

Zoning Map Exhibit and Parcel Information **McLain Multifamily**



Tract	Parcel Number	Property Owner	Mailing Address	Phone #	Email Address	Address	Lot	Block	Subdivisions	Acreage	Preferred Scenario Designation	Existing Zoning	Proposed Zoning
A	R34773	Peggy and Brett Taylor	PO Box 40 Martindale, TX 78655-0040	N/A	N/A	421 Lindsey Street	Part of 10-11	14	Lindsey and Harvey Addition	0.301	Existing Neighborhood	MF-24	CD-5D
B	R141054	Peggy and Brett Taylor	PO Box 40 Martindale, TX 78655-0040	N/A	N/A	413 & 419 North Street	9-A	14	Lindsey and Harvey Addition	0.49	Existing Neighborhood	MF-18	CD-5D
C	R133230	Daryl Burttschell	2301 Willow Arbor San Marcos, TX 78666	N/A	N/A	499 North Street	4A	14	Lindsey and Harvey Addition	0.339	Existing Neighborhood	MF-12	CD-5D
D	R32207	Matt Kenyon	4284 E. Cesar Chavez St Austin, TX 78702	N/A	matt@kenyonco	420 North Street	17A		DP Hopkins	0.3639	High Intensity	MF-24	CD-5D
E	R53147	Matt Kenyon	4284 E. Cesar Chavez St Austin, TX 78702	N/A	matt@kenyonco	435 N. Comanche St	9-23; Lot N 1/	2	PC Woods Addition	0.473	High Intensity	MF-24	CD-5D

Tracts A-C

DESCRIPTION

DESCRIPTION OF A 1.139 ACRE TRACT OF LAND BEING ALL OF LOT 9-A BLOCK 14 OF THE LINDSEY AND HARVEY ADDITION AS RECORDED IN BOOK 17 PAGE 221 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND BEING FURTHER DESCRIBED IN A GENERAL WARRANTY DEED WITH A VENDOR'S LIEN TO BRETT S. TAYLOR AND WIFE PEGGY J. TAYLOR AS RECORDED IN VOLUME 2180 PAGE 708 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF LOT 4A BLOCK 14 AS SHOWN ON THE AMENDED PLAT OF LOTS 3,4,5,10, & 11 BLOCK 14 OF THE LINDSEY AND HARVEY ADDITION AS RECORDED IN VOLUME 15 PAGE 308 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN A WARRANTY DEED WITH A VENDOR'S LIEN TO DARYL BURTTSCHELL AND WIFE HEATHER BURTTSCHELL AS RECORDED IN VOLUME 3550 PAGE 883 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING ALL OF A CALL 0.3141 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED WITH A VENDOR'S LIEN TO BRETT S. TAYLOR AND WIFE PEGGY J. TAYLOR AS RECORDED IN VOLUME 1891 AND 294 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 1.139 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS AND DISTANCES BEING GRID BASED ON NAD83/2018 ADJUSTMENT TEXAS SOUTH CENTRAL ZONE 4204:

BEGINNING at a 1" iron pipe found at the southwest corner of the intersection of North Street (variable width right of way) with Lindsey Street (variable width right of way) and being the northeast corner of said Lot 9-A Lindsey and Harvey Addition;

THENCE departing the south right of way line of Lindsey Street and with the west right of way line of North Street being common with the east line of said Lot 9-A **S 08°43'23" E** for a distance of **136.02** feet to a ½" iron rod with cap stamped "Cardinal Surveying" set monumenting the southeast of said Lot 9-A and the northeast corner of Lot 4A Block 14

THENCE continuing with the said west right of way of North Street being common with the east line of said Lot 4A Block 14 **S 08°42'08" E** for a distance of **80.73** feet to a ½" iron rod with cap stamped "Cardinal Surveying" set monumenting the southeast corner of said Lot 4A Block 14 and the northeast corner of Lot 3A Block 14 as described in a Warranty Deed to the Delta Zeta Housing Corporation as recorded in Volume 1321 Page 56 of the Official Public Records of Hays County, Texas;

THENCE departing the said west right of way line of North Street with the south lines of Lot 4A Block 14 being common with the north lines of said Lot 3A Block 14 the following two (2) courses and distances;

1. **S 81°19'27" W** for a distance of **88.34** feet to an iron rod with cap found at the base of a stone wall,

2. **S 71°21'03" W** for a distance of **101.00** feet to an iron rod with cap found at the base of a stone wall, monumenting the northwest corner of Lot 3A and the southwest corner of Lot 4A, said iron rod with cap being in the east line of Lot 8 Block 14 as described in a General

Warranty Deed to 427 Lindsey Street Partnership LTD as recorded in Volume 1724 Page 523 of the Official Public Records of Hays county, Texas,

THENCE departing the said north line of Lot 3A with a line common to the east line of Lot 8 Block 14 **N 44°08'09" W** for a distance of **58.38** feet a ½" iron rod found monumenting the southwest corner of the said 0.3141 acre tract being part of Lots 10 and 11 Block 14 of the Lindsey and Harvey Addition as recorded in Book E Page 416 of the Deed Records of Hays County, Texas, and being the northwest corner of Lot 4A Block 14;

THENCE continuing with the said east line of Lot 8 Block 14 being common with the west line of the said 0.3141 acre tract **N 46°26'03" W** for a distance of **105.12** feet to a ½" inch iron rod found in the south right of way line of Lindsey Street monumenting the northeast corner of Lot 8 Block 14 and the northwest corner of the said 0.3141 acre tract

THENCE with the south right of way line of Lindsey Street being common with the north line of the 0.3141 acre tract **N 44°03'29" E** for a distance of **140.56** feet to a ½" iron rod with cap stamped "Cardinal Surveying" set monumenting the northeast corner of the 0.3141 acre tract and the northwest corner of said Lot 9-A;

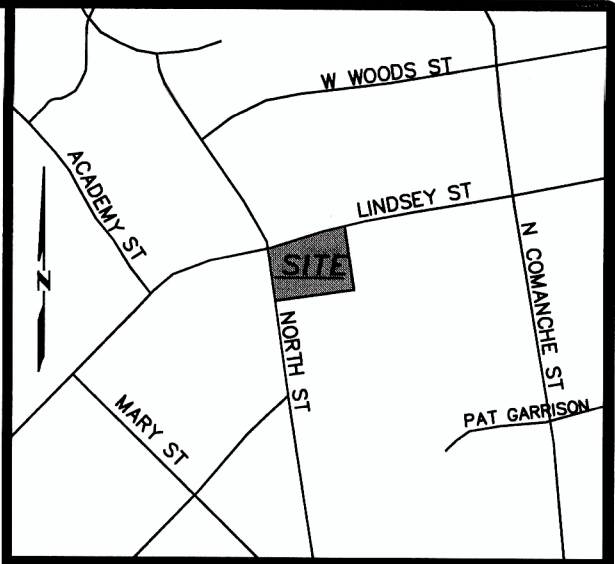
THENCE continuing with the said south right of way line of Lindsey Street being common with the north line of Lot 9-A **N 75°15'52" E** for a distance of **175.02** feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.139 acres of land more or less.



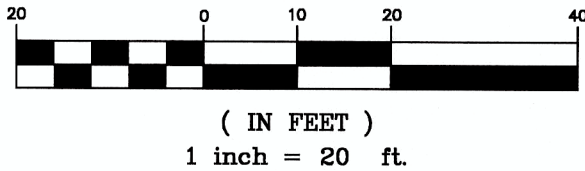
David Paul Carr
August 13, 2023

Tract D

PROPERTY ADDRESS:
420 NORTH STREET
SAN MARCOS, TEXAS 78666

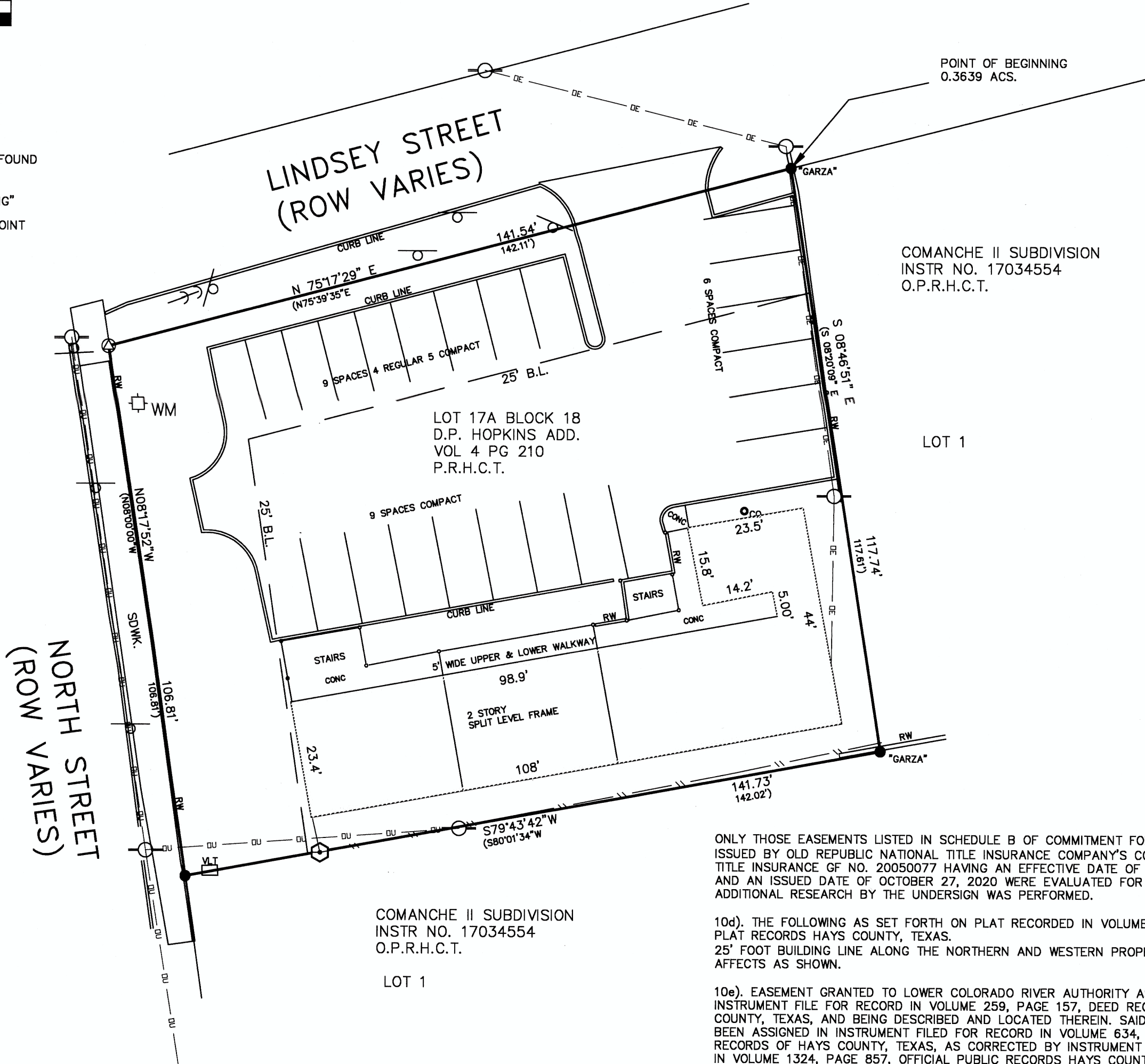


GRAPHIC SCALE



LEGEND

- IRON ROD FOUND
- IRON ROD W/ CAP "GARZA" FOUND
- ⊙ P.K. NAIL SET WITH SHINER MARKED "CARDINAL SURVEYING"
- △ PRIMARY SURVEY CONTROL POINT
- CLEAN OUT
- ⊙ WM WATER METER
- ⊙ TELEPHONE MARKER
- ⊙ PP POWER POLE
- DOWN GUY
- WOOD PICKET FENCE
- SIGN
- CONC. CONCRETE
- SDWK. SIDEWALK
- RW RETAINING WALL
- VLT TELEPHONE VAULT
- POST
- () PLAT CALLS
- B.L. 25' BUILDING LINE
- P.R.H.C.T. PLAT RECORDS
- O.P.R.H.C.T. HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS
- HAYS COUNTY, TEXAS



DESCRIPTION

DESCRIPTION OF A 0.3639 (15,852 SQUARE FEET) TRACT OF LAND IN THE J.M. VERAMENDI SURVEY ABSTRACT 17 HAYS COUNTY, TEXAS, BEING LOT 17A BLOCK 18 OF THE D.P. HOPKINS ADDITION A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 210, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN A DEED FROM FRANCIS AND LINDA HORNE TO COMANCHE STREET PARTNERS AS RECORDED IN VOLUME 408, PAGE 231, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 0.3639 (15,852 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING GRID BASED ON THE TEXAS PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204:

BEGINNING at an iron rod with aluminum cap stamped "GARZA" found in the top of a concrete retaining wall in the south margin of Lindsey Street having a variable width right of way, also being in a west line of Lot 1 of the COMANCHE II subdivision as recorded under Instrument Number 17034554 of the Official Public Records of Hays County, Texas, and monumenting the call northeast corner of Lot 17A Block 18 and of the herein described tract;

THENCE departing the said south margin of Lindsey Street with the said west line of Lot 1 being common with the east line of Lot 17A Block 18 and of the herein described tract S 08°46'51" E for a distance of 117.74 feet to an iron rod with aluminum cap stamped "GARZA" found in a concrete lined drainage ditch and being an "all" corner of Lot 1 of the said COMANCHE II subdivision, said iron rod with aluminum cap monumenting the southeast corner of Lot 17A Block 18 and of the herein described tract;

THENCE with a north line of said Lot 1 being common with the south line of Lot 17A Block 18 and of the herein described tract S 79°43'42" W for a distance of 141.73 feet to a 5/8" inch iron rod found in the top of a concrete retaining wall in the east margin of North Street having a variable width right of way, said 5/8" inch iron monumenting the northwest corner of Lot 1 and the southwest corner of Lot 17A Block 18 and of the herein described tract;

THENCE departing the said north line of Lot 1 and with the east margin of North Street being common with the west line of Lot 17A Block 18 and of the herein described tract N 08°17'52" W for a distance of 106.81 feet to a P.K. Nail with shiner stamped "CARDINAL SURVEYING" set in a concrete sidewalk, being in the south margin of Lindsey Street and monumenting the northwest corner of Lot 17A Block 18 and of the herein described tract;

THENCE with the said south margin of Lindsey Street being common with the north line of Lot 17A Block 18 and of the herein described tract N 75°17'29" E for a distance of 141.54 feet to the POINT OF BEGINNING of the herein described tract and containing 0.3639 (15,852 square feet) of land more or less.

COMANCHE II SUBDIVISION
INSTR. NO. 17034554
O.P.R.H.C.T.

LOT 1

ONLY THOSE EASEMENTS LISTED IN SCHEDULE B OF COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE OF NO. 20050077 HAVING AN EFFECTIVE DATE OF OCTOBER 19, 2020, AND AN ISSUED DATE OF OCTOBER 27, 2020 WERE EVALUATED FOR THIS SURVEY NO ADDITIONAL RESEARCH BY THE UNDERSIGN WAS PERFORMED.

10d). THE FOLLOWING AS SET FORTH ON PLAT RECORDED IN VOLUME 4, PAGE 210, PLAT RECORDS HAYS COUNTY, TEXAS.
25' FOOT BUILDING LINE ALONG THE NORTHERN AND WESTERN PROPERTY LINE(S). AFFECTS AS SHOWN.

10e). EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY AS SET FORTH IN INSTRUMENT FILE FOR RECORD IN VOLUME 259, PAGE 157, DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING DESCRIBED AND LOCATED THEREIN. SAID EASEMENT HAVING BEEN ASSIGNED IN INSTRUMENT FILED FOR RECORD IN VOLUME 634, PAGE 818, DEED RECORDS OF HAYS COUNTY, TEXAS, AS CORRECTED BY INSTRUMENT FILED FOR RECORD IN VOLUME 1324, PAGE 857, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS; AND ADDITIONALLY AFFECTED BY RELEASE OF EASEMENT FILED FOR RECORD UNDER HAYS COUNTY CLERK'S FILE NO. 13025691.
DOESN'T AFFECT.

10f). EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY AS SET FORTH IN INSTRUMENT FILE FOR RECORD IN VOLUME 278, PAGE 789, DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING DESCRIBED AND LOCATED THEREIN. SAID EASEMENT HAVING BEEN ASSIGNED IN INSTRUMENT FILED FOR RECORD IN VOLUME 634, PAGE 818, DEED RECORDS OF HAYS COUNTY, TEXAS, AS CORRECTED BY INSTRUMENT FILED FOR RECORD IN VOLUME 1324, PAGE 857, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS; AND ADDITIONALLY AFFECTED BY RELEASE OF EASEMENT FILED FOR RECORD UNDER HAYS COUNTY CLERK'S FILE NO. 13025690.
DOESN'T AFFECT.

10g). TERMS, CONDITIONS, STIPULATIONS, AND PROVISIONS CONTAINED IN LEASE AGREEMENT AS EVIDENCED BY MEMORANDUM FILED FOR RECORD IN VOLUME 286, PAGE 261, DEED RECORDS OF HAYS COUNTY, TEXAS.
DOESN'T AFFECT.

BASIS OF BEARINGS IS GRID BASED ON GPS OBSERVATIONS FROM THE LEICA SMARTNET NAD 83/2011 ADJUSTMENT TEXAS PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204.

DISTANCES SHOWN HEREON ARE SURFACE.

ACCORDING TO THE FEMA FLOOD MAP 48209C0389F DATED SEPTEMBER 2, 2005 THE SUBJECT TRACT LIES IN ZONE "X" UNSHADED AREA OF MINIMAL FLOOD HAZARD.

TO: 420 NORTH STREET LLC, RALPH C. HUTCHISON AND CAROL HUTCHISON (TRUSTEES OF THE HUTCHISON FAMILY TRUST), AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

I DAVID PAUL CARR DO HEREBY CERTIFY THAT THE FOREGOING MAP IS OF A SURVEY PERFORMED BY ME PERSONALLY IN NOVEMBER 2020, AND IT SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF A CATEGORY 1A CONDITION II LAND TITLE SURVEY AS OUTLINED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING PUBLISHED BY THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO PROTRUSION INTO OR OUT OF THE SUBJECT TRACT UNLESS SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENT INTO OR OUT OF DEDICATED EASEMENTS UNLESS SHOWN HEREON.

DAVID PAUL CARR R.P.L.S.
TEXAS REGISTRATION NO. 3997

11-03-20
DATE



Cardinal
Surveying Mapping
David P. Carr, RPLS
TBPLS FIRM NO. 10194078

CATEGORY 1A CONDITION II LAND TITLE SURVEY
LOT 17A BLOCK 18 D.P. HOPKINS ADDITION
VOLUME 4 PAGE 210
PLAT RECORDS HAYS COUNTY, TEXAS

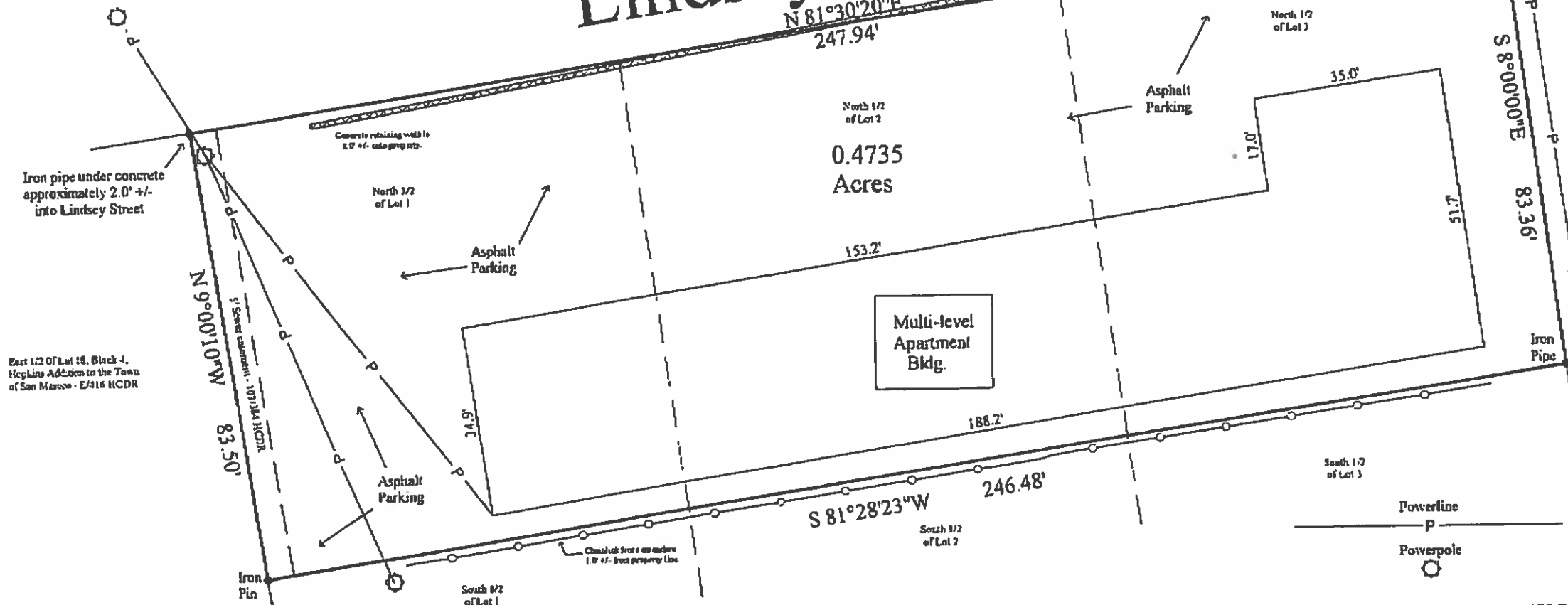
DATE BY REVISIONS

Tract E

Lindsey Street

Comanche Street

1" = 25'



PLAT SHOWING SURVEY OF A 0.4735 ACRE TRACT OUT OF BLOCK 2 OF THE P. C. WOODS ADDITION TO THE CITY OF SAN MARCOS, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME T, PAGE 80, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

FOR: Marjan Management LLC and The Hays County Abstract Company

GF: 20002132

DATE: March 8, 2000

ADDRESS: 436 North Comanche Street, San Marcos, Texas.

The undersigned does hereby certify that this is a Category 1A, Condition 2 survey and was made on the ground under my supervision of the property legally described hereon and is essentially correct and there are no visible discrepancies, shortages of area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways except as shown.

Ronald N. Hayes
Ronald N. Hayes, Registered Professional Land Surveyor, No. 2596

According to Map Panel 0193 E of the February 18, 1998 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "X" of the flood hazard area.

RONALD N. HAYES
900 CASCADES TRAIL
SAN MARCOS, TEXAS 78666
512-396-1478

HAYES ENGINEERING**Tract E**202 SUNFLOWER DRIVE
KYLE, TEXAS 78640

Phone 512/396-1478

Fax 512/396-1196

March 14, 2000

**FIELD NOTES FOR
0.4735 ACRES OF LAND**

A tract of land containing 0.4735 acres out of Lots 1, 2 & 3, Block 2 of the P. C. Woods Addition to the City of San Marcos, a subdivision in Hays County, Texas as described in Volume T, Page 80, Hays County Deed Records, and being the same tract conveyed to W. C. Carson by Sunset Limited as recorded in Volume 252, Page 473, Hays County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin with a Pro-Tech cap found for the northeast corner of the herein described tract, and also being the northeast corner of Lot 1, Block 2, of the P. C. Woods Addition, and located at the intersection of the southeast ROW of Lindsey Street and the southwest ROW of Comanche Street;

THENCE S 08° 00' 00" E, following the Comanche ROW, a distance of 83.36 feet to an iron pipe found for the southeast corner of this tract;

THENCE S 81° 28' 23" W, leaving the Comanche ROW, a distance of 246.48 feet to an iron pin found at the base of a concrete retaining wall for the southwest corner of this tract, and at 241.48 feet passing the east line of a 5' sewer easement of record in Volume 103, Page 384, Hays County Deed Records;

THENCE N 09° 00' 10" W, following the west line of the 5' sewer easement, a distance of 83.50 feet to an iron pipe found in concrete, located in the southeast ROW of Lindsey Street for the northwest corner of this tract and the northwest corner of Lot 3, Block 2, of the P. C. Woods Addition;

THENCE N 81° 30' 20" E, a distance of 247.94 feet to the **POINT OF BEGINNING**, containing 0.4735 acres.

This is to certify that this description of land represents an actual survey made by me on the ground under my supervision as shown on the accompanying plat and qualifies as a Category 1A, Condition 2 survey of the latest standards and specifications of the Texas Surveyors Association.


Ronald N. Hayes, Registered Professional Land Surveyor, No. 2596

