

# CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION



Updated: September 2025

## CONTACT INFORMATION

Applicant's Name	Shannon Mattingly	Property Owner	202 Hutch LLC
Company	The Drenner Group	Company	
Applicant's Mailing Address	2705 Bee Cave Road, Suite 100 Austin, TX 78746	Owner's Mailing Address	2516 Waukegan Road, Unit 343, Glenview, IL 60025-1774
Applicant's Phone #	██████████	Owner's Phone #	██████████
Applicant's Email	██████████	Owner's Email	██████████

## PROPERTY INFORMATION

Subject Property Address: 325 N . Comanche Street, San Marcos , Texas

Zoning District: CD- 5D Tax ID #: R R53152, R53153, R53154

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision See attached description

## DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

Conditional Use Permit to allow a Purpose-Built Student Housing development to be constructed at 325 N. Comanche Street.

## 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.*

Initial Filing Fee \$1,050\*                      Technology Fee \$15                      TOTAL COST \$1,065

Renewal/Amendment Filing Fee \$783\*                      Technology Fee \$15                      TOTAL COST \$798

*\*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits*

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

Apply Online at [MGOCONNECT.ORG](https://MGOCONNECT.ORG)

**PROPERTY OWNER AUTHORIZATION**

I, Kelly Quinn (owner name) on behalf of  
202 Hutch LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
325 Comanche St, San Marcos Texas (address).

I hereby authorize Shannon Mattingly (agent name) on behalf of  
The Drenner Group (agent company) to file this application for  
CUP - Purpose Built Student Housing (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: *Kelly Quinn* Date: Feb 16, 2026  
Kelly Quinn (Nov 18, 2025 15:27:52 CST)

Printed Name, Title: Kelly Quinn, Authorized Signatory

Signature of Agent: *Shannon Mattingly* Date: Feb 16, 2026

Printed Name, Title: Shannon Mattingly, Agent

**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 \$158 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 \$158 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: *Kelly Quinn*  
Kelly Quinn (Nov 18, 2025 15:27:52 CST)

Date: Feb. 16, 2026

Print Name: Kelly Quinn

# DRENNER GROUP

Shannon Mattingly  
[REDACTED]  
[REDACTED]

February 16, 2026

Terry Floyd  
Planning Director  
City of San Marcos  
630 East Hopkins  
San Marcos, TX 78666

Via Electronic Delivery

Re: Conditional Use Permit and Alternative Compliance request applications for the property bounded by Commanche St, and Pat Garrison St. located at 325 Commanche Street in the City of San Marcos, Hays County, Texas (the "Property")

Dear Mr. Floyd:

As representatives of the owner of the Property, we respectfully submit the enclosed applications for a Conditional Use Permit for purpose-built student housing and an Alternative Compliance request to allow for up to 7 stories on site, which will be within the allowable building height of 75 feet per code.

The purpose of the PBSH CUP application is to allow the construction of a multifamily project containing 1-5-bedroom units. The inclusion of wide range of units will provide a bedroom count that meets the housing needs of a diverse residential community.

Our request also includes an application for Alternative Compliance to allow 7 versus 5 stories but within the allowable 75 feet building height. The height is primarily driven by parking, which for the CUP is substantially higher at 1.05 spaces per bedroom versus 1 space per unit per code for conventional multi-family. Due to the higher number of parking spaces, a full 2-2.5 floors of structured parking will be required and will still likely result in a parking buydown. The proposed design plan reflects compatibility with the immediate neighbors both in use and in height. The Commanche Street façade will be compatible with the future 202 Hutch project and reflect a similar massing design.

In preparation for our submittal, we met with representatives of Texas State University to discuss the school's projected growth and to discuss the immediate and future housing needs of the university. Texas State's growth has been substantial in the last 5 years with a projected

enrollment of over 40,000 students. The representatives emphasized the need for student-oriented housing within walking or biking distance of the campus and expressed their desire for rents to remain affordable to the student body.

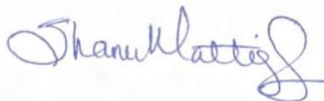
We believe that this location is ideal for accommodating the increased student population, and the need for student housing adjacent or very near to the University. By allowing more dense student housing at key locations, such as this, the city is helping solve many commonly heard issues in the community such as: Avoiding “student sprawl” throughout the city and removing many cars and busses required for the daily commute to the University, therefore reducing traffic congestion and pollution. The proximity to the University is an ideal location for this product type, allowing students to walk across the street and be on campus. The project will feature a public plaza at the Downtown Gateway and have ample indoor secured bike parking.

To serve the needs of our residents that chose to live downtown and given the very limited number of sites that exist near the University and not adjacent to single family neighborhoods, an increase in stories is necessary to achieve the parking and density to make the project beneficial for all. We have previously met with the Fire Chief and Fire Marshall and will incorporate all their recommendations to improve fire safety and access to the site.

This project is ideal, due to its proximity to the University as well as stores and services within the downtown area that are walkable. It will include an improved pedestrian experience with a well-connected network of streets to accommodate the increased pedestrian traffic, while reducing the number of cars on the road. Students will be able to attend class, get to work, shop or access other commonly used student services, all without accessing their cars.

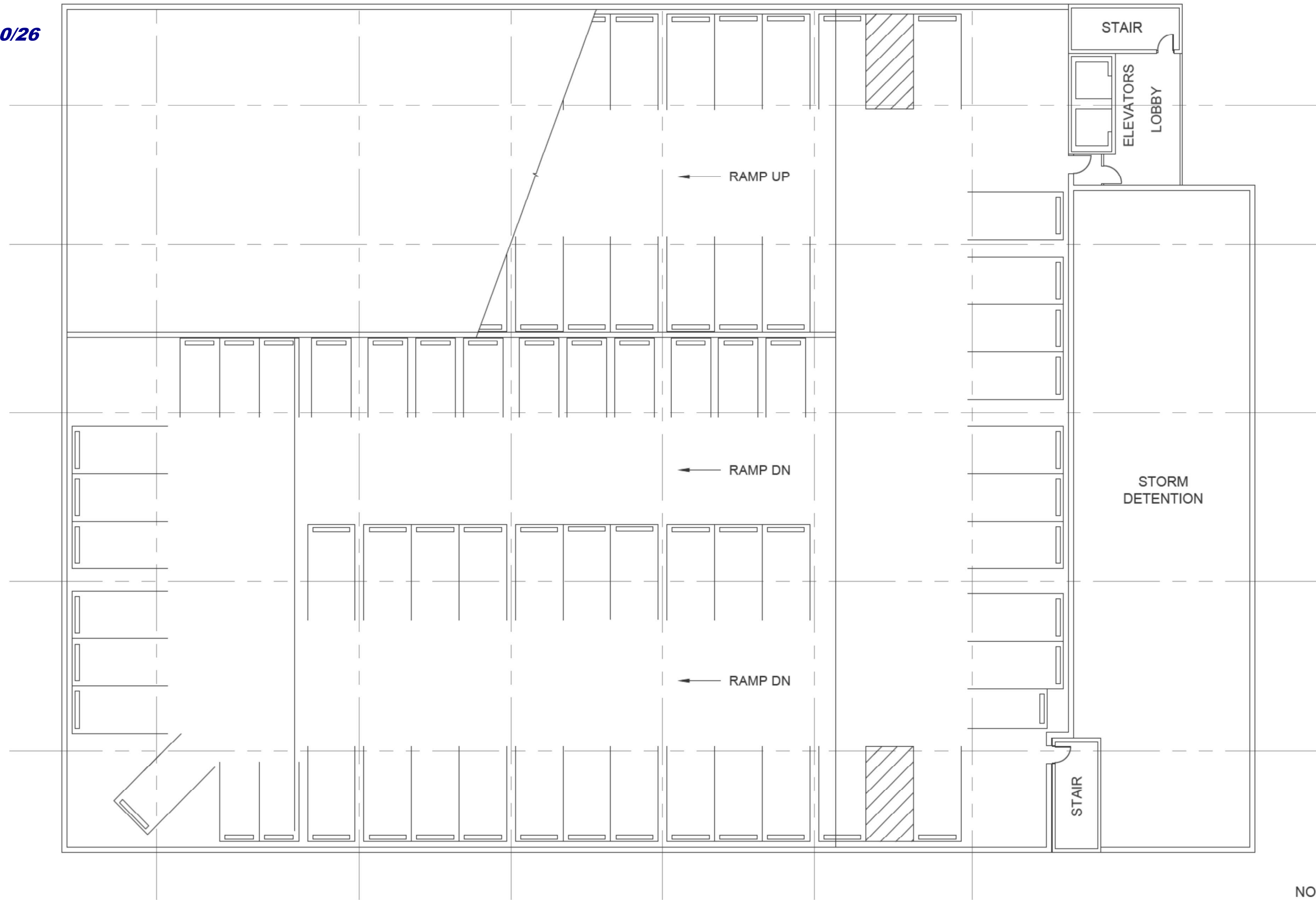
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Shannon Mattingly". The signature is fluid and cursive, with a long horizontal stroke at the end.

Shannon Mattingly, AICP  
Director of Land Use and Entitlements

**Exhibit A:  
Parking and Unit Layout  
Submitted by Applicant 4/30/26**

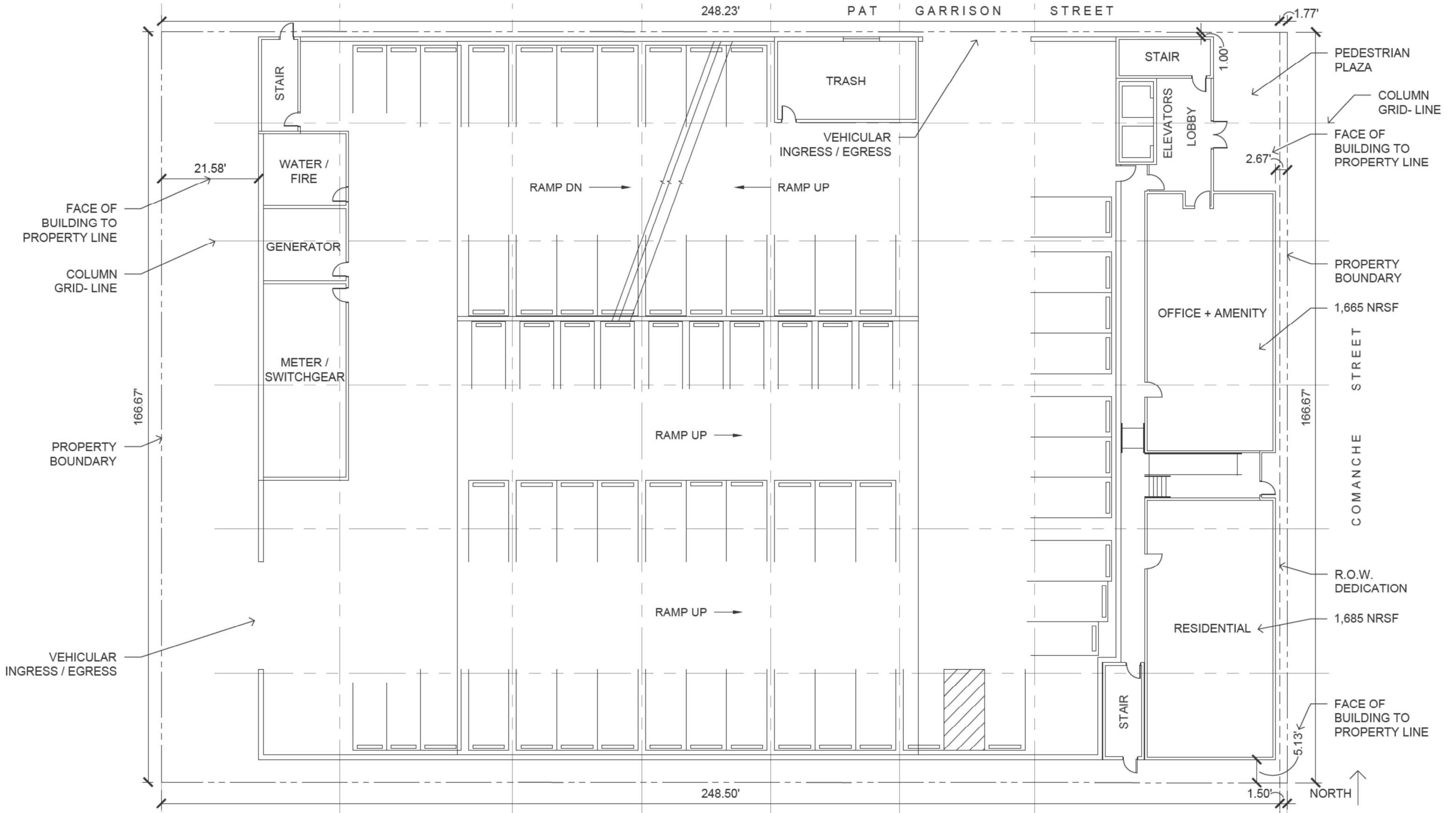


**LOWER LEVEL PLAN**

1" = 20'-0"  
APRIL 29, 2026



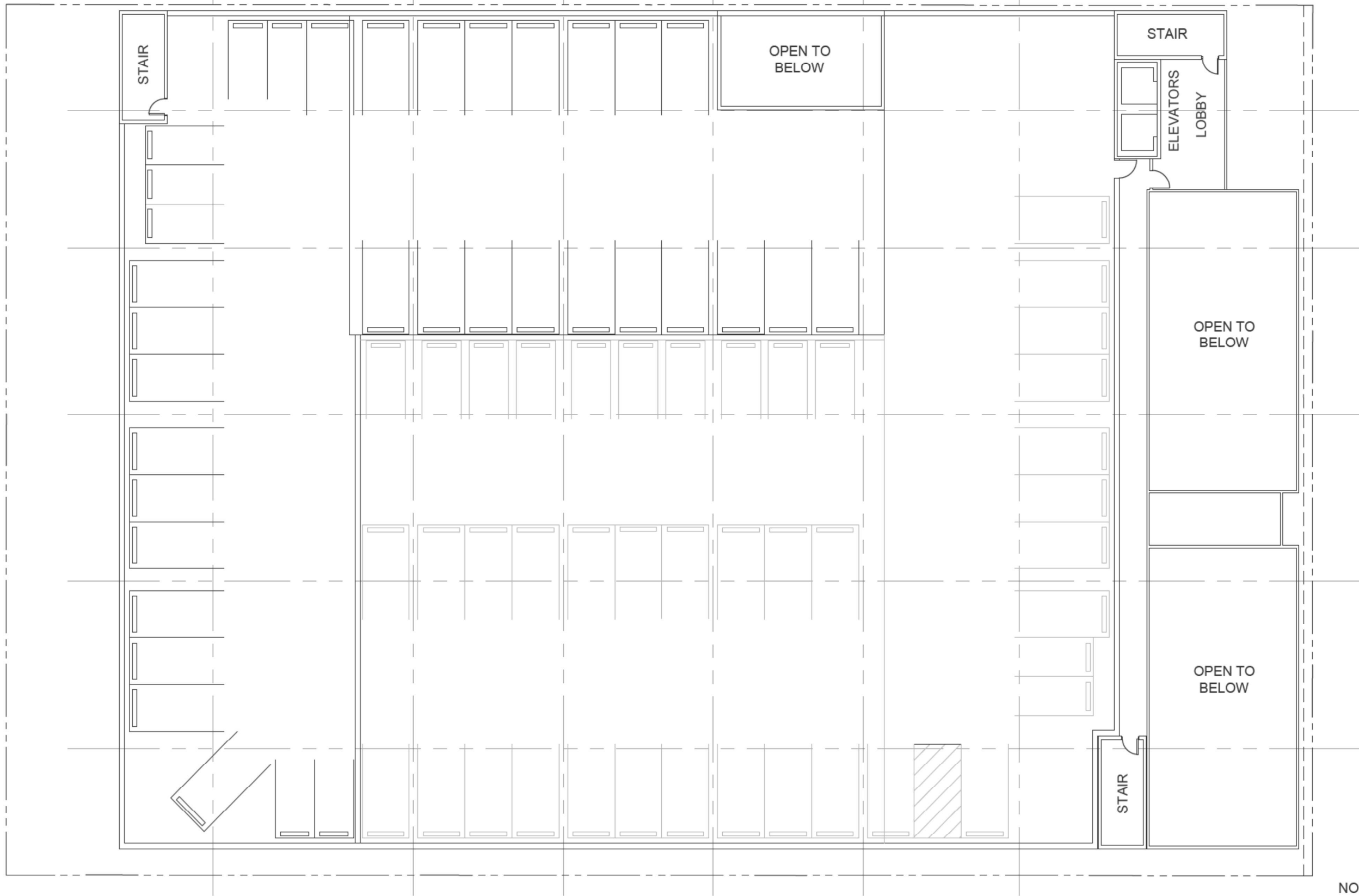
**A1.0**



GROUND LEVEL PLAN

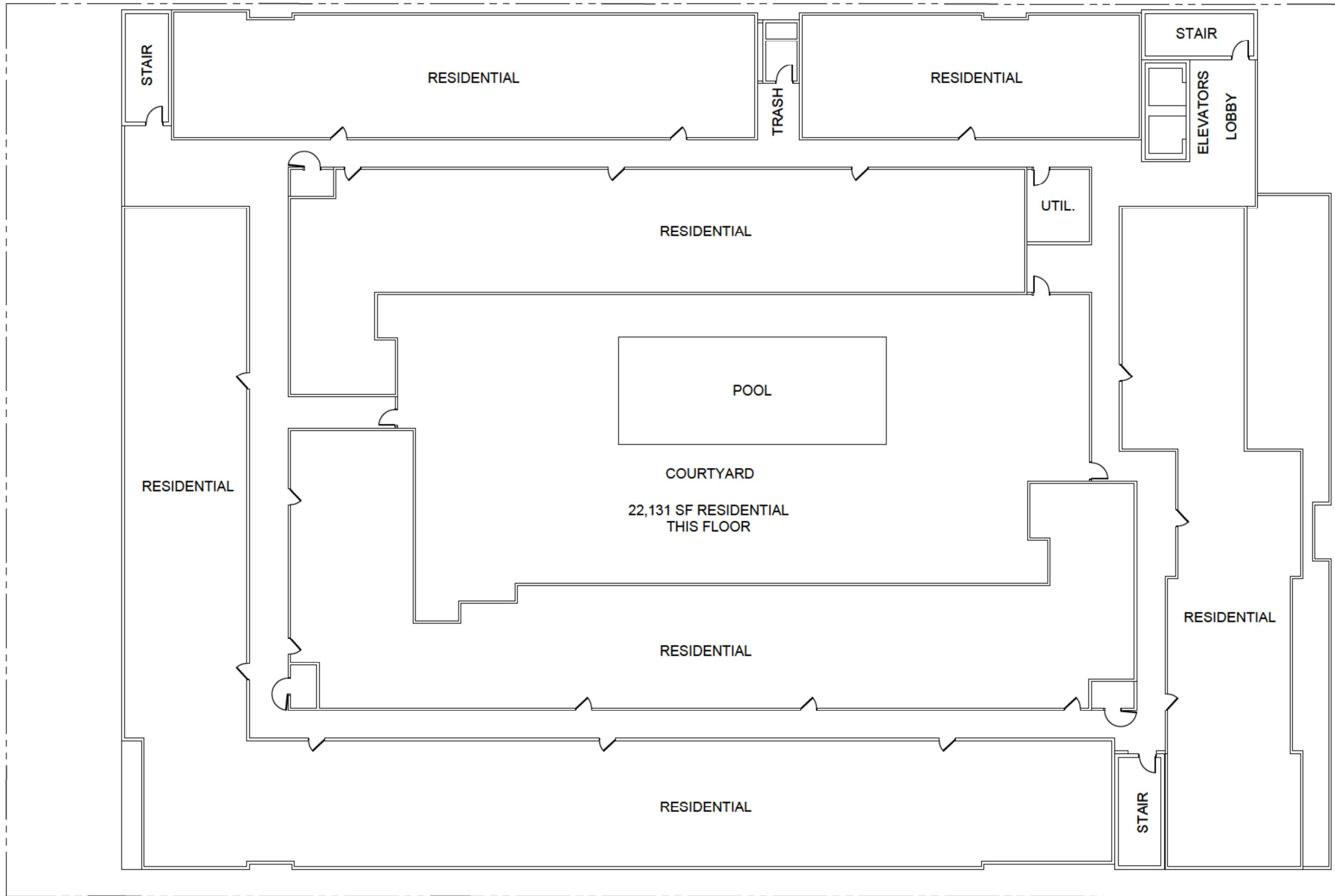
1" = 20'-0"  
APRIL 29, 2026

A1.1



SECOND LEVEL PLAN  
 1" = 20'-0"  
 APRIL 29, 2026

**A1.2**



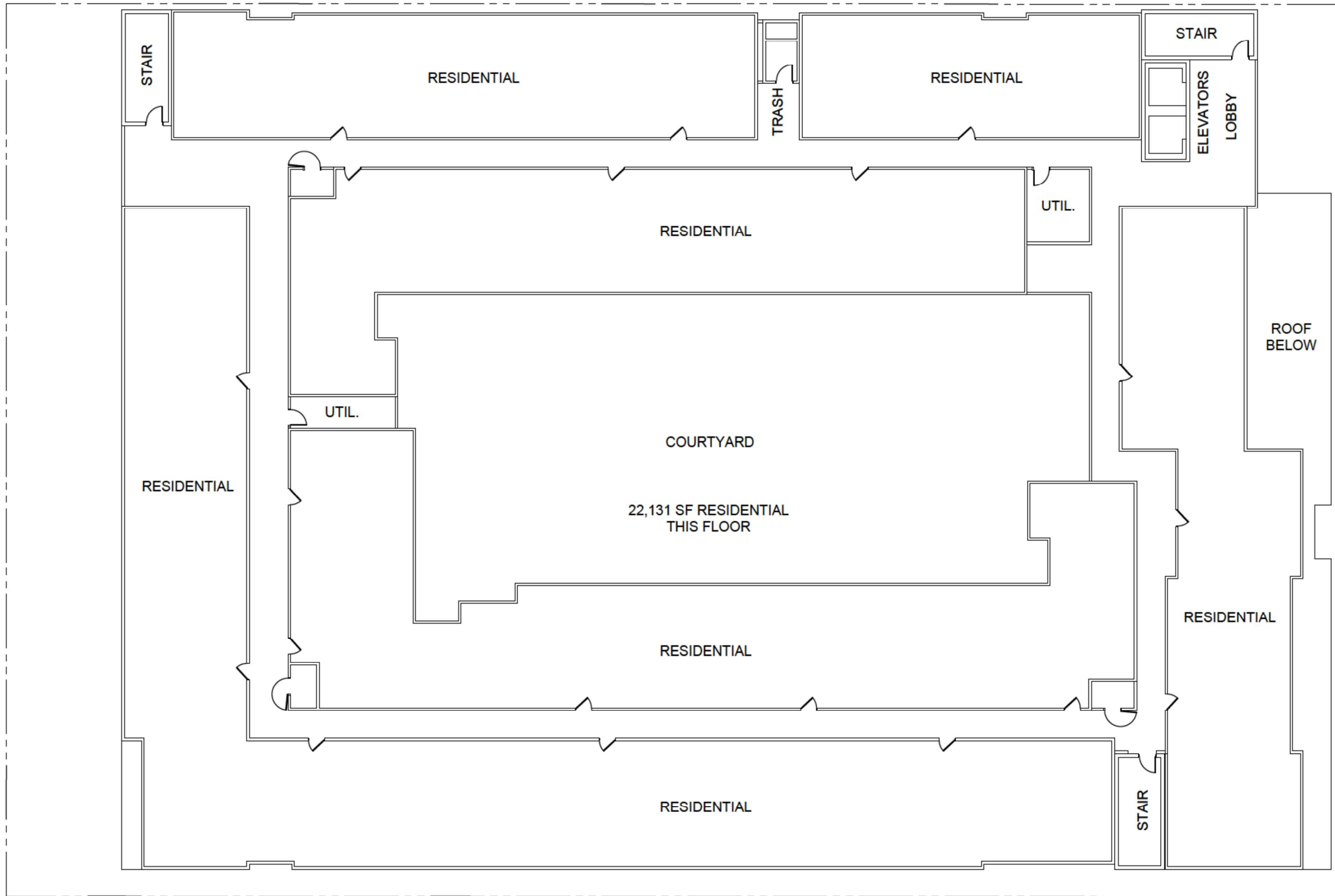
COURTYARD  
22,131 SF RESIDENTIAL  
THIS FLOOR

NORTH ↑

THIRD LEVEL PLAN

1" = 20'-0"  
APRIL 29, 2026

A1.3



NORTH ↑

FOURTH - SEVENTH LEVEL PLAN

1" = 20'-0"  
APRIL 29, 2026

A1.4



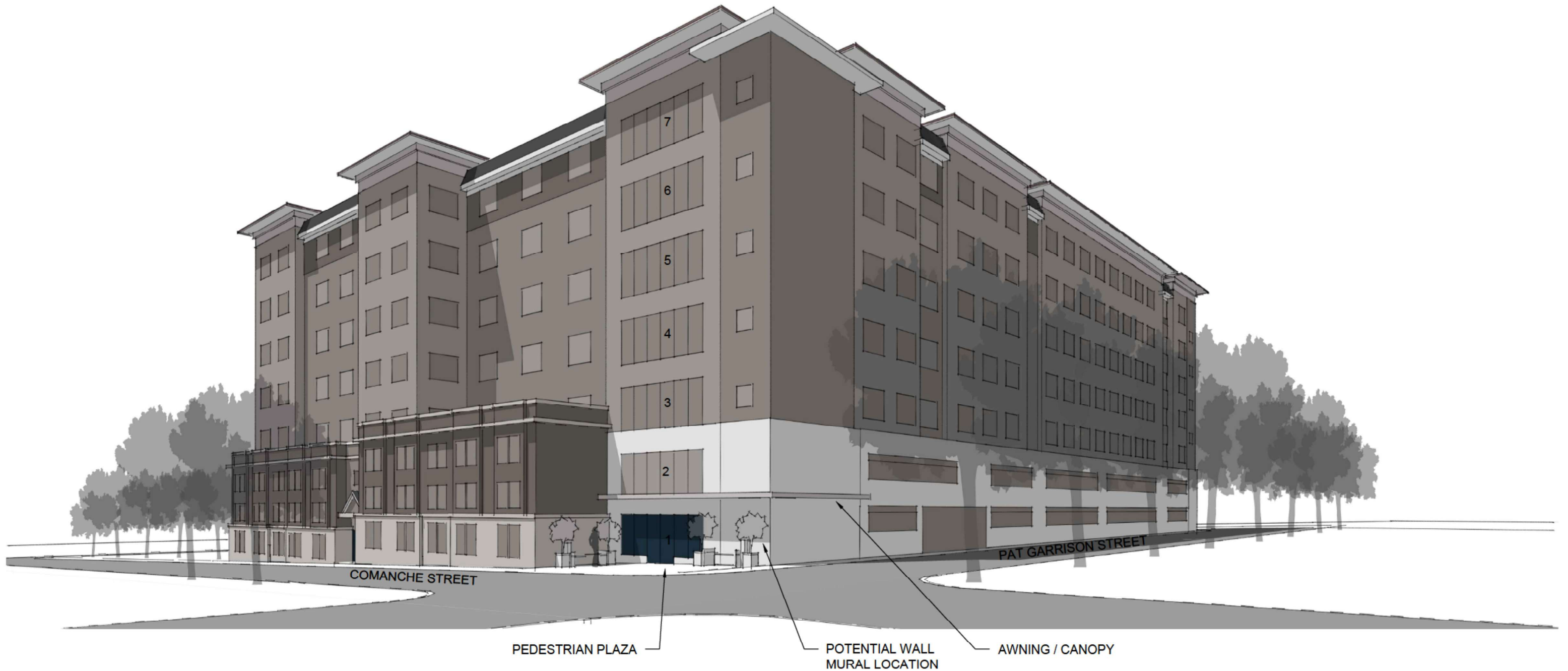
**Exhibit B:**  
**Perspective Views**  
 Submitted by Applicant 4/30/26

SEVEN STORY MODEL SHOWN. FIVE STORY MODEL IS EXACTLY THE SAME HEIGHT AS THE SEVEN STORY MODEL.

CONTEXT VIEW  
 LOOKING NORTHWEST  
 NO SCALE  
 APRIL 29, 2026



**A2.0**



SEVEN STORY MODEL

PERSPECTIVE VIEW  
LOOKING SOUTHWEST

NO SCALE  
APRIL 29, 2026

A2.1

325 COMANCHE  
SAN MARCOS, TEXAS

CONCEPTUAL

217 S. NEIL STREET SUITE D  
CHAMPAIGN, ILLINOIS 61820  
IL. PROF. DESIGN FIRM #184.006697

MODE 3

© 2026 MODE 3 ARCHITECTURE INC. ARCHITECTURE



TOWNHOME FACADE  
TREATMENT AT PEDESTRIAN  
LEVEL CREATES INTIMATE  
RESIDENTIAL SCALE

ENTRANCE STOOP  
COMANCHE STREET

VARYING DEGREES OF WALL  
OFFSET OCCUR THROUGHOUT  
THE ENTIRE STREET LENGTH

PEDESTRIAN  
PLAZA

PAT GARRISON STREET

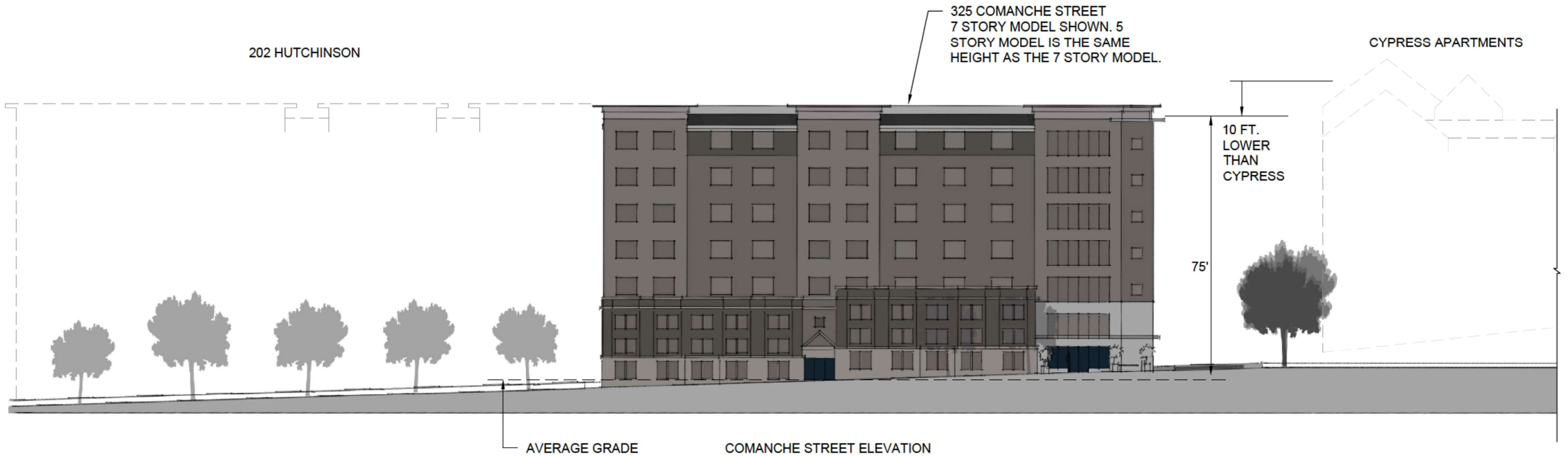
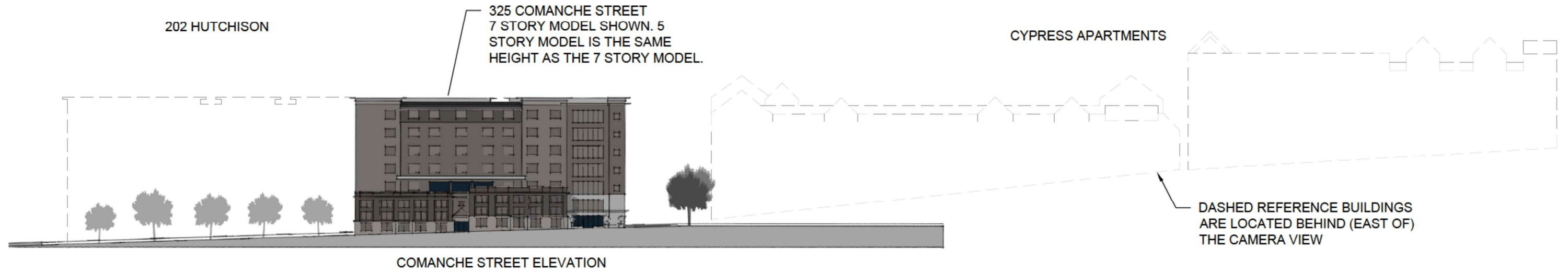
## ARTICULATION + EXPRESSION ELEMENTS

SEVEN STORY MODEL

N COMANCHE ST.

NO SCALE  
APRIL 29, 2026

# A2.2



COMPARISON OF TALLEST MEAN ROOF HEIGHT  
 \* LATERAL BUILDING PLACEMENT ADJUSTED TO FIT PAGE

**BUILDING HEIGHT COMPARISON  
 LOOKING WEST**

NO SCALE  
 APRIL 29, 2026

**A2.3**

# 325 Comanche St.

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Planning and Zoning Commission

CUP 25-71, AC 25-09

May 12, 2026



powered by Next Chapter Properties



# Who Are We

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- Emerge Here is a majority woman-owned business.
- At Emerge Here, we own, develop, and manage our properties.
- At Emerge Here, our reputation is paramount to our success.
- At Emerge Here, our standard leasing practices exceed industry norms.
- Please find attached letters of recommendation at the end of this presentation from:
  - The City of Champaign Planning Department, where we have developed, own, and manage four student apartment buildings at the University of Illinois, Fighting Illini.
  - Halifax Hospital System, where we have developed over 1,000 bedrooms in support of the hospital and local educational institutions.
  - The majority of our tenants in Daytona Beach are from ERAU; see attached reference letter.
  - Additional references available upon request.



# AERIAL MAP



325 Comanche will be located on this 1-acre site across the street from 202 Hutch, which was approved for the same request in April 2025.



# NO REQUESTED INCREASE IN HEIGHT, STORIES, OR OVERALL BEDROOM COUNT

<u>EXISTING BUILDING</u>	<u>REQUESTED BUILDING</u>
75' height -7 stories -5 full stories -2 mezzanine stories	75' height -7 stories -7 full stories -0 mezzanine stories
-300 Bedrooms-100, three-bedroom units	-300 Bedrooms-more diverse housing configurations
-Primarily rented to students	-Primarily rented to students
-100 parking spots for 300 beds	-180 parking for 300 beds (increase of 80 spots)
-Basic building design	-Architectural enhancements that complement the neighborhood character with amenity/gathering spaces



# 325 Comanche



SEVEN STORY MODEL SHOWN. FIVE STORY MODEL IS EXACTLY THE SAME HEIGHT AS THE SEVEN STORY MODEL.

CONTEXT VIEW  
LOOKING NORTHWEST  
NO SCALE  
APRIL 29, 2026

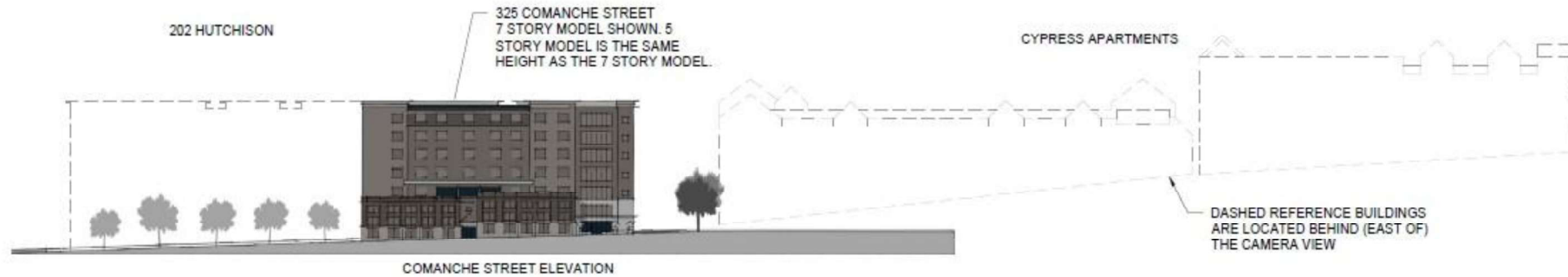
NORTH ↑  
**A2.0**

325 COMANCHE  
SAN MARCOS, TEXAS

CONCEPTUAL

217 S. NEIL STREET SUITE D  
CHAMPAIGN, ILLINOIS 61820  
P 217.355.8731  
IL PROF. DESIGN FIRM #184.0066UT  
© 2026 MODE 3 ARCHITECTURE INC. ARCHITECTURE

# Comanche Street – 10' lower than Cypress Apartments



**BUILDING HEIGHT COMPARISON  
LOOKING WEST**  
NO SCALE  
APRIL 29, 2026

**A2.3**

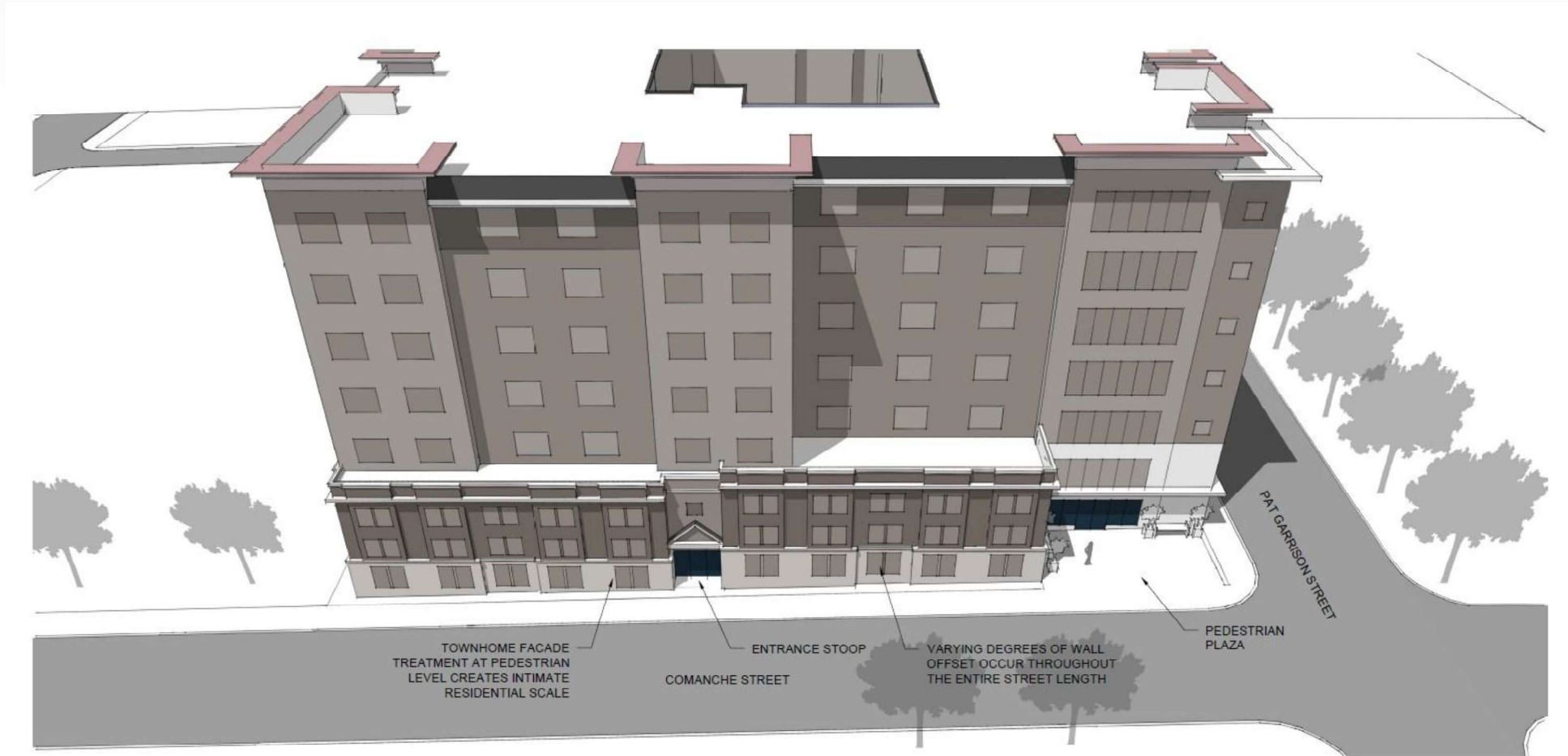
COMPARISON OF TALLEST MEAN ROOF HEIGHT  
\* LATERAL BUILDING PLACEMENT ADJUSTED TO FIT PAGE

325 COMANCHE  
SAN MARCOS, TEXAS

CONCEPTUAL

217 S. NEIL STREET SUITE D  
CHAMPAIGN, ILLINOIS 61820  
P 217.355.8731  
IL. PROF. DESIGN FIRM #164.006691  
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# Comanche Street View- Maintains residential neighborhood character along Comanche



ARTICULATION + EXPRESSION ELEMENTS  
SEVEN STORY MODEL

N COMANCHE ST.  
NO SCALE  
APRIL 29, 2026

# A2.2

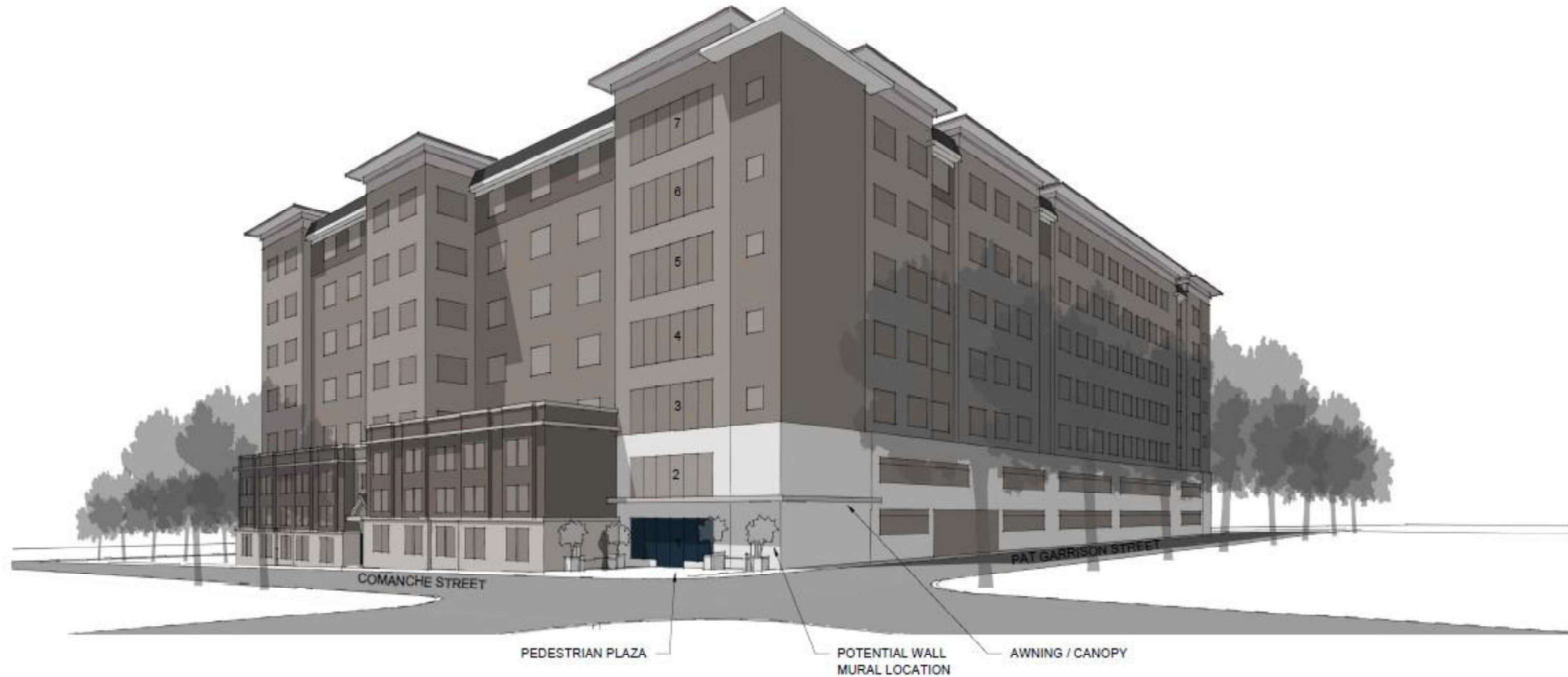
325 COMANCHE  
SAN MARCOS, TEXAS

## CONCEPTUAL

217 S. NEIL STREET SUITE D  
CHAMPAIGN, ILLINOIS 61820  
P 217.355.0731  
IL. PROF. DESIGN FIRM #184.005591  
© 2026 MODE 3 ARCHITECTURE INC.



# Comanche & Pat Garrison – Active pedestrian plaza at the Downtown Gateway



SEVEN STORY MODEL

PERSPECTIVE VIEW  
LOOKING SOUTHWEST  
NO SCALE  
APRIL 29, 2026

# A2.1

325 COMANCHE  
SAN MARCOS, TEXAS

## CONCEPTUAL

217 S. NEL STREET, SUITE D  
CHAMPAIGN, ILLINOIS 61820  
P 217.355.8731  
IL. PROF. DESIGN FIRM #184.006607

**MODE 3**  
ARCHITECTURE

© 2026 MODE 3 ARCHITECTURE INC.

# The Need

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- Texas State University (TXST) surpassed 44,000 students for the first time in its 126-year history, reaching 44,596 in Fall 2025, a 9.6% increase over Fall 2024 and its fifth consecutive year of record growth.
- The freshman class hit a record 9,329 students.
- This rapid growth is straining academic, housing, and infrastructure capacity, with some classes scheduled at extended hours, highlighting the need for additional facilities and off-campus housing development.
- TXST Run to R1 initiative remains central, with the university on track to achieve Carnegie R1 status by 2027, supported by ongoing expansion in graduate programs and enrollment growth into Spring 2026.

# The Need

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- Spring 2026 system enrollment exceeded 41,700 students (+11% YoY)
  - Master's enrollment reached 4,343 students (+33%)
  - Doctoral enrollment increased to 822 students (+17%)
  - International enrollment reached 2,027 students (+30%)
- TXST is no longer solely a high-growth undergraduate institution; it is rapidly evolving into a graduate and research-driven university, significantly increasing its long-term economic and real estate impact.



# The Need

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- At the San Marcos campus, enrollment growth has outpaced private housing development, with nearly all new pedestrian beds delivered by TXST within the last five years.
- As of April 7, 2026, TXST had 2,908 upperclassmen on the on-campus housing waitlist, nearly triple the 1,096 on the waitlist in April 2025, highlighting strong demand for pedestrian, purpose-built student housing.

# Community Engagement

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- Fire department training access
- Police department training access
- Personal property and artifact donations to multiple local nonprofits
- Public parking access prior to demolition
- Member of the Chamber of Commerce
- Local charitable support
  - United Way Food Bank Donation
  - United Way Beer & Wine Walk Event Sponsor
- We look forward to continuing our involvement and strengthening our connection with the community.



# CLOSING STATEMENTS

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- **WITH APPROVAL OF A/C& CUP, THE BUILDING STAYS THE SAME HEIGHT, FLOORS, DENSITY, SCALE, AND USE:**
  - Same 75-foot maximum height
  - Same 7-story structure
  - Same 300-bedroom limit
  - Same student-oriented residential use
- **WITH APPROVAL OF A/C& CUP, THE FOLLOWING ARE THE BENEFITS TO THE COMMUNITY:**
  - 80 additional parking spaces
  - Improved architectural design
  - Enhanced amenity and gathering spaces
  - More efficient building layout
  - Greater housing flexibility for residents
- **RESULT**
  - “The massing, height, and bedroom count stay the same whether approved or denied.”



## CLOSING STATEMENTS

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**THIS SITE WILL BE DEVELOPED EITHER WAY.**

**The real question is whether it develops as a:**

- **higher-quality**
- **better-designed**
- **better-functioning**

**Project, without increasing overall scale or intensity.**



# Letter of recommendation – City of Champaign, Illinois



Planning and Development Department • 102 N. Neil Street • Champaign, IL 61820 • 217-403-8800 • www.ci.champaign.il.us

March 7, 2025

Amanda Hernandez, AICP, CNU-A, CPM  
Director of Planning & Development Services  
Planning and Development Services  
630 E. Hopkins, San Marcos, TX 78666  
512.393.8237  
AHernandez@sanmarcostx.gov

**RE: Letter of Recommendation for Next Chapter Properties**

Dear Amanda,

I would like to express my endorsement for Next Chapter Properties as a high-quality Development Group. Next Chapter Properties has done several projects in the City of Champaign, and each project has added value and quality housing stock to our community's housing inventory. In addition to the appreciation that I have for Next Chapter Properties continued investment in our community, I have found Next Chapter Properties easy to work with from a process standpoint. Their projects meet our community's codes and requirements for zoning and building codes, which makes the approval process straight forward and easy.

Additionally, Next Chapter Properties have chosen to exceed the City of Champaign's minimum requirements from a design standpoint and an infrastructure standpoint. Specifically, when we worked with Next Chapter Properties on 217 South Neil Street in Champaign, at the time the project was built, the City had not adopted a Downtown Streetscape Standard. The City had a standard that it had used in City projects, and staff was working towards a formal adoption. However, 217 South Neil Street was developed prior to the formal adoption. City Staff asked Next Chapter Properties if they would elect to make streetscape improvements that met the standard prior to the formal adoption, which Next Chapter elected to do, when they were not required to. This action really demonstrated Next Chapter Properties community minded approach to development, and their commitment to the greater improvement of the community as a whole. I would encourage any community considering business with Next Chapter Properties to take advantage of the opportunity.

I would note, this recommendation is based on my own personal experience and does not reflect views and opinions of the City of Champaign as a community or organization.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Marino".

Jeff Marino, AICP  
Planning Manager  
Planning and Development Department  
City of Champaign



powered by Next Chapter Properties

# Letter of recommendation – Halifax Healthcare



March 6, 2025  
Amanda Hernandez  
Director of Planning  
City of San Marcos  
630 E. Hopkins  
2<sup>nd</sup> Floor, Building 3  
San Marcos, Tx 78666

Dear Ms. Hernandez:

I am Bill Griffin, Director of Strategy and Planning for Halifax Health in Daytona Beach, FL. Halifax Health is celebrating 96 years of service to our community. We are a large organization with 4,000 employees. I have been with Halifax for 43 years.

We have three major colleges and universities in our area, Embry Riddle Aeronautical University, Bethune Cookman University and Daytona State College within a radius of approximately one mile of our campus.

This letter is to share our experience working with Patrick and Kelly Quinn and their team in the development of student focused housing on land that we sold to Patrick's firm.

Patrick's team is close to completing the second phase of student-oriented housing on land previously owned by Halifax Health. The first phase was completed by Patrick's team on time and according to the plans shared with us and others in the community. The second phase is a repeat of the first phase – on time and a great project.

I have worked with many development companies. Patrick's team and company is unique. Their level of professionalism sets a remarkably high standard. Communications are always clear so that there has never been any misunderstanding. The level of transparency is greater than any of my prior experiences. This leads to a level of trust and comfort that our community is going to well served. Patrick's team has demonstrated commitment to our community and follow through to meet their stated commitment. Patrick's team has delivered a development project that is a real asset for the Daytona Beach area and for the colleges.

It has been a real pleasure to work with Patrick's team. I believe that we have developed a spirit of partnership to deliver a needed project that makes Daytona Beach proud. Please email me or call me if you have any questions.

Bill Griffin  
Director of Strategy and Planning  
[Redacted]

PO Box 2830  
Daytona Beach, FL 32120  
T: 386.425.1000

halifaxhealth.org



powered by Next Chapter Properties

# Letter of recommendation – Embry-Riddle Aeronautical University

**EMBRY-RIDDLE**  
Aeronautical University

Amanda Hernandez  
Director of Planning  
City of San Marcos  
630 E. Hopkins

2nd Floor, Building 3  
San Marcos, TX 78666

Dear Ms. Hernandez,

I share my experience working with EmergeHere/Next Chapter employees in hopes that you will consider them for developing a community in San Marcos to meet the needs of the growing Texas State University student population. As the Assistant Director for Student Union Operations at Embry-Riddle Aeronautical University, Daytona Beach, I work closely with students and know how important housing is to them and the surrounding community.

Students prioritize safe, clean, and accessible housing that supports their academic journeys. When created intentionally with previous student feedback, student housing design positively impacts students immeasurably. EmergeHere/Next Chapter strives to meet the needs of the students and will work with the city efficiently and professionally.

A partnership between the Student Union Operations and Events staff and the EmergeHere/Next Chapter employees started in 2019 and continues to strengthen year after year. They are collaborative, respectful, and communicative about the OnShore project with students. For this reason, it was easy to welcome them back onto campus to share about the development of phase 2, Ten60 Halifax. Like Onshore, Ten60 Halifax is showing signs of becoming a valuable space for our campus community with well-designed environments for living and learning.

This year, EmergeHere/Next Chapter is the exclusive sponsor of our Student Union program, Peppy Hour. Peppy Hour is a weekly student and staff social in the Student Union designed to provide a positive break for students, offering games and Dr. Pepper floats. The sponsors provide supplies, help promote the event, and are present weekly to interact with the attendees. In addition to Peppy Hour, their staff are at various campus events such as Halloween Spooktacular, the Off-Campus Housing Fair, and Stress Relief Week. We appreciate their involvement and continued support to create welcoming and student-focused environments on and off campus.

It has been a pleasure working with EmergeHere/Next Chapter. You will not be disappointed if you decide to work with their team. Do not hesitate to reach out if you have any questions.

Sincerely,



Melissa Hanson  
Assistant Director for Student Union Operations  
Student Engagement & Student Union  
1 Aerospace Boulevard  
Daytona Beach, FL 32114

**Student Engagement &  
Student Union**

Tel: 386-226-6039  
Fax: 386-226-6083

March 20, 2025



1 Aerospace Boulevard  
Daytona Beach, FL 32114-3900

embryriddle.edu



powered by Next Chapter Properties

CHICAGO TITLE GF# 4300112408796-RJ

## Special Warranty Deed

**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.**

Effective Date: July 1, 2025

Grantor: TWWG, LLC, a Texas limited liability company

Grantor's Mailing Address: 323 North Comanche Street, San Marcos, Texas 78666

Grantee: 202 HUTCH LLC, a Delaware limited liability company

Grantee's Mailing Address: 2516 Waukegan Rd., Unit 343, Glenview, IL 60025

Consideration: The sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by Grantee.

### Property:

Being that certain property located in the City of San Marcos, Hays, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "**Land**"), together with all buildings and improvements thereon (the "**Improvements**"); all rights, privileges, easements, and appurtenances pertaining to the Land; all of Grantor's right, title, and interest in and to any alleys, strips, or gores adjoining the Land and all of Grantor's rights of ingress and egress to the Land, including, without limitation, any easements, rights-of-way, rights, or other interests in, on, under, or to any land, highway, street, road, right-of-way, or avenue, open or proposed, in, on, under, across, in front of, abutting, or adjoining the Land; and all of Grantor's right, title, and interest in and to any awards made, or to be made in lieu thereof, and in and to any unpaid awards for damage to the Land by reason of a change of grade thereof; all development rights, utility capacity, governmental approvals, licenses, and permits (including all water, sewer, and drainage capacity currently held by Grantor, if any, for the Land on the date hereof), to the extent they relate to the ownership, use, leasing, maintenance, service, or operation of the Land; all of Grantor's right, title, and interest in and to any oil, gas, and other minerals in, under, and that may be produced from the Land, regardless of whether or not the minerals are considered part of the surface estate or part of the mineral estate; all of Grantor's right, title, and interest in and to all site plans, surveys, environmental studies, soil studies, substrata studies, architectural drawings, plans and specifications, engineering plans and studies, floor plans, landscape plans, and other plans or studies of any kind that relate to the Land or the Improvements (the Land, together with the foregoing interests being referred to herein as the "**Property**").

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

All of the matters described in Exhibit "B", attached hereto and incorporated herein by reference, but only to the extent the same are valid and subsisting and affect the Property.

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.

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

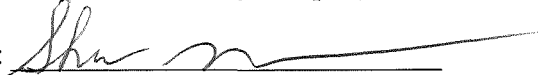
Ad valorem taxes for 2025 have been prorated between Grantor and Grantee and taxes and assessments for such year and subsequent years are assumed by Grantee.

*[Signature Page Follows]*

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on the date set forth below, to be effective as of the date and year first written above.

**GRANTOR:**

**TWWG, LLC,**  
a Texas limited liability company

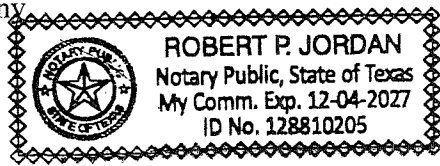
By:   
Name: W. Shane Glosson  
Title: Manager

STATE OF TEXAS


COUNTY OF Bexar

§  
§  
§

This instrument was acknowledged before me on July 7, 2025 by W. Shane Glosson, as Manager of TWWG, LLC, a Texas limited liability company, on behalf of said limited liability company



My Commission Expires: \_\_\_\_\_

  
Notary Public in and for the State of Texas

**Exhibit "A" – Legal Description of the Land**  
**Exhibit "B" - Exceptions to Conveyance and Warranty**

**EXHIBIT "A"****LEGAL DESCRIPTION OF THE LAND****TRACT 1:**

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN HAYS COUNTY, TEXAS, AND, BEING ALL OF LOTS NOS. ONE (1), TWO (2), AND THREE (3), IN BLOCK NO. THREE (3) OF THE P.C. WOODS ADDITION TO THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "T", PAGE 80 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING THE SAME REAL PROPERTY AS THAT CONVEYED AND DESCRIBED IN A DEED FROM MRS. MARY S. MCGEE, A WIDOW TO WILLIAM A. PENNINGTON AND EDRA C. PENNINGTON, DATED FEBRUARY 1, 1950, AND RECORDED IN VOLUME 145, PAGES 533-535 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, LESS AND EXCEPT, HOWEVER, A PORTION OF SAID LOTS NOS. ONE (1) AND TWO (2) IN BLOCK NO. THREE (3) OF SAID P.C. WOODS ADDITION, BEING SIXTY-FIVE (65) FEET BY SIXTY-FIVE (65) FEET, AND BEING MORE FULLY DESCRIBED IN AND CONVEYED BY A DEED FROM WILLIAM C. ALLBRIGHT AND EDRA PENNINGTON ALLBRIGHT TO WILLIAM C. PENNINGTON AND LINDA K. PENNINGTON, DATED SEPTEMBER 22, 1970, AND RECORDED IN VOLUME 239, PAGES 397-400 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

**TRACT 2:**

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND BEING A SMALL TRACT OF LAND SIXTY-FIVE (65) FEET BY SIXTY-FIVE (65) FEET, A PORTION OF LOTS NOS. ONE (1) AND TWO (2), IN BLOCK NO. THREE OF THE P.C. WOODS ADDITION TO THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT NO. ONE (1) AT A POINT IN THE SOUTH LINE OF PAT GARRISON STREET;

THENCE WITH SAID SOUTH LINE OF PAT GARRISON STREET IN AN EASTERLY DIRECTION FOR 60 FEET TO THE ACTUAL PLACE OF BEGINNING OF SAID 65 BY 65 FOOT PORTION OF LAND;

THENCE AT RIGHT ANGLE TO THE LAST-MENTIONED CALL AND PARALLEL WITH THE MUTUAL BOUNDARY LINE BETWEEN LOTS ONE (1) AND TWO (2), IN A SOUTHERLY DIRECTION FOR 65 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 65 BY 65 FOOT PORTION OF LAND;

THENCE CONTINUING WITH SAID SOUTH LINE OF PAT GARRISON STREET IN THE SAME EASTERLY DIRECTION FOR 65 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 65 BY 65 FOOT PORTION OF LAND;

THENCE AT RIGHT ANGLE TO THE LAST-MENTIONED CALL AND PARALLEL WITH THE SAID SOUTH LINE OF PAT GARRISON STREET, IN A WESTERLY DIRECTION FOR 65 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 65 BY 65 FOOT PORTION OF LAND;

THENCE AT RIGHT ANGLE TO THE LAST-MENTIONED CALL AND PARALLEL WITH SAID MUTUAL BOUNDARY LINE OF LOTS ONE (1) AND TWO (2) IN A NORTHERLY DIRECTION FOR 65 FEET TO THE NORTHWEST CORNER OF SAID 65 BY 65 FOOT PORTION OF LAND, SUCH CORNER BEING THE PLACE OF BEGINNING, AND SAID MAP OR PLAT AND ITS SAID RECORD ARE HERE REFERRED TO AND MADE A PART THERETO FOR ALL PERTINENT, LEGAL AND DESCRIPTIVE PURPOSES.

**TRACT 3:**

BEING A 0.329 ACRE TRACT OF LAND SITUATED IN THE J. VERAMENDI SURVEY, ABSTRACT NO. 17, BEING A PART OF FARM LOT 21 OF THE ORIGINAL TOWN OF SAN MARCOS, HAYS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN GENERAL WARRANTY DEED TO PENN-COLLIER-KYLE, LTD IN VOLUME 1282, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 0.329 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE:

BEGINNING: AT A 3/8-INCH IRON ROD FOUND ON THE SOUTHEASTERN LINE OF PAT GARRISON STREET (R.O.W. VARIES) FOR THE NORTHEASTERN CORNER OF THIS HEREIN DESCRIBED TRACT, THE NORTHWESTERN CORNER OF A CALLED 0.3314-ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CARL SIMEK IN VOLUME 3925, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

THENCE: SOUTH 08°51'57" EAST A DISTANCE OF 172.09 FEET ALONG THE WESTERN LINE OF THE SAID 0.3314-ACRE TRACT, THE EASTERN LINE OF THE SAID TRACT IN VOLUME 1282, PAGE 190 TO A CALCULATED POINT ON THE NORTHWESTERN LINE OF LOT 4A, REPLAT OF ORIGINAL TOWN OF SAN MARCOS SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 240 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, FOR THE SOUTHEASTERN CORNER OF THIS HEREIN DESCRIBED TRACT, THE SOUTHWESTERN CORNER OF THE SAID 0.3314-ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 08°51'57" EAST A DISTANCE OF 0.20 FEET;

THENCE: SOUTH 81°43'04" WEST A DISTANCE OF 83.33 FEET ALONG THE NORTHERN LINE OF SAID LOT 4A, THE SOUTHERN LINE OF THE SAID TRACT IN VOLUME 1282, PAGE 190 TO A 5/8-INCH IRON ROD WITH CAP STAMPED "QUIDDITY ENG" SET ON THE NORTHEASTERN LINE OF N. COMANCHE STREET (R.O.W. VARIES) FOR THE SOUTHWESTERN CORNER OF THIS HEREIN DESCRIBED TRACT, FROM WHICH A MAG NAIL WITH WASHER STAMPED "HMT" FOUND FOR THE NORTHWESTERN CORNER OF SAID LOT 4A BEARS SOUTH 81°43'07" WEST A DISTANCE OF 6.47 FEET;

THENCE: NORTH 08°52'02" WEST A DISTANCE OF 171.45 FEET ALONG THE NORTHEASTERN LINE OF SAID N. COMANCHE STREET TO A CHISELED "X" IN CONCRETE SET AT THE INTERSECTION OF N. COMANCHE STREET AND PAT GARRISON STREET, FOR THE NORTHWESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 81°16'25" EAST A DISTANCE OF 83.33 FEET ALONG THE SOUTHEASTERN LINE OF SAID PAT GARRISON STREET TO THE POINT OF BEGINNING AND CONTAINING 0.329-ACRES OF LAND.

**EXHIBIT "B"**

**EXCEPTIONS TO CONVEYANCE AND WARRANTY**

1. Permanent easement granted to the City of San Marcos on June 13, 1978, and recorded in Volume 311, Page 636, Deed Records, Hays County, Texas.
2. The Land lies within the boundaries of Edwards Underground Water District

**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.

25024942 DEED  
07/07/2025 05:01:41 PM Total Fees: \$49.00

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



NOTES:

The survey shown hereon has been prepared as the result of an on the ground survey completed on June 18, 2024.

The bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone.

The Surveyor has not abstracted the subject property, nor made any independent investigation or search for easements of record, restrictive covenants or any other encumbrances.

The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Chicago Title Insurance Company, OF No. sct-48-4300112408796-RJ, effective date October 9, 2024, issue date October 15, 2024. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.

By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48209C0389F, revised date September 2, 2005, the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.

The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.

The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.

Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.

There was not observed evidence of recent earth moving, building construction or building additions.

There was not observed evidence of recent street or sidewalk construction or repairs.

LEGAL DESCRIPTION

TRACT 1:

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN HAYS COUNTY, TEXAS, AND BEING ALL OF LOTS NOS. ONE (1), TWO (2), AND THREE (3), IN BLOCK NO. THREE (3) OF THE P.C. WOODS ADDITION TO THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 80 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING THE SAME REAL PROPERTY AS THAT CONVEYED AND DESCRIBED IN A DEED FROM MRS. MARY S. MCGEE, A WIDOW TO WILLIAM A. PENNINGTON AND EDRA C. PENNINGTON, DATED FEBRUARY 1, 1950, AND RECORDED IN VOLUME 145, PAGES 533-535 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, LESS AND EXCEPT, HOWEVER, A PORTION OF SAID LOTS NOS. ONE (1) AND TWO (2) IN BLOCK NO. THREE (3) OF SAID P.C. WOODS ADDITION, BEING SIXTY-FIVE (65) FEET BY SIXTY-FIVE (65) FEET, AND BEING MORE FULLY DESCRIBED BY A DEED FROM WILLIAM C. ALLBRIGHT AND EDRA PENNINGTON ALLBRIGHT TO WILLIAM C. PENNINGTON AND LINDA K. PENNINGTON, DATED SEPTEMBER 22, 1970, AND RECORDED IN VOLUME 239, PAGES 397-400 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

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TRACT 3:

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BEGINNING: AT A 3/8-INCH IRON ROD FOUND ON THE SOUTHEASTERN LINE OF PAT GARRISON STREET (R.O.W. VARIES) FOR THE NORTHEASTERN CORNER OF THIS HEREIN DESCRIBED TRACT, THE NORTHWESTERN CORNER OF A CALLED 0.3314-ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CARL SIMEX IN VOLUME 3925, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

THENCE: SOUTH 08°51'57" EAST A DISTANCE OF 172.09 FEET ALONG THE WESTERN LINE OF THE SAID 0.3314-ACRE TRACT, THE EASTERN LINE OF THE SAID TRACT IN VOLUME 1282, PAGE 190 TO A CALCULATED POINT ON THE NORTHWESTERN CORNER OF LOT 4A, REPLAT OF ORIGINAL TOWN OF SAN MARCOS SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 240 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, FOR THE SOUTHEASTERN CORNER OF THIS HEREIN DESCRIBED TRACT, THE SOUTHWESTERN CORNER OF THE SAID 0.3314-ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 08°51'57" EAST A DISTANCE OF 0.20 FEET;

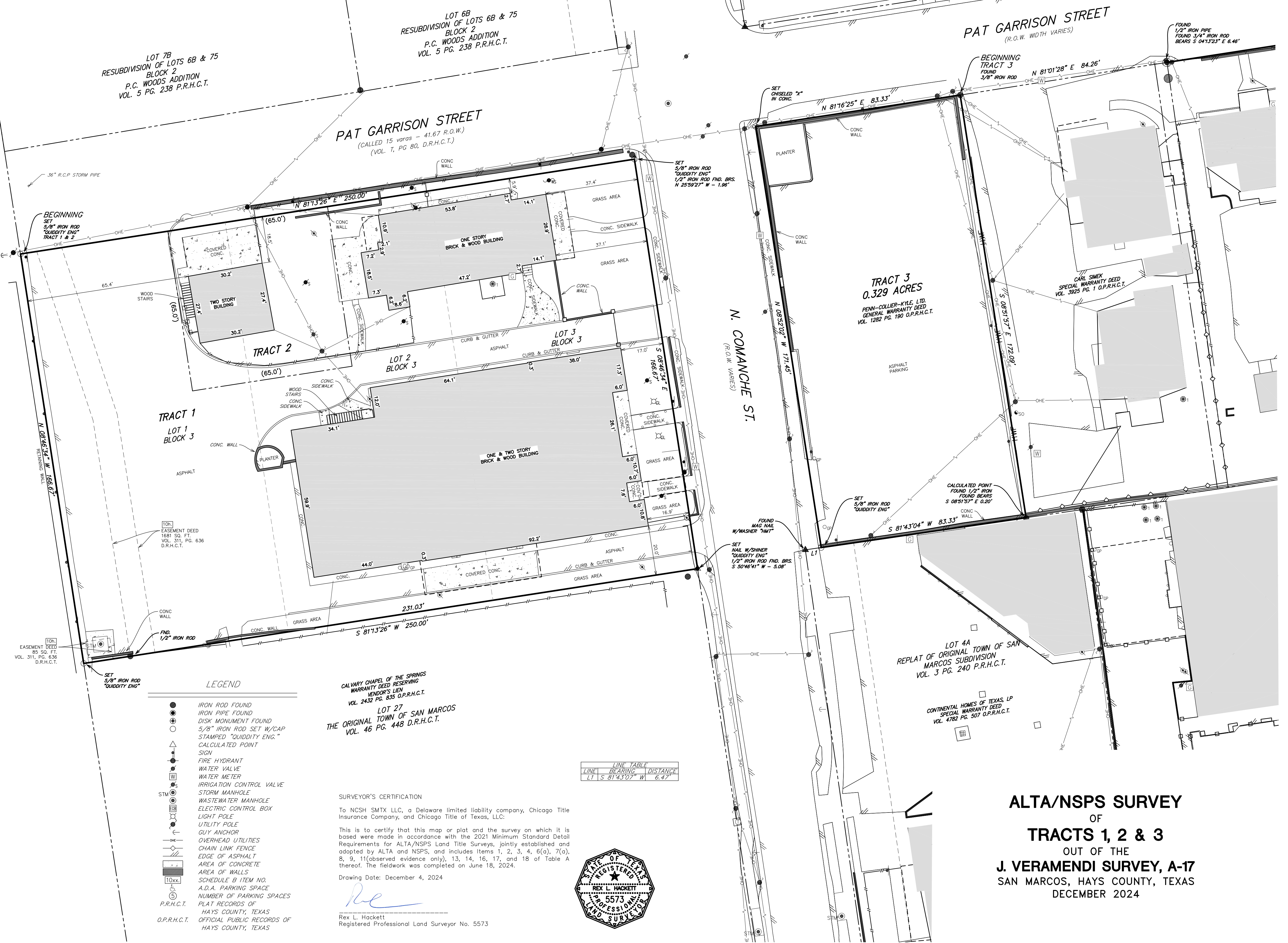
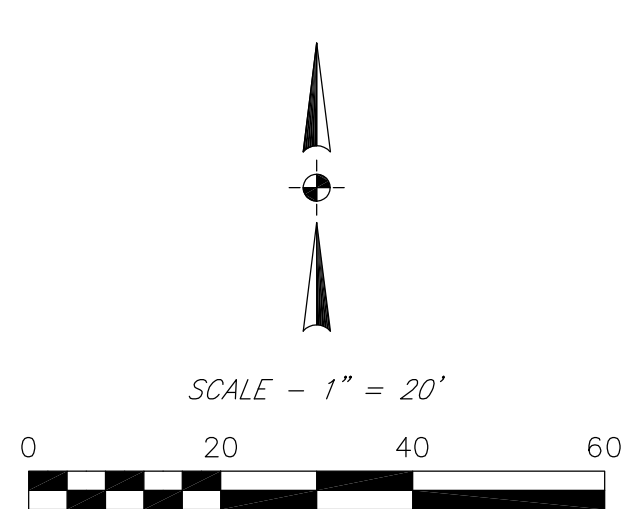
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THENCE: NORTH 08°52'02" WEST A DISTANCE OF 171.45 FEET ALONG THE NORTHEASTERN LINE OF SAID N. COMANCHE STREET TO A CHISELED "X" IN CONCRETE SET AT THE INTERSECTION OF N. COMANCHE STREET AND PAT GARRISON STREET, FOR THE NORTHWESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 81°16'25" EAST A DISTANCE OF 83.33 FEET ALONG THE SOUTHEASTERN LINE OF SAID PAT GARRISON STREET TO THE POINT OF BEGINNING AND CONTAINING 0.329-ACRES OF LAND.

SCHEDULE B ITEMS:

10h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document.
Granted to: City of San Marcos
Purpose: Permanent easement
Recording Date: June 13, 1978
Recording No: Volume 311, Page 636, Official Public Records of Hays County, Texas
AFFECTS Tract 1, shown hereon.



- LEGEND
IRON ROD FOUND
IRON PIPE FOUND
DISK MARKER FOUND
5/8" IRON ROD SET W/CAP STAMPED "QUIDDITY ENG."
CALCULATED POINT
SIGN
FIRE HYDRANT
WATER VALVE
WATER METER
IRRIGATION CONTROL VALVE
STORM MANHOLE
WASTEWATER MANHOLE
ELECTRIC CONTROL BOX
LIGHT POLE
UTILITY POLE
GUY ANCHOR
OVERHEAD UTILITIES
CHAIN LINK FENCE
EDGE OF ASPHALT
AREA OF CONCRETE
AREA OF WALLS
SCHEDULE B ITEM NO.
A.D.A. PARKING SPACE
NUMBER OF PARKING SPACES
PLAT RECORDS OF
HAYS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TEXAS

CALVARY CHAPEL OF THE SPRINGS
WARRANTY DEED RESERVING
VENDOR'S LIEN
VOL. 2432 PG. 835 O.P.R.H.C.T.
LOT 27
THE ORIGINAL TOWN OF SAN MARCOS
VOL. 46 PG. 448 D.R.H.C.T.

SURVEYOR'S CERTIFICATION
To NCSH SMX LLC, a Delaware limited liability company, Chicago Title Insurance Company, and Chicago Title of Texas, LLC:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11 (observed evidence only), 13, 14, 16, 17, and 18 of Table A thereof. The fieldwork was completed on June 18, 2024.
Drawing Date: December 4, 2024



Rex L. Hockett
Registered Professional Land Surveyor No. 5573

LOT 1
SKYLINE SUBDIVISION
VOL. 16 PG. 220-221 P.R.H.C.T.

TRACT 3
0.329 ACRES
PENN-COLLIER-KYLE LTD
GENERAL WARRANTY DEED
VOL. 1282 PG. 190 O.P.R.H.C.T.

LOT 4A
REPLAT OF ORIGINAL TOWN OF SAN
MARCOS SUBDIVISION
VOL. 3 PG. 240 P.R.H.C.T.

CONTINENTAL HOMES OF TEXAS, LP
SPECIAL WARRANTY DEED
VOL. 4786 PG. 507 O.P.R.H.C.T.

ALTA/NSPS SURVEY
OF
TRACTS 1, 2 & 3
OUT OF THE
J. VERAMENDI SURVEY, A-17
SAN MARCOS, HAYS COUNTY, TEXAS
DECEMBER 2024

