

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



Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	Pamela Madere	Property Owner	Alp Yilmaz
Company	Jackson Walker LLP	Company	San Marcos Hampton LLC & CCM San Marcos LLC
Applicant's Mailing Address	100 Congress Avenue, Suite 1100, Austin, TX.	Owner's Mailing Address	7700 Kempwood Drive, Houston, TX. 77055
Applicant's Phone #	512-236-2048	Owner's Phone #	
Applicant's Email	pmadere@jw.com	Owner's Email	

PROPERTY INFORMATION

Subject Property Address(es): SW of Posey Rd. and IH 35 SB Frontage Road

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 72.932 ac/rezoning to LI for 48.718 acres Tax ID #: R 18642, R18643 & R18628

Preferred Scenario Designation: Employment Center Existing Zoning: 3.5 ac AR, remainder not in the city limits

Existing Land Use(s): Vacant

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Light Industrial (LI)

Proposed Land Uses / Reason for Change: Proposed unified development for an industrial park

AUTHORIZATION

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

Filing Fee* \$1,057 plus \$100 per acre Technology Fee \$13 **MAXIMUM COST \$3,013**

*Existing Neighborhood Regulating Plan Included.

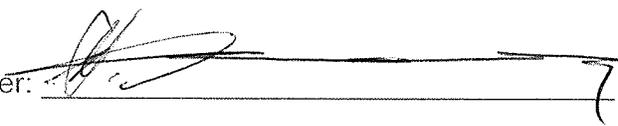
Submission of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Alp Yilmaz (owner name) on behalf of
San Marcos Hampton LLC & CCM San Marcos LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
SE of Posey Rd and IH 35 SB frontage road (address).

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

Signature of Owner:  Date: 4/15/2022

Printed Name, Title: Alp Yilmaz, Manager

Signature of Agent: _____ Date: 04/15/2022

Printed Name, Title: Pamela Madere

Form Updated October, 2019

PROPERTY OWNER AUTHORIZATION

I, _____ (owner name) on behalf of
_____ (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
_____ (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.

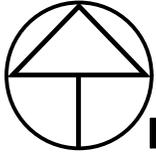
Signature of Owner: _____ Date: _____

Printed Name, Title: _____

Signature of Agent:  _____ Date: _____

Printed Name, Title: _____

Form Updated October, 2019



NORTH

SCALE: 1" = 400'

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

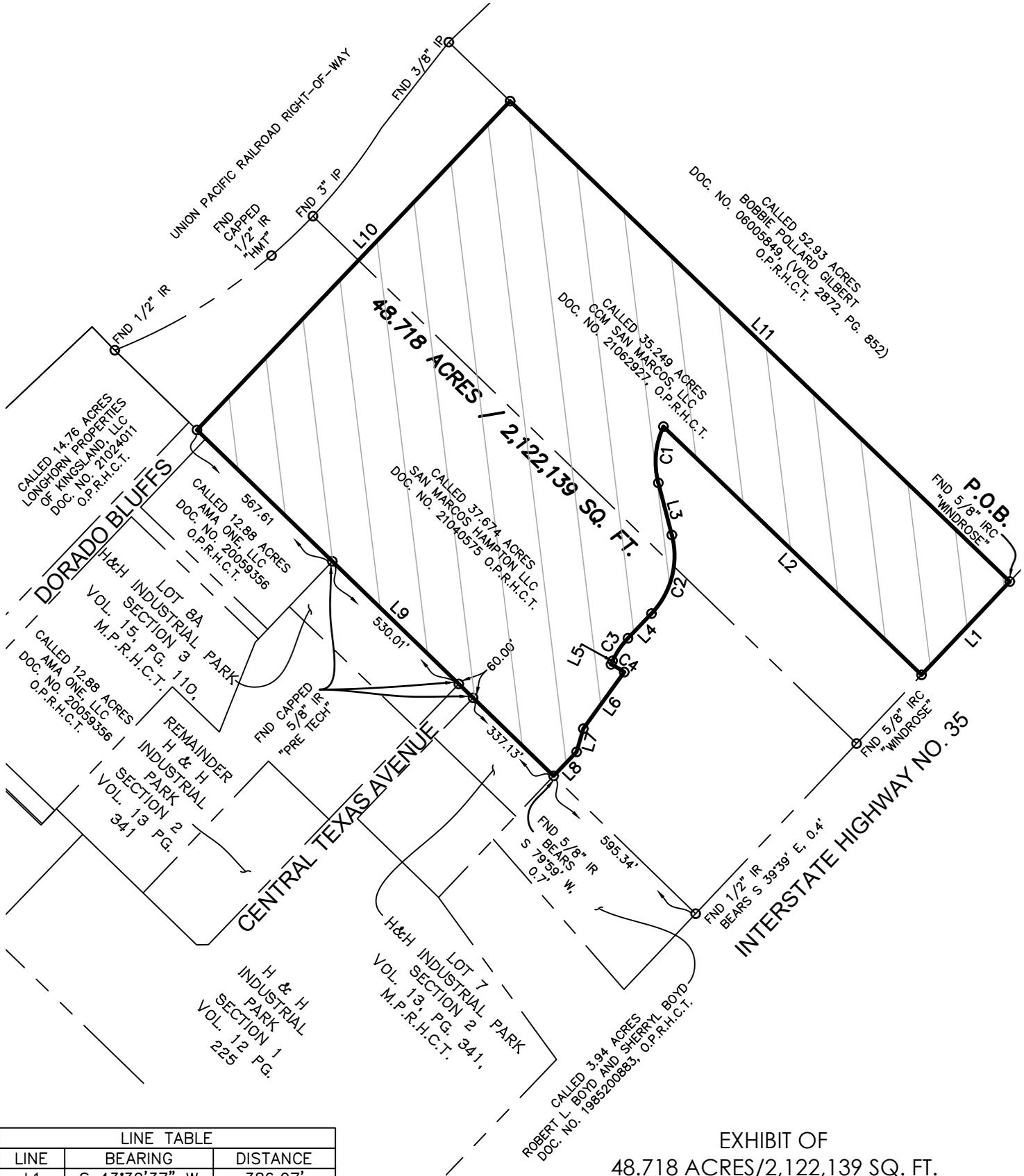
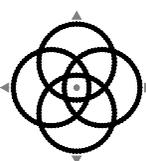


EXHIBIT OF
 48.718 ACRES/2,122,139 SQ. FT.
 SITUATED IN THE
 W.H. VANHORN ONE-THIRD LEAGUE, A-464
 HAYS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°32'37" W	386.07'
L2	N 46°15'40" W	1,077.34'
L3	S 14°35'23" E	161.54'
L4	S 43°44'20" W	102.36'
L5	S 46°27'23" E	620.03'
L6	S 43°32'37" W	279.79'
L7	N 46°00'30" W	594.56'
L8	S 43°59'31" W	100.00'
L9	N 46°00'30" W	1,494.75'
L10	N 43°44'25" E	1,365.83'
L11	S 46°15'40" E	2,085.34'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	250.00'	39°38'28"	172.97'	N 05°13'51" E	169.54'
C2	250.00'	58°19'43"	254.51'	N 14°34'28" E	243.66'
C3	250.00'	18°55'52"	82.23'	N 34°16'24" E	82.23'
C4	250.00'	10°34'14"	46.12'	N 59°54'31" W	46.06'

FIELD BY:	-	DATE:	4-15-2022
DRAWN BY:	DB	REV:	4-19-2022
CHECKED BY:	CSC	REV:	5-31-2022
JOB NO.	56955-LIGHT INDUSTRY	REV:	
SHEET	1 OF 3	REV:	



WINDROSE
 LAND SURVEYING | PLATTING

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 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



WINDROSE

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DESCRIPTION OF 48.718 ACRES OR 2,122,139 SQ. FT.

A TRACT OR PARCEL CONTAINING 48.718 ACRES OR 2,122,139 SQUARE FEET OF LAND BEING A PORTION OF A CALLED 35.249 ACRE TRACT OF LAND DESCRIBED IN DEED TO CCM SAN MARCOS, LLC, AS RECORDED UNDER DOC. NO. 21062927, OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS (O.P.R.H.C.T.), AND BEING A PORTION OF A CALLED 37.674 ACRE TRACT OF LAND DESCRIBED IN DEED TO SAN MARCOS HAMPTON, LLC, AS RECORDED UNDER DOC. NO. 21040575, O.P.R.H.C.T., SITUATED IN THE W.H. VAN HORN ONE-THIRD LEAGUE, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, WITH SAID 48.718 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE" FOUND ON THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF INTERSTATE HIGHWAY NO. 35 FOR THE SOUTHWEST CORNER OF A CALLED 52.93 ACRE TRACT DESCRIBED IN DEED TO BOBBIE POLLARD GILBERT, AS RECORDED UNDER DOC. NO. 06005849 (VOL. 2872, PG. 852) O.P.R.H.C.T., AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 43 DEG. 32 MIN. 37 SEC. WEST, A DISTANCE OF 386.07 FEET WITH THE NORTHWEST R.O.W. LINE OF SAID INTERSTATE HIGHWAY NO. 35 FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTHWEST R.O.W. LINE OF SAID INTERSTATE HIGHWAY NO. 35, OVER AND ACROSS SAID 35.249 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 46 DEG. 15 MIN. 40 SEC. WEST, A DISTANCE OF 1,077.34 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 39 DEG. 38 MIN. 28 SEC., AN ARC LENGTH OF 172.97 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 05 DEG. 13 MIN. 51 SEC. WEST, 169.54 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 14 DEG. 35 MIN. 23 SEC. EAST, A DISTANCE OF 161.58 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE POINT OF BEGINNING TO A CURVE TO THE RIGHT;

THENCE, WITH A CURVE TO THE RIGHT, OVER AND ACROSS SAID CALLED 35.249 ACRE TRACT AND SAID CALLED 37.674 ACRE TRACT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 58 DEG. 19 MIN. 43 SEC., AN ARC LENGTH OF 254.51 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 14 DEG. 34 MIN. 28 SEC. WEST, 243.66 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID CALLED 37.674 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 43 DEG. 44 MIN. 20 SEC. WEST, A DISTANCE OF 102.38 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 18 DEG. 55 MIN. 52 SEC., AN ARC LENGTH OF 82.60 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 34 DEG. 16 MIN. 24 SEC. WEST, 82.23 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 24 DEG. 48 MIN. 27 SEC. WEST, A DISTANCE OF 11.70 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 10 DEG. 34 MIN. 14 SEC., AN ARC LENGTH OF 46.12 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 59 DEG. 54 MIN. 31 SEC. EAST, 46.06 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 35 DEG. 58 MIN. 24 SEC. WEST, A DISTANCE OF 209.95 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 16 DEG. 11 MIN. 47 SEC. WEST, A DISTANCE OF 72.60 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 43 DEG. 59 MIN. 30 SEC. WEST, A DISTANCE OF 100.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING THE NORTHEAST CORNER A CALLED 3.94 ACRE TRACT, DESCRIBED IN DEED TO ROBERT L. AND SHERRYL BOYD, AS RECORDED IN DOC. NO. 1985200883, O.P.R.H.C.T. AND THE SOUTHEAST CORNER OF LOT 7, H&H INDUSTRIAL PARK SECTION 2, A SUBDIVISION AS RECORDED IN VOLUME (VOL.) 13, PAGE (PG.) 341, MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS (M.P.R.H.C.T.), FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS SOUTH 79 DEG. 59 MIN. WEST, 0.7 FEET;

THENCE, NORTH 46 DEG. 00 MIN. 30 SEC. WEST, WITH THE EAST LINE OF SAID LOT 7, PASSING AT A DISTANCE OF 337.13 FEET A 5/8 INCH CAPPED IRON ROD STAMPED "PRE TECH" FOUND FOR THE COMMON CORNER OF SAID LOT 7 AND THE SOUTHEAST R.O.W. LINE OF CENTRAL TEXAS AVENUE, CONTINUING WITH THE NORTHEAST R.O.W. LINE OF SAID CENTRAL TEXAS AVE, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "PRE TECH" FOUND FOR THE COMMON CORNER OF SAID CENTRAL TEXAS AVENUE AND LOT 8A, H&H INDUSTRIAL PARK, SECTION 3, A SUBDIVISION RECORDED IN VOL. 15, PG. 110 OF THE M.P.R.H.C.T., CONTINUING WITH THE NORTHEAST LINE OF SAID LOT 8A, PASSING AT A DISTANCE OF 530.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "PRE TECH" FOUND FOR THE MOST EASTERLY CORNER OF A CALLED 12.88 ACRES DESCRIBED IN DEED TO AMA ONE, LLC, AS RECORDED IN DOC. NO. 20059356 OF O.P.R.H.C.T., CONTINUING WITH SAID NORTHEAST LINE OF SAID CALLED 12.88 ACRES, A DISTANCE OF 567.61 FEET AND A TOTAL DISTANCE OF 1,494.75 FEET TO A POINT ON THE NORTHEAST R.O.W. LINE OF DORADO BLUFFS, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 43 DEG. 44 MIN. 25 SEC. EAST, OVER AND ACROSS SAID CALLED 35.249 ACRE TRACT AND SAID CALLED 37.674 ACRE TRACT, A DISTANCE OF 1,365.83 FEET TO A POINT ON THE WEST LINE OF SAID CALLED 52.93 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 46 DEG. 15 MIN. 40 SEC. EAST, WITH THE COMMON LINE OF SAID CALLED 35.249 ACRE TRACT AND SAID CALLED 52.93 ACRE TRACT, A DISTANCE OF 2,085.34 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 48.718 ACRES OR 2,122,139 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 56955-LIGHT INDUSTRY, PREPARED BY WINDROSE.



LUCAS G. DAVIS
R.P.L.S. NO. 6599
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



04-15-2022

DATE:
REVISED: 04-19-2022
REVISED: 05-31-2022