of the area without exposure to the 1% annual flood risk (aka the 100-year flood plain). However, the preliminary/pending FIRM panel and the City of San Marcos' regulatory model both show the potential for shallow flooding on portions of the subject properties during an 1% event. This change in risk is caused almost entirely by a diversion of Willow Springs Creek and not by Purgatory Creek. Watershed studies in the area have shown that this change is the result of under-regulated upstream development in the Willow Springs watershed and not due to any actions of the applicants.

The applicants have been working in close cooperation with Hays County for several years on a mitigation plan for the Willow Springs Creek watershed. The County's engineering consultants have recently identified and proposed a project that would remove the 1% flood risk from most of the subject properties and other existing, improved properties not owned by the applicants. The applicant's engineers are currently peer reviewing this work, but no definite timeline is in place for mitigation work to commence. To date, the applicant has and continues to defer any development plans for the subject properties until an actionable mitigation plan is established. Once a regional drainage plan is established, the applicants' long-term plans for the subject properties will be aligned with the City's comprehensive plan.



Notably, net allowable impervious cover under the proposed Character Districts will be reduced in comparison to the existing zoning districts. Further, the intensity of development and uses under the proposed Character Districts would create substantially less noxious runoff and water quality impacts than the existing Light Industrial and General Commercial uses. In all cases, the City of San Marcos' drainage and water quality ordinances are in effect for the subject properties and the applicants fully intend to comply therewith for future development on the subject properties, if any.

Summary

The Applicants are proposing to downzone the properties from the existing, more intensive Light Industrial and General Commercial districts that are not aligned with the City's current and proposed Comprehensive Plan. While there are no current development plans for the subject properties, these rezonings are proposed at this time in advance of the potential conveyance of a portion of the subject properties to the public for use as a Greenway in connection with the City's Purgatory Creek improvements. The proposed Character Districts will bring the subject properties into alignment with the City's Comprehensive plan, create a contiguous Character District area alongside surrounding properties with similar zoning, and ensure compatible uses along the proposed Greenway for future development, if any.

Sincerely,



John David Carson

johndavid@carsonproperties.net





Exhibit “__”

7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

Stagecoach Trail Plat Adjustments
Hays County, Texas

D&A Job No. 1654-001
November 6, 2020

DESCRIPTION
For a 0.016-Acre [713 Square Feet]
Parcel Description

BEING A 0.016-ACRE [713 SQUARE FEET] PARCEL OUT OF THE J.M. VERAMENDI SURVEY NUMBER 1, ABSTRACT NUMBER 17, BEING A PORTION OF BLOCK “C”, FINAL PLAT OF LOT 2A HAYS COUNTY GOVERNMENT CENTER CAMPUS, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN BOOK 15, PAGES 340-342 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS [P.R.H.C.T.], SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with cap stamped “BYRN” found on the west right-of-way line of the Missouri-Pacific Company Railroad (60 foot right-of-way), recorded in said Hays County Government Center Campus Final Plat, for the northeast corner of said Lot 2A, same being the southeast corner of a called 68.09-acre tract, recorded in Volume 3493, Page 89 of the Official Public Records of Hays County, Texas [O.P.R.H.C.T.];

THENCE, N74°27'50"W, departing the west right-of-way line of said Missouri-Pacific Railroad, with the line common to said Lot 2A and said 68.09-acre tract, a distance of 1,171.89 feet to a point for the east corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE, S43°29'18"W, departing the line common to said Lot 2A and said 68.09-acre tract, over and across said Lot 2A, a distance of 60.69 feet to a point on the west line of said Lot 2A, same being an interior curve of said 68.09 acre tract, also being the south corner and a non-tangent curve to the left of the parcel described herein;

THENCE, along the lines common to said Lot 2A and said 68.09-acre tract, the following two (2) courses and distances:

- 1) With said curve to the left, an arc length of 53.63 feet, having a radius of 1,065.00 feet, a delta angle of 02°53'07", a chord bearing of N17°01'05"E, and a chord distance of 53.62 feet to a 1/2-inch iron rod with cap stamped “BYRN” found for the northwest corner of said Lot 2A, same being an interior corner of said 68.09-acre tract, and the northwest corner of the parcel described herein, and

CONTINUED ON NEXT PAGE

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



- 2) S74°27'50"E, a distance of 27.06 feet to the **POINT OF BEGINNING** of the parcel described herein and containing 0.016-acre [713 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010.
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, Garrett Cavauiolo, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

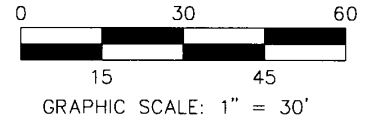


Garrett Cavauiolo
Registered Professional Land Surveyor
Texas Registration No. 6714
Doucet & Associates, Inc.
GCavauiolo@DoucetEngineers.com
TBPLS Firm No. 10105800

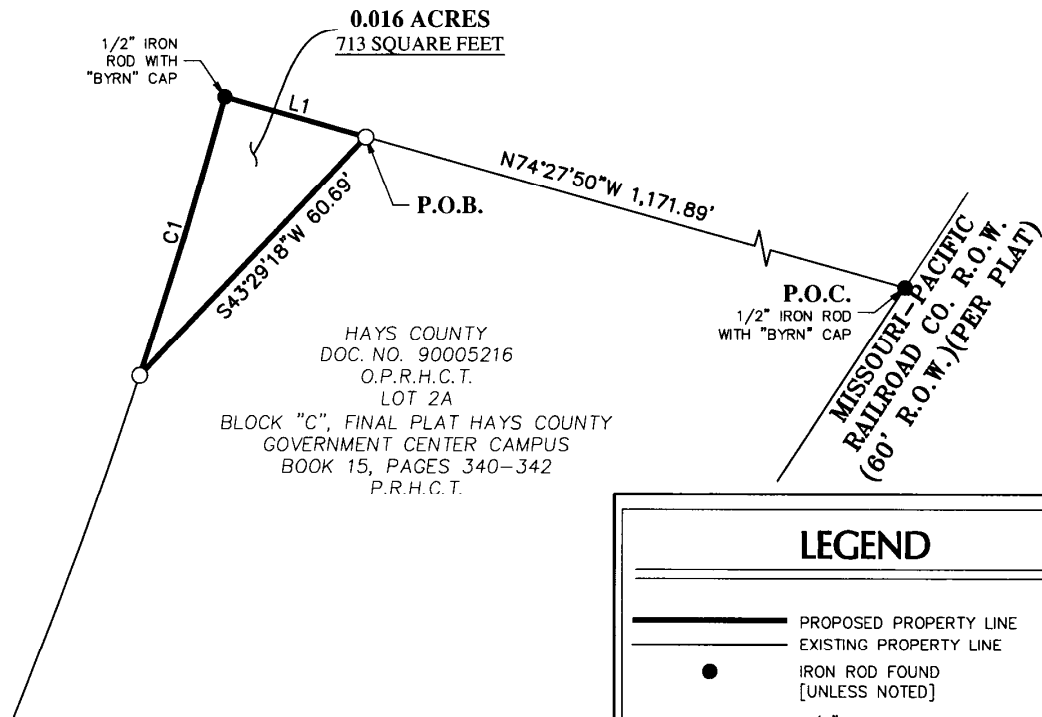
11/06/2020
Date



CARSON HAYSCO HOLDINGS LP
CALLED 68.09 ACRES
VOL. 3493, PG. 89
O.P.R.H.C.T.



**J.M. VERAMENDI SURVEY NO. 1
ABSTRACT NO. 17**



LEGEND

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

NOTES:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00014
UNITS: US 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.

**STAGECOACH TRAIL
PARCEL EXHIBIT
0.016 ACRE
[713 SQ. FT.]**

**CITY OF SAN MARCOS,
HAYS COUNTY, TEXAS**

**DA DOUCET
& ASSOCIATES**

Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPLS Firm No.: 10105800
TBPE Firm No.: F-3937

Date: 11/6/2020

Scale: 1"=30'

Drawn by: SWP

Reviewer: GC

Project: 1654-001

Sheet: 3 of 4

Field Book: N/A

Party Chief: N/A

Survey Date: N/A

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S74°27'50"E	27.06'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	53.63'	1065.00'	2°53'07"	N17°01'05"E	53.62'

NOTES:

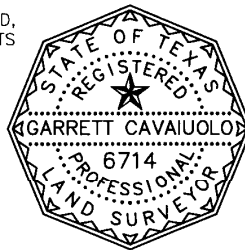
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE GRID VALUES

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

Garrett Cavauiolo
 GARRETT CAVAIUOLO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6714
 DOUCET & ASSOCIATES
 GCAVAIUOLO@DOUCETENGINEERS.COM

11/6/2020
 DATE



STAGECOACH TRAIL
 PARCEL EXHIBIT
 0.016 ACRE
 [713 SQ. FT.]

CITY OF SAN MARCOS,
 HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
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 TBPLS Firm No.: 10105800
 TBPE Firm No.: F-3937

Date: 11/6/2020

Scale: 1"=30'

Drawn by: SWP

Reviewer: GC

Project: 1654-001

Sheet: 4 of 4

Field Book: N/A

Party Chief: N/A

Survey Date: N/A

EXHIBIT “ — ”

Tract “A”
56.744 Acre Parcel
Juan Martin Veramendi Survey, Abstract No. 17
Hays County, Texas

DESCRIPTION OF TRACT “A”

BEING A 56.744 ACRE (2,471,768 SQUARE FOOT) PARCEL OF LAND OUT OF THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17, HAYS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT TRACT DESCRIBED AS 68.09 ACRES CONVEYED TO CARSON SELECT INVESTMENTS, LP BY SPECIAL WARRANTY DEED DATED SEPTEMBER 30, 2008, AS RECORDED IN VOLUME 3493, PAGE 90, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 56.744 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with “McGray McGray” cap set at south corner of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, being the east corner of Lot 3, Block B, Hays Government Center Campus, a subdivision of record in Volume 15, Page 84, Plat Records, Hays County, Texas, also being in the existing northwest right-of-way line of South Stagecoach Trail (100 foot width right-of-way), said POINT OF BEGINNING having Surface Coordinates of N=13,865,473.12, E=2,299,895.94;

- 1) THENCE, along the southwest line of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, and the northeast line of said Lot 3, **North 46°29'00” West 696.32 feet** to a 1/2-inch iron rod with cap (illegible) found at the north corner of said Lot 3, being the east corner of that tract described as 6.93 acres conveyed to Carson Select Investments, LP by Special Warranty Deed dated December 19, 2012, as recorded in Volume 4511, Page 627, Official Public Records, Hays County, Texas, from which a 1/2-inch iron rod with cap (illegible) found at the west corner of said Lot 3, being an exterior ell corner in the southeast line of said 6.93 acre Carson Select Investments tract, and in the northeast line of Lot 1, Block 2, San Marcos Business Park “Section Two”, a subdivision of record in Volume 4, Page 201, Plat Records, Hays County, Texas, bears South 43°33'48” West 317.34 feet;

- 2) THENCE, continuing along the southwest line of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, and along the northeast line of said 6.93 acre Carson Select Investments tract, **North 46°14'29" West 198.92 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the west corner of this parcel, from which a 1/2-inch iron rod found at a corner in the southwest line of the remainder of said 68.09 acre Carson Select Investments tract, and the northeast line of said 6.93 acre Carson Select Investments tract, bears North 46°14'29" West 184.97 feet;

THENCE, along the northwest line of this parcel, crossing the remainder of said 68.09 acre Carson Select Investments tract, the following twenty-eight (28) courses, numbered 3 through 30:

- 3) **North 77°16'54" East 27.42 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 4) **North 66°35'26" East 61.99 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 5) **North 37°50'46" East 41.05 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 6) **North 32°46'59" East 62.17 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 7) **North 51°47'33" East 88.81 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 8) **North 59°00'34" East 42.45 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 9) **North 70°03'54" East 142.23 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 10) **North 35°12'17" East 64.60 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 11) **North 43°19'44" East 113.09 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 12) **North 53°33'09" East 46.58 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

- 13) **North 45°51'17" East 179.07 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 14) **North 72°20'26" East 59.31 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 15) **North 68°44'05" East 148.24 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 16) **North 59°59'36" East 78.65 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 17) **North 72°23'01" East 85.50 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 18) **North 74°35'18" East 58.34 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 19) **North 80°42'15" East 24.36 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 20) **North 73°34'38" East 90.63 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 21) **North 67°28'35" East 178.15 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 22) **South 83°21'52" East 165.27 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 23) **North 89°51'18" East 245.73 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 24) **South 74°53'24" East 147.37 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 25) **South 89°50'49" East 173.07 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 26) **North 84°59'24" East 185.05 feet** to a 1/2-inch iron rod with "McGray
McGray" cap set,

- 27) **North 72°23'35" East 184.73 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 28) **North 31°14'52" East 69.98 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 29) **North 36°31'12" East 50.86 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 30) **North 17°13'51" East 154.62 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the north corner of this parcel, being in the northeast line of the remainder of said 68.09 acre Carson Select Investments tract, and the southwest line of that tract described as 27.094 acres conveyed to the City of San Marcos by Special Warranty Deed, as recorded in Document No. 18039817, Official Public Records, Hays County, Texas;
- 31) THENCE, along the northeast line of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, and the southwest line of said 27.094 acre City of San Marcos tract, **South 49°02'27" East 232.40 feet** to a metal post in concrete found at an exterior ell corner in the southwest line of said 27.094 acre City of San Marcos tract, being the west corner of City View Addition, a subdivision of record in Volume 129, Page 363, Deed Records, Hays County, Texas;
- 32) THENCE, continuing along the northeast line of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, and the southwest line of said City View Addition subdivision, **South 49°01'49" East 341.82 feet** to a 1/2-inch iron rod with "Byrn & Associates" cap found at the east corner of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, being the south corner of said City View Addition subdivision, being in the existing northwest line of line of Union Pacific Railroad (varying width right-of-way);

33)THENCE, along the southeast line of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, and the existing northwest right-of-way line of Union Pacific Railroad, **South 33°21'09" West 1,307.18 feet** to a 1/2-inch iron rod with "McGray McGray" cap found at an exterior ell corner of in the southeast line of this parcel, being the east corner of that tract described as 0.640 of one acre conveyed to Hays County by General Warranty Deed, as recorded in Document No. 21033658, Official Public Records, Hays County, Texas, from which a 1/2-inch iron rod with "Byrn & Associates" cap found the south corner of said 0.640 of one acre Hays County, tract, and the east corner of the remainder of Lot 2A, Block "C", Resubdivision of Lot 2, Block "C", Final Plat Hays County Government Center Campus Establishing Lot 2A, Block "C", a subdivision of record in Volume 15, Pages 340-342, Plat Records, Hays County, Texas, bears South 33°21'09" West 15.75 feet;

THENCE, continuing along the southeast line of this parcel, along the northwest line of said 0.640 of one acre Hays County tract, the following three (3) courses, numbered 34 through 36:

34)**North 74°27'50" West 814.42 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

35)**North 46°30'42" West 212.99 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and

36)**South 43°29'18" West 129.87 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the west corner of said 0.640 of one acre Hays County tract, being in the southeast line of the remainder of said 68.09 acre Carson Select Investments tract, and the northwest line of the remainder of said Lot 2A;

37)THENCE, continuing along the southeast line of this parcel, along the southeast line of the remainder of said 68.09 acre Carson Select Investments tract, and the northwest line of the remainder of said Lot 2A, **North 74°27'27" West 113.41 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the east corner of that tract described as 0.016 of one acre conveyed to Carson Select Investments, LP by General Warranty Deed, as recorded in Document No. 21033657, Official Public Records, Hays County, Texas, from which a 1/2-inch iron rod with "Byrn & Associates" cap found at the west corner of said 0.016 of one acre Carson Select Investments tract, bears North 74°27'27" West 27.06 feet;

38)THENCE, continuing along the southeast line of this parcel, along the southeast line of said 0.016 of one acre Carson Select Investments tract, **South 43°29'18" West 60.65 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the south corner of said 0.016 of one acre Carson Select Investments tract, being in the southeast line of the remainder of said 68.09 acre Carson Select Investments tract, and the northwest line of the remainder of said Lot 2A;

39)THENCE, continuing along the southeast line of this parcel and said 68.09 acre Carson Select Investments tract, and the northwest line of said Lot 2A, with a curve to the right, whose delta angle is **09°09'27"**, radius is **1,065.00 feet**, an arc distance of **170.22 feet**, and the chord of which bears **South 23°01'32" West 170.04 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at an exterior ell corner in the southeast line of this parcel and said 68.09 acre Carson Select Investments tract, being in the existing southeast right-of-way line and northern terminus of South Stagecoach Trail, from which a 1/2-inch iron rod with cap (illegible) in the northwest line of said Lot 2A, and the existing southeast right-of-way line of South Stagecoach Trail, bears, with a curve to the right, whose delta angle is **15°15'42"**, radius is **1,065.00 feet**, an arc distance of **294.52 feet**, and the chord of which bears **North 35°31'36" East 293.58 feet**;

40)THENCE, continuing along the southeast line of this parcel and said 68.09 acre Carson Select Investments tract, and the northern terminus of South Stagecoach Trail, **North 62°21'44" West 100.00 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at an interior ell corner in the southeast line of this parcel and said 68.09 acre Carson Select Investments tract, being in the exiting northwest right-of-way line of South Stagecoach Trail;

THENCE, continuing along the southeast line of this parcel and said 68.09 acre Carson Select Investments tract, and the existing northwest right-of-way line of South Stagecoach Trail, the following two (2) courses, numbered 37 and 38:

41)with a curve to the right, whose delta angle is **15°50'54"**, radius is **965.00 feet**, an arc distance of **266.93 feet**, and the chord of which bears **South 35°31'30" West 266.08 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and

Tract "A"
56.744 Acre Parcel

42) **South 43°31'01" West 165.91 feet** to the POINT OF BEGINNING and containing 56.744 acres (2,471,768 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing a combined scale factor of 1.00012.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad".

08/21/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LAN~19-130~Purgatory Crk~2019\Description\ACQ-Parcel_56.744_R1 Ac

Issued 05/21/2024; Revised 07/02/2024

HCAD ID R128358

Hays County
Linda C. Fritsche
County Clerk
San Marcos, Texas 78666



70 2008 80029270

Instrument Number: 2008-80029270

As

Recorded On: October 02, 2008

OPR RECORDINGS

Parties: CARSON WILLIAM C

Billable Pages: 6

To CARSON SELECT INVESTMENTS LP

Number of Pages: 7

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS	36.00
Total Recording:	36.00

***** DO NOT REMOVE. THIS PAGE IT IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2008-80029270
Receipt Number: 204191
Recorded Date/Time: October 02, 2008 11:14:43A
Book-Vol/Pg: BK-OPR VL-3493 PG-89
User / Station: R Robinson - Cashering #1

Record and Return To:

CARSON SELECT INVESTMENTS LP
1911 CORPORATE DRIVE STE 102
SAN MARCOS TX 78666



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Linda C Fritsche
Linda C Fritsche, County Clerk

SPECIAL WARRANTY DEED

68.09 acres, Hays County, Texas
(William C. Carson and Jo Ann Carson to Carson Select Investments, LP)

Date: Signed September 30, 2008 to be effective October 1, 2008

Grantor: **WILLIAM C. CARSON** and **JO ANN CARSON**, husband and wife

Grantor's Mailing Address:

WILLIAM C. CARSON and **JO ANN CARSON**
1911 Corporate Drive, Ste 102
San Marcos, TX 78666
Hays County

Grantee: **CARSON SELECT INVESTMENTS, LP**, a Texas limited partnership

Grantee's Mailing Address:

CARSON SELECT INVESTMENTS, LP
c/o Carson Select Investments, GP, LLC
General Partner
1911 Corporate Drive, Ste 102
San Marcos, TX 78666
Hays County

Consideration:

The Property is conveyed to Grantee for the purpose of contributing to the capital of CARSON SELECT INVESTMENTS, LP.

Property (including any improvements):

68.09 acres, more or less, of land area in the J. M. Veramendi Survey No. 1, City of San Marcos, Texas, Hays County, Texas, being a portion of that tract described as 219.070 acres in a deed from San Marcos Business Park, Ltd. To W. C. Carson dated September 2, 1988 and recorded in Volume 752, Page 33 of the Hays County Real Property Records, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

Reservations from Conveyance:

None


Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2008, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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



WILLIAM C. CARSON

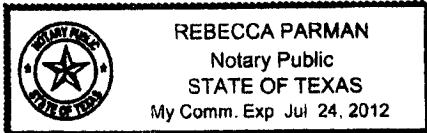


JO ANN CARSON

STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me on September 30, 2008,
by WILLIAM C. CARSON.

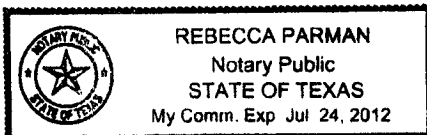


Rebecca Parman
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me on September 30, 2008,
by JO ANN CARSON.



Rebecca Parman
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

BILL CLINE LAW OFFICE, P.C.
P.O. BOX 2502
WIMBERLEY, TX 78676
512.842.1260 - PHONE/FAX

AFTER RECORDING RETURN TO:

CARSON SELECT INVESTMENTS, LP
c/o Carson Select Investments, GP, LLC
1911 Corporate Drive, Ste 102
San Marcos, TX 78666
Hays County

EXHIBIT A

80029270 Bk Vol Pg
OPR 3493 93

DESCRIPTION OF 68.09 ACRES, MORE OR LESS, OF LAND AREA IN THE J.M. VERAMENDI SURVEY NO. 1, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 219.070 ACRES IN A DEED FROM SAN MARCOS BUSINESS PARK, LTD. TO W.C. CARSON DATED SEPTEMBER 2, 1988 AND RECORDED IN VOLUME 752, PAGE 33 OF THE HAYS COUNTY REAL PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set in 2000 in the northwest line of that tract described as a 60 foot wide strip in a deed from S.R. McKie et ux to the International Rail Road Company dated November 1, 1871 and recorded in Volume H, Page 52 of the Hays County Deed Records for the east corner of this description and the Carson 219.070 acre tract and south corner of Lot 17, City View Addition, as recorded in Volume 129, Page 363 of the Hays County Deed Records;

THENCE leaving Lot 17, City View Addition and the PLACE OF BEGINNING as shown on that plat numbered 24807-08-6-d dated April 9, 2008 prepared for Chris Carson by Byrn & Associates, Inc., of San Marcos, Texas, with the common southeast line of the Carson 219.070 acre tract and northwest line of the International Rail Road Company 60 foot wide strip S 33°21'55" W 1322.85 feet to a ½" iron rod set for a south corner of this description, from which a ½" iron rod found for the northeast corner of Lot 1, Section 3, San Marcos Business Park as recorded in Volume 5, Page 211 of the Hays County Plat Records bears S 33°21'55" W 1025.95 feet;

THENCE leaving the International Rail Road Company 60 foot wide strip and entering the Carson 219.070 acre tract the following five courses:

1. N 74°27'27" W 1199.08 feet to a ½" iron rod set for an interior corner of this description,
2. With a right-breaking curve having the following characteristics: delta = 27°53'00", radius = 1065.00 feet, arc = 518.29 feet, and a chord bearing S 29°32'52" W 513.19 feet to a ½" iron rod found with a plastic cap stamped "PBS&J" at the end of said curve, pass at an arc distance of 223.12 feet a ½" iron rod found with a plastic cap stamped "PBS&J",
3. S 43°29'40" W 165.43 feet to a ½" iron rod found with a plastic cap stamped "PBS&J" for the southwest corner of this description,
4. N 46°30'33" W 796.25 feet to a ½" iron rod found with a plastic cap stamped "PBS&J" for angle point, pass at 100.06 feet a ½" iron rod found with a plastic cap stamped "PBS&J", and
5. N 46°12'09" W 383.76 feet to a ½" iron pipe found in the southwest line of that tract described as 1.50 acres in a deed from Sammie W. Williamson to the Sammie W. Williamson Revocable Trust dated April 19, 2002 and recorded in Volume 1999, Page 684 of the Hays County Official Public Records for the northwest corner of this description and east corner of that tract described as 41,894 square feet in a deed from Luz Garcia Lucio et al to Jose G. Lucio, Jr. et ux dated July 31, 1972 and recorded in Volume 255, Page 142 of the Hays County Deed Records as shown on plat dated March 14, 1970 by Don Cude, R.P.S. No. 364 (said Williamson 1.50 acre tract and Lucio 41.894 square foot tract being in conflict with the Carson 219.070 acre tract);

THENCE leaving the Lucio 41,894 square foot tract crossing the southeast end of the Williamson 1.50 acre tract with fence remains (still in conflict with the Carson 219.070 acre tract),
N 66° 45' 56" E 63.62 feet to a ½" iron rod found in the northeast line of Williamson 1.50 acre tract;

THENCE with the northeast line of the Williamson 1.50 acre tract,
N 45° 18' 56" W 17.18 feet to a ½" iron rod found in the north line of the Carson 219.070 acre tract for the south corner of that tract described as 5.00 acres in a deed from Jose C. Lucio et al to the Veterans of Foreign Wars, Post No. 3413, dated November 16, 1975 and recorded in Volume 280, Page 219 of the Hays County Deed Records;

THENCE leaving the Williamson 1.50 acre tract with the common north line of the Carson 219.070 acre tract and southeast line of the V.F.W. 5.00 acre tract, the following three courses:

1. N 66° 43' 50" E 9.40 feet to a ½" iron rod found for an angle point,
2. N 75° 53' 28" E 225.78 feet to a ½" iron rod found for an angle point, and
3. N 53° 05' 16" E 2.38 feet to a point for the east corner of the V.F.W. 5.00 acre tract;

THENCE leaving the V.F.W. 5.00 acre tract with the north line of the Carson 219.070 acre tract as monumented by James R. Hall, R.P.S. No. 608 and shown on plan no. 1411 on which he states this line to be the centerline of Purgatory Creek established by O.E. Metcalfe in 1907, being partially in conflict with that tract described as 14.887 acres in a deed from Monica and Jose C. Lucio to the Trustees of Sinai Pentecostal Church dated July 20, 1994 and recorded in Volume 1092, Page 26 of the Hays County Official Public Records (said tract being monumented by Raymond V. Katowski, R.P.L.S. No. 2164), the following five courses:

1. N 53° 05' 16" E 282.15 feet to a ½" iron rod found for an angle point,
2. N 01° 51' 20" W 96.20 feet to a ½" iron rod found for an angle point,
3. N 60° 50' 23" E 90.57 feet to a ½" iron rod set in 2000 for an angle point,
4. N 37° 38' 58" E 61.37 feet to a ½" iron rod set in 2000 for an angle point, and
5. N 54° 18' 16" E 275.00 feet to a ½" iron rod found in the west line of that tract described in a deed from Maude Whisenant to Erwin Tietjen dated March 25, 1963 and recorded in Volume 195, Page 379 of the Hays County Deed Records for an exterior north corner of this tract;

THENCE with the common north line of the Carson 219.070 acre tract and west line of the Tietjen tract, S 41° 34' 34" E 5.40 feet to a ½" iron rod found in the centerline of Purgatory Creek as shown on the aforereferenced plan No. 1411 by James Hall and monumented by Don Cude, R.P.S. No. 364 and shown on his plat of 27.10 acres dated August 20, 1968 as prepared for Erwin Tietjen, for an interior northerly corner of this tract;

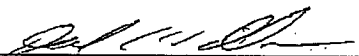
THENCE with the common north line of the Carson 219.070 acre tract and south line of the Tietjen 27.10 acre tract being the centerline of Purgatory Creek as monumented by Don Cude, the following six courses:

1. N 65° 44' 16" E 239.51 feet to a ½" iron rod found for an angle point,
2. N 79° 07' 28" E 350.87 feet to a ½" iron rod found for an angle point,
3. N 84° 11' 12" E 479.75 feet to a ½" iron rod found for an angle point,
4. S 66° 23' 27" E 356.62 feet to a ½" iron rod found for an angle point,
5. N 82° 53' 07" E 310.82 feet to a ½" iron rod set in 2000 for an angle point, and
6. N 22° 00' 00" E 259.76 feet to a ½" iron rod set in 2000 for an interior corner of the Tietjen 27.10 acre tract and the northeast corner of the Carson 219.070 acre tract;

THENCE leaving Purgatory Creek and continuing with the common line of the Carson 219.070 acre tract and the Tietjen 27.10 acre tract as monumented by Don Cude, S 49°01'43" E 306.99 feet to a ½" brass pipe in concrete monument found in the northeast line of the Carson 219.070 acre tract for the southeast corner of the Tietjen 27.10 acre tract and west corner of Lot 16 of the aforereferenced City View Addition;

THENCE with the common northeast line of the Carson 219.070 acre tract and southwest line of City View Addition S 49°01'43" E 341.90 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 68.09 acres, more or less, of land area as prepared from public records and a survey made on the ground on January 27, 2000 and April 19, 2008 by Byrn & Associates, Inc. of San Marcos, Texas. All ½" iron rods set are capped with a plastic cap stamped "Byrn Survey". The Bearing Basis for this description is the northeast line of F.M. Highway No. 3407 being N 46° 17' 00" W.


David C. Williamson, R.P.L.S. #4190

CLIENT: Carson, C.
DATE: April 9, 2008
SURVEY: Veramendi, No. 1, JM
COUNTY: Hays, Texas
JOB NO.: 24807-08-06
END68.09

GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S WARRANTY OF TITLE STATED ABOVE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION

OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON GRANTOR'S BEHALF, BUT IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

Grantee, by its acceptance of this warranty deed, assumes payment of all standby charges, ad valorem taxes, and assessments beginning on the date of execution of this Deed, pro rata for any partial calendar year and for later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

Grantee's address is: 407 S. Stagecoach Trail, Ste.203, San Marcos, TX 78666.

EXECUTED as of June 22nd, 2021.

GRANTOR:
HAYS COUNTY

By: [Signature]
Name: Ruben Becerra
Title: Hays County Judge

STATE OF TEXAS

§
§

COUNTY OF HAYS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ruben Becerra, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of June, 2021.

[Signature]
Notary Public – State of Texas

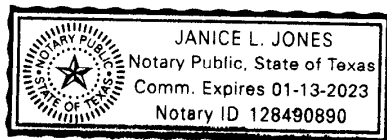




Exhibit “ — ”

7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

Stagecoach Trail Plat Adjustments
Hays County, Texas

D&A Job No. 1654-001
November 6, 2020

DESCRIPTION
For a 0.016-Acre [713 Square Feet]
Parcel Description

BEING A 0.016-ACRE [713 SQUARE FEET] PARCEL OUT OF THE J.M. VERAMENDI SURVEY NUMBER 1, ABSTRACT NUMBER 17, BEING A PORTION OF BLOCK “C”, FINAL PLAT OF LOT 2A HAYS COUNTY GOVERNMENT CENTER CAMPUS, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN BOOK 15, PAGES 340-342 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS [P.R.H.C.T.], SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with cap stamped “BYRN” found on the west right-of-way line of the Missouri-Pacific Company Railroad (60 foot right-of-way), recorded in said Hays County Government Center Campus Final Plat, for the northeast corner of said Lot 2A, same being the southeast corner of a called 68.09-acre tract, recorded in Volume 3493, Page 89 of the Official Public Records of Hays County, Texas [O.P.R.H.C.T.];

THENCE, N74°27'50"W, departing the west right-of-way line of said Missouri-Pacific Railroad, with the line common to said Lot 2A and said 68.09-acre tract, a distance of 1,171.89 feet to a point for the east corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE, S43°29'18"W, departing the line common to said Lot 2A and said 68.09-acre tract, over and across said Lot 2A, a distance of 60.69 feet to a point on the west line of said Lot 2A, same being an interior curve of said 68.09 acre tract, also being the south corner and a non-tangent curve to the left of the parcel described herein;

THENCE, along the lines common to said Lot 2A and said 68.09-acre tract, the following two (2) courses and distances:

- 1) With said curve to the left, an arc length of 53.63 feet, having a radius of 1,065.00 feet, a delta angle of 02°53'07", a chord bearing of N17°01'05"E, and a chord distance of 53.62 feet to a 1/2-inch iron rod with cap stamped “BYRN” found for the northwest corner of said Lot 2A, same being an interior corner of said 68.09-acre tract, and the northwest corner of the parcel described herein, and

CONTINUED ON NEXT PAGE

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



- 2) $S74^{\circ}27'50''E$, a distance of 27.06 feet to the **POINT OF BEGINNING** of the parcel described herein and containing 0.016-acre [713 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010.
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.

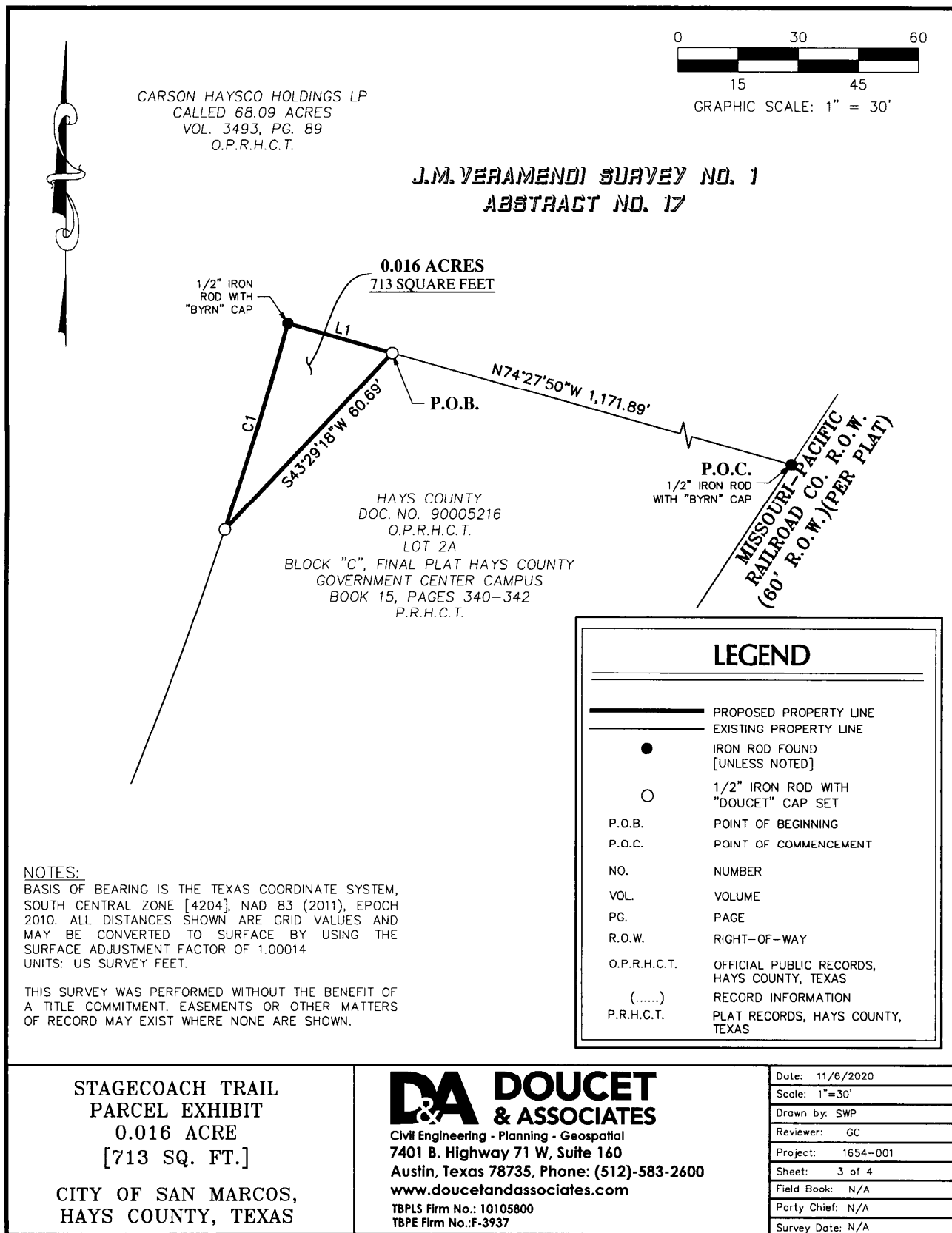
I, Garrett Cavauiolo, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.



Garrett Cavauiolo
Registered Professional Land Surveyor
Texas Registration No. 6714
Doucet & Associates, Inc.
GCavauiolo@DoucetEngineers.com
TBPLS Firm No. 10105800

11/06/2020
Date





LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S74°27'50"E	27.06'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	53.63'	1065.00'	2°53'07"	N17°01'05"E	53.62'

NOTES:

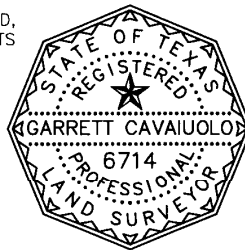
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE GRID VALUES

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

Garrett Cavauiolo
 GARRETT CAVAIUOLO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6714
 DOUCET & ASSOCIATES
 GCAVAIUOLO@DOUCETENGINEERS.COM

11/6/2020
 DATE



**STAGECOACH TRAIL
 PARCEL EXHIBIT
 0.016 ACRE
 [713 SQ. FT.]**

**CITY OF SAN MARCOS,
 HAYS COUNTY, TEXAS**

**DA DOUCET
 & ASSOCIATES**
 Civil Engineering - Planning - Geospatial
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
 TBPLS Firm No.: 10105800
 TBPE Firm No.: F-3937

Date: 11/6/2020

Scale: 1"=30'

Drawn by: SWP

Reviewer: GC

Project: 1654-001

Sheet: 4 of 4

Field Book: N/A

Party Chief: N/A

Survey Date: N/A

**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.

21033657 DEED

06/24/2021 08:28:13 AM Total Fees: \$0.00

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



MAP LEGEND

-  Proposed SMGA / SMRF Hun-Dun Natural Trail
-  Proposed CD-1 / Trail Land Dedication (16.6 ACRES) from LI
-  Proposed CD-4 (56.8 ACRES, UNPLATTED) from LI
-  Proposed CD-5 (21.5 ACRES) from LI/GC

NOTES

- Downzoning proposed for compatibility with proposed trail use and to align with Comprehensive Plan (Vision San Marcos and VisionSMTX)
- CD-1 area is equal to property under consideration for trail dedication
- CD-4 area is equal to remainder of applicant’s unplatted property
 - Lowest “Consider” zoning district per VisionSMTX Equivalency Table
 - Aligned with Table 4.6 of SMDC (Existing Zoning Translation Table)
- CD-5 area primarily comprised of existing platted lots on Stagecoach Trail
 - “Consider” zoning district per Equivalency Table and Table 4.6
 - Creates consistent zoning with existing adjacent platted lots
- No current development plans

