



PLANNING AND DEVELOPMENT SERVICES

October 12, 2024

**Kaili Dougherty
Tri-Tech Engineering
155 Riverwalk Drive
San Marcos, TX 78666**

**Mark Harebottle
Natures Symphony RV Resort, LLC
2010 Hoffman Lane
New Braunfels, TX 78132**

Via email: kpartin@tritechtx.com (applicant), mark@guarri.pro (owner)

Re: ETJ Release (RETJ-24-75) 12.22 Acres Hays County

Dear Owner:

The above-mentioned release from Extraterritorial Jurisdiction request has been received in accordance with Senate Bill 2038 and the City is not taking further action on this matter. The associated documents are attached to this letter.

1. Location Map
2. Survey / Metes & bounds

If you have any questions, please contact me at 512.393.8238.

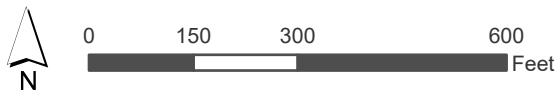
Sincerely,

Lauren Clanton

Lauren Clanton, AICP
Chief Planner
Planning & Development Services Department
lclanton@sanmarcostx.gov



- Subject Property
- Parcel
- ETJ



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 9/17/2024



GF#: SAT-14-4000142300160

EXHIBIT A

A tract of land containing 12.221 acres out of and part of the Lydia Glasgow Survey, Abstract No. 18S in Hays County, Texas, and being the combination of a called 3392 acre tract as conveyed to Eunice Young in Volume 2504, Page 141 of the Official Public Records of Hays County, together with a called 2.07 acre tract as conveyed to Eunice Young in Volume 2504, Page 145 of the Official Public Records of Hays County, and together with a called 6.874 acre tract as conveyed to Eunice Young in Volume 2512, Page 669 of the Official Public Records of Hays County, said 12.221 acres being surveyed by Hayes Surveying in May of 2023 and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found in the north right-of-way of Ranch Road # 12 for a southeast corner of the aforementioned 6.874-acre tract, a southeast corner of this 12.221 acre tract and the southwest corner of the Richards Tract as described in Volume 5034, Page 441 of the Official Public Records of Hays County, from which for reference an iron rod with a plastic cap found for the southeast corner of the Richards Tract bears S 87° 52' 46" E, a distance of 199.79 feet;

THENCE along the Ranch Road right-of-way the following four (4) courses,

1. N 88° 09' 47" W, a distance of 48.57 feet to an iron rod with a cap found for the southwest corner of the 6.874-acre tract and the southeast corner of the 2.07-acre tract;
2. N 88° 00' 01" W, a distance of 243.27 feet to the remains of a concrete highway monument and the beginning of a curve;
3. Along a curve to the right with a radius of 3,769.72 feet, a chord bearing of N 87° 33' 26" W and a chord distance of 77.03 feet to a 1/2" iron rod found for the southwest corner of the 2.07-acre tract, the southwest corner of this herein described 12.221-acre tract and the southeast corner of the Stanford Tract as described in Document # 15029216 of the Official Public Records of Hays County;

THENCE the following three (3) courses,

1. N 15° 29' 51" E, leaving the right-of-way, a distance of 578.78 feet to a steel fence post found in the south property line of the 3,392-acre tract for the north corner of the 2.07-acre tract, an exterior ell corner of the Stanford Tract and an interior ell corner of this 12.221-acre tract;
2. N 48° 20' 09" W, a distance of 175.21 feet to a steel fence post found for the southwest corner of the 3,392-acre tract, an interior ell corner of the Stanford Tract and an exterior ell corner of the 12.221-acre tract;
3. N 07° 39' 47" E, and at approximately 223.7 feet passing the northwest corner of the 3,392 acre tract and the southwest corner of the 6.874 acre tract, in all a total distance of 617.55 feet to a 3/8" iron rod in concrete found in the southwest property line of the Clark Tract as conveyed in Document # 23001224 of the Official Public Records of Hays County, for the northeast corner of the Stanford Tract, the northwest corner of the 6.874-acre tract and the northwest corner of the 12.221 acre tract;

THENCE along the northeast property line of this 12.221-acre tract the following three (3) courses,

1. S 44° 24' 20" E, a distance of 92.50 feet to a 60D Nail found for the southeast corner of the Clark Tract and the southwest corner of the Gilcrease Tract as conveyed in Volume 533, Page 451 of the Real Property Records of Hays County;
2. S 46° 46' 18" E, a distance of 168.87 feet to a 1/2" iron rod found an angle point;
3. S 45° 43' 47" E, and at 73.85 feet and 1.44 feet to the right of the property line found a 5/8" Iron rod for the southeast corner of the Gilcrease Tract and the southwest corner of the Country Estates Recreational Association (CERA) Tract 1 as conveyed in Volume 274, Page 190 of the Hays County Deed Records, in all a total distance of 561.67 feet to a 1/4" iron rod found in the northwest property line of the CERA Tract 2 as conveyed in Volume 1179, Page 559 of the Official Public Records of Hays County for the southeast corner of the CERA Tract 1, the northeast corner of the 6.874 acre tract and the northeast corner of this 12.221 acre tract,

THENCE S 09° 50' 06" W, and at 6834 feet passing an iron rod with a plastic cap found for the southwest corner of the CERA Tract 2 and the northwest corner of the Texas State Theta Lambda Housing Tract as conveyed in Document # 18001826 of the Official Public Records of Hays County, in all a total distance of 42936 feet to a 1/2" iron rod found for a southeast corner of the 6.874 acre tract, a southeast corner of this 12.221 acre tract and the

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EXHIBIT A
(Continued)

northeast corner of the aforementioned Richards Tract;

THENCE N 87° 54' 47" W, a distance of 199.93 feet to a 1/2" iron rod found for the northwest corner of the Richards Tract, an interior ell corner of the 6.874-acre tract and of this tract and an interior ell corner of this 12.221-acre tract;

THENCE S 09° 56' 07" W, a distance of 314.71 feet to the POINT OF BEGINNING, containing 12.221 acres.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.