

# ANNEXATION APPLICATION

Updated: September 2025



## CONTACT INFORMATION

|                             |                                            |                         |      |
|-----------------------------|--------------------------------------------|-------------------------|------|
| Applicant's Name            | City of San Marcos                         | Property Owner          | SAME |
| Company                     |                                            | Company                 |      |
| Applicant's Mailing Address | 630 E. Hopkins St.<br>San Marcos, TX 78666 | Owner's Mailing Address |      |
| Applicant's Phone #         |                                            | Owner's Phone #         |      |
| Applicant's Email           |                                            | Owner's Email           |      |

## PROPERTY INFORMATION

Is the property adjacent to city limits: ☒ YES ☐ NO

Is the property proposing to connect to City utilities: ☒ YES, WATER ☒ YES, WASTE WATER ☐ NO

Is the property subject to an approved development or other agreement: ☐ YES ☒ NO

Proposed Use: Parkland Proposed Zoning: N/A

Reason for Annexation / Other Considerations: Five Mile Dam Park is owned by the City of San Marcos. However, it is not within City Limits.

## AUTHORIZATION

*By submitting this digital application, 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 \$1,890      Technology Fee \$15      **TOTAL COST \$1,905**

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

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

## 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: \_\_\_\_\_

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

### OWNER'S CONSENT TO ANNEXATION OF LAND

**Date:**

**City:** City of San Marcos, Texas, a home rule municipal corporation

**Owner:**

**Property:**

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Owner petitioned the City to initiate proceedings to annex the Property. Owner acknowledges and agrees that, in connection with annexation of the Property:

1. Owner does not wish to enter into a development agreement with the City under Section 212.172 and has declined the offer by the City of such a development agreement.

2. Unless specifically authorized by a written agreement with Owner approved by the City Council under applicable ordinances, the City has no obligation to extend water, wastewater, or electric utility services, roads, or other infrastructure to the Property at the City's expense, and the City has made no offers, representations or promises that the City will, at the City's expense, extend water, wastewater, or electric utility services, roads, or other infrastructure to the Property. Such extensions to the Property shall be made available in the same manner and on the same basis as available to other areas of the City, whereby it shall be Owner's sole obligation, and at Owner's sole expense, to construct and install all infrastructure necessary to extend such services to the Property under applicable ordinances.

3. Owner waives any and all rights of Owner to assert any claim or demand, or to file suit against, and covenants not to sue, the City on the basis that the annexation of the Property by the City is invalid, void or voidable, in whole or in part.

4. This instrument is made, and shall be construed and interpreted under the laws of the State of Texas. Venue for any legal proceedings concerning this instrument shall lie in State courts having jurisdiction located in Hays County, Texas. Venue for any matters in federal court will be in the United States District Court for the Western District of Texas.

**5.** If any word, phrase, clause, sentence, or paragraph of this instrument is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this instrument will continue in force if they can be given effect without the invalid portion.

**6.** This instrument may be recorded in the Official Public Records of the County or Counties in which the Property is located and is binding on Owner's successors, heirs and assigns, and any future owners of the Property.

[SIGNATURE(S) ON NEXT PAGE]

**OWNER:**

\_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ §

§

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

**OWNER:**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by  
\_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_ in such  
capacity on behalf of said entity.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

City is owner and applicant, this form is not required

### DECLINATION OF OFFER OF DEVELOPMENT AGREEMENT

The attached Development Agreement was offered by the City of San Marcos to the owner of the property subject to the following application/petition (check one):

\_\_\_\_ Out of City Utility Connection of Extension Application

\_\_\_\_ Petition for Annexation (without OCU Request)

By signing below, the owner of the subject property declines the offer to enter into such Development Agreement.

**OWNER (individual):**

\_\_\_\_\_

**Date:** \_\_\_\_\_

**OWNER (Entity):**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

[OR]

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ §

§  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

Case No. \_\_\_\_\_ (to be inserted by City Staff)

Independence Title 2439526 -BUD/DRS

Project: Five Mile Dam Parks Acquisition  
Parcel: 00124.0001

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**GENERAL WARRANTY DEED**

**Date:** November 18, 2025

**Grantor:** Hays County, Texas

**Grantor's Address:** 712 South Stagecoach, San Marcos, Hays County, Texas 78666

**Grantee:** City of San Marcos, Texas, a Texas municipal corporation

**Grantee's Address:** 300 East Hopkins Street, San Marcos, Hays County, Texas 78666

**Consideration:** TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):** Being 81.27 acres, more or less, of land area in the William Ward Survey, Abstract Number 467, Hays County, Texas, being a 2.915 acre portion of an old publicly used roadway known as Old Stagecoach Road (for which there is no known deed), being all of that tract described as Exhibit A - 2.13 acres (found to contain 2.13 acres) and a 1.232 acre portion of that tract described as Exhibit B - 10.41 acres in a deed from Stanley C. Hughson to County of Hays dated April 19, 2000 and recorded in Volume 1664, Page 819 of the Hays County Official Public Records, being all of those two tracts described as Exhibit A1 - 13.179 acres (found to contain 13.178 acres) and Exhibit A2 - 0.841 of an acre (found to contain 0.841 of an acre) in a deed from Alan Dale Lowden, et ux to Hays County dated January 21, 2004 and recorded in Volume 2397, Page 349 in the Hays County Official Public Records, being all of that tract described as 13.405 acres (found to contain 13.406 acres) in a deed from Jared Keith Herzog, et al to Hays County dated January 21, 2004 and recorded in Volume 2397, Page 370 of the Hays County Official Public Records, being all of that tract described as 11.445 acres (found to contain 11.444 acres) in a deed from Jefferson W. Barton, et al to Hays County dated January 21, 2004 and recorded in Volume 2397, Page 363 of the Hays County Official Public Records, being all of that tract described as 3.955 acres (found to contain 3.953 acres) in a deed from Frank Hernandez, et ux to Hays County dated January 21, 2004 and recorded in Volume 2397, Page 357 of the Hays County Official Public records, being all of that tract described as 17.859 acres (found to contain 17.704 acres) in a deed from Alan Dale Lowden, et al to Hays County dated August 9, 2001 and recorded in Volume 1872, Page 395 of the Hays County Official Public Records and being all of that tract described as 14.36 acres (found to contain 14.463 acres) in a deed from Tom C. Johnson Jr., et ux to Hays County dated May 10, 1973 and recorded in Volume 258, Page 817 of the Hays County Deed Records, and being more particularly described by metes and bounds in Exhibit A, attached hereto and made a part hereof for all purposes.

**Reservations from and Exceptions to Conveyance and Warranty:**

1. Deed restrictions listed in Volume 258, Page 817, Deed Records, Hays County, Texas
2. Easement recorded in Volume 98, Page 101, Deed Records, Hays County, Texas conveyed to The Texas Pipe Line Company for the purpose of an oil and gas pipeline
3. Easement recorded in Volume 137, Page 348, Deed Records, Hays County, Texas conveyed to Texas-New Mexico Pipe Line Company for the purpose of an oil and gas pipeline
4. Easement recorded in Volume 3937, Page 210, Official Public Records, Hays County, Texas conveyed to Pedernales Electric Cooperative, Inc. for the purpose of electric distribution
5. Easement: recorded in Volume 4820, Page 190, Official Public Records, Hays County, Texas conveyed to Carma Blanco Vista, LLC, for the purpose of water utility
6. Mineral and/or royalty interest in and to all coal lignite, oil, gas and other minerals; together with all rights incident thereto:
  - a. Recorded in Volume 1101, Page 370, Official Public Records, Hays County, Texas
  - b. Recorded in Volume 1498, Page 467, Official Public Records, Hays County, Texas
  - c. Recorded in Volume 1498, Page 482, Official Public Records, Hays County, Texas
  - d. Recorded in Volume 1498, Page 491, Official Public Records, Hays County, Texas
  - e. Recorded in Volume 1498, Page 500, Official Public Records, Hays County, Texas

Grantor, for the Consideration and subject to the Reservations from and 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, except as to the Reservations from and Exceptions to Conveyance and Warranty.

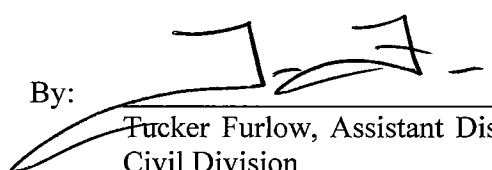
Grantee is required to use Property in the same current recreational park and open space manner in perpetuity. If Grantee ever ceases to maintain any portion of the entire Property as a public park the Property will automatically revert to the ownership of the Grantor. Grantee agrees to provide and impose the same access, privileges, rights, and any and all fees for use of the Property to all Hays County, Texas, residents. Grantee is required to always retain the same

identifying names for the Parks that are encompassed by this Deed (i.e. Five Mile Dam Park, Dudley Connaly Johnson Park, and Randall Wade Vetter Park).

Taxes and assessments are prorated and Grantee assumes no liability for any taxes and assessments due and unpaid through the date of this deed by Grantee and Grantor agrees to indemnify, defend and hold harmless Grantee against and from any such unpaid taxes and assessments.

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

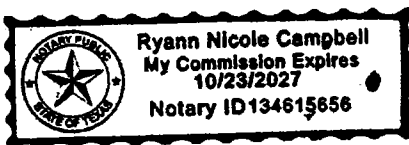
**GRANTOR:** Hays County, Texas

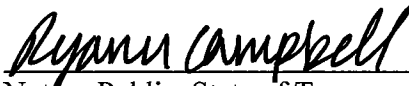
By: 

Tucker Furlow, Assistant District Attorney,  
Civil Division

STATE OF TEXAS       §  
                                  §  
COUNTY OF HAYS     §

This instrument was acknowledged before me on November 18, 2025, by Tucker Furlow, Assistant District Attorney, Civil Division, Hays County, Texas, in such capacity, on behalf of said entity.



  
Notary Public, State of Texas

**EXHIBIT "A"**  
**Description of Property**

DESCRIPTION OF 81.27 ACRES, MORE OR LESS, OF LAND AREA IN THE WILLIAM WARD SURVEY, ABSTRACT NUMBER 467, HAYS COUNTY, TEXAS, BEING A 2.915 ACRE PORTION OF AN OLD PUBLICLY USED ROADWAY KNOWN AS OLD STAGECOACH ROAD (FOR WHICH THERE IS NO KNOWN DEED), BEING ALL OF THAT TRACT DESCRIBED AS EXHIBIT A - 2.13 ACRES (FOUND TO CONTAIN 2.13 ACRES) AND A 1.232 ACRE PORTION OF THAT TRACT DESCRIBED AS EXHIBIT B - 10.41 ACRES IN A DEED FROM STANLEY C. HUGHSON TO THE COUNTY OF HAYS DATED APRIL 19, 2000 AND RECORDED IN VOLUME 1664, PAGE 819 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, BEING ALL OF THOSE TWO TRACTS DESCRIBED AS EXHIBIT A1 - 13.179 ACRES (FOUND TO CONTAIN 13.178 ACRES) AND EXHIBIT A2 - 0.841 OF AN ACRE (FOUND TO CONTAIN 0.841 OF AN ACRE) IN A DEED FROM ALAN DALE LOWDEN ET UX TO HAYS COUNTY DATED JANUARY 21, 2004 AND RECORDED IN VOLUME 2397, PAGE 349 IN THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, BEING ALL OF THAT TRACT DESCRIBED AS 13.405 ACRES (FOUND TO CONTAIN 13.406 ACRES) IN A DEED FROM JARED KEITH HERZOG ET AL TO HAYS COUNTY DATED JANUARY 21, 2004 AND RECORDED IN VOLUME 2397, PAGE 370 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, BEING ALL OF THAT TRACT DESCRIBED AS 11.445 ACRES (FOUND TO CONTAIN 11.444 ACRES) IN A DEED FROM JEFFERSON W. BARTON ET AL TO HAYS COUNTY DATED JANUARY 21, 2004 AND RECORDED IN VOLUME 2397, PAGE 363 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, BEING ALL OF THAT TRACT DESCRIBED AS 3.955 ACRES (FOUND TO CONTAIN 3.953 ACRES) IN A DEED FROM FRANK HERNANDEZ ET UX TO HAYS COUNTY DATED JANUARY 21, 2004 AND RECORDED IN VOLUME 2397, PAGE 357 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, BEING ALL OF THAT TRACT DESCRIBED AS 17.859 ACRES (FOUND TO CONTAIN 17.704 ACRES) IN A DEED FROM ALAN DALE LOWDEN ET AL TO HAYS COUNTY DATED AUGUST 9, 2001 AND RECORDED IN VOLUME 1872, PAGE 395 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS AND BEING ALL OF THAT TRACT DESCRIBED AS 14.36 ACRES (FOUND TO CONTAIN 14.463 ACRES) IN A DEED FROM TOM C. JOHNSON JR. ET UX TO HAYS COUNTY DATED MAY 10, 1973 AND RECORDED IN VOLUME 258, PAGE 817 OF THE HAYS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set in the common southeast line of that tract described as 46.05 acres in a deed from Stanley C. Hughson to Hughson Investments, LTD. dated December 22, 2003 of the Hays County Official Public Records, the northwest line of the County of Hays 10.41 acre tract and the new location of Old Stagecoach Road, for the north corner of this description, from which a 1/2" iron rod for a common southeast angle point of the Hughson Investments, LTD. tract and a northeast angle point of the County of Hays 10.41 acre tract bears N 39° 17' 35" E 93.35 feet;

**THENCE** leaving the Hughson Investments, LTD. tract and **PLACE OF BEGINNING** as shown on that plat numbered 28339-24-c dated January 15, 2024 as prepared for the City of San Marcos by Byrn & Associates, Inc. of San Marcos, Texas, crossing the County of Hays 10.41 acre tract with the west line of Old Stagecoach Road, with a left breaking curve, having the following characteristics: Radius = 540.00 feet, Arc Length = 154.93 feet, Central Angle = 16° 26' 19", and a Chord which bears **S 12° 22' 10" W 154.40 feet** to a 1/2" iron rod found in the southeast line of the County of Hays 10.41 acre tract and for the common north corner of the Hays County 0.841 of an acre tract and for the west corner of that tract described as 0.401 of an acre in a deed from Alan Dale Lowden et ux to Hays County dated January 21, 2004 and recorded in Volume 2396, Page 639 of the Hays County Official Public Records;

**THENCE** leaving the County of Hays 10.41 acre tract with the common northeast line of the Hays County 0.841 of an acre tract and the west line of the Hays County 0.401 of an acre tract and Old Stagecoach Road, with a left breaking curve, having the following characteristics: Radius = 540.00 feet, Arc Length = 133.59 feet, Central Angle = 14° 10' 29", and a Chord which bears **S 02° 56' 14" E 133.25 feet** to a 5/8" iron rod found for the common east corner of the Hays County 0.841 of an acre tract, the south corner of that tract described as 0.401 of an acre, the west corner of that tract described as Exhibit A1 – 1.877 acres in Volume 2396, Page 639 and the north corner of the Hays County 13.179 acre tract;

**THENCE** leaving the Hays County 0.841 of an acre tract and the Hays County 0.401 of an acre tract with the common southwest line of the Hays County 1.877 acre tract and Old Stagecoach Road, the following two courses:

1. With the common northeast line of the Hays County 13.179 acre tract, with a left breaking curve, having the following characteristics: Radius = 540.00 feet, Arc Length = 352.27 feet, Central Angle = 37° 22' 37", and a Chord which bears **S 28° 45' 12" E 346.06 feet** to a 1/2" iron rod set and
2. **S 47° 27' 48" E 459.06 feet** to a 1/2" iron rod set for the common east corner of the Hays County 13.179 acre tract, the south corner of the Hays County 1.877 acre tract in Volume 2396, Page 639, the west corner of that tract described as 1.877 acres in a deed from Jared Keith Herzog et al to Hays County dated January 21, 2004 and recorded in Volume 2396, Page 630 of the Hays County Official Public Records and the north corner of the Hays County 13.405 acre tract;

**THENCE** leaving the Hays County 13.179 acre tract and the Hays County 1.877 acre tract in Volume 2396, Page 639 with the common northeast line of the Hays County 13.405 acre tract and the southwest line of the Hays County 1.877 acre tract in Volume 2396, Page 630 and Old Stagecoach Road, **S 47° 27' 07" E 817.62 feet** to a 1/2" iron rod found for the common east corner of the Hays County 13.405 acre tract, the south corner of the Hays County 1.877 acre tract in Volume 2396, Page 630, the west corner of that tract described as 1.951 acres in a deed from Jefferson W. Barton et al to Hays County dated January 21, 2004 and recorded in Volume 2396, Page 634 of the Hays County Official Public Records and the north corner of the Hays County 11.445 acre tract;

**THENCE** leaving the Hays County 13.405 acre tract and the Hays County 1.877 acre tract in Volume 2396, Page 630 with the common northeast line of the Hays County 11.445 acre tract and the southwest line of the Hays County 1.951 acre tract and Old Stagecoach Road, the following two courses:

1. **S 47° 27' 00" E 780.81 feet** to a 5/8" iron rod found and
2. With a right breaking curve, having the following characteristics: Radius = 440.00 feet, Arc Length = 69.21 feet, Central Angle = 9° 00' 45", and a Chord which bears **S 42° 55' 01" E 69.14 feet** to an iron rod found with an illegible plastic cap for the common east corner of the Hays County 11.445 acre tract, the south corner of the Hays County 1.951 acre tract, the west corner of that tract described as 2.209 acres in a deed from Frank Hernandez et ux to Hays County dated January 21, 2004 and recorded in Volume 2396, Page 647 of the Hays County Official Public Records and the north corner of the Hays County 3.955 acre tract;

**THENCE** leaving the Hays County 11.445 acre tract and the Hays County 1.951 acre tract with the common northeast line of the Hays County 3.955 acre tract and the southwest line of the Hays County 2.209 acre tract and Old Stagecoach Road, the following three courses:

1. With a right breaking curve having the following characteristics: Radius = 440.00 feet, Arc Length = 269.79 feet, Central Angle =  $35^{\circ} 07' 55''$ , and a Chord which bears **S  $20^{\circ} 52' 04''$  E 265.59 feet** to a 1/2" iron rod found,
2. **S  $03^{\circ} 16' 50''$  E 207.95 feet** to an iron rod found with an illegible plastic cap, and
3. With a left breaking curve having the following characteristics: Radius = 540.00 feet, Arc Length = 328.10 feet, Central Angle =  $34^{\circ} 48' 44''$ , and a Chord which bears **S  $20^{\circ} 42' 56''$  E 323.07 feet** to an iron rod found with an illegible plastic cap in the north line of the old location of Old Stagecoach Road and for a common south angle point of the Hays County 2.209 acre tract and the east corner of the Hays County 3.955 acre tract;

**THENCE** leaving the Hays County 3.955 acre tract and crossing the old location of Old Stagecoach Road with the west line of Old Stagecoach Road as used upon the ground the following two courses:

1. With a left breaking curve having the following characteristics: Radius = 540.00 feet, Arc Length = 131.79 feet, Central Angle =  $13^{\circ} 59' 02''$ , and a Chord which bears **S  $44^{\circ} 58' 15''$  E 131.47 feet** to an iron rod set and
2. **S  $52^{\circ} 07' 21''$  E 64.02 feet** to a 1/2" iron rod set in the common southwest line of the old location of Old Stagecoach Road, the new location of Old Stagecoach Road and in the northeast line of the Hays County 17.859 acre tract;

**THENCE** with said common line, the following two courses:

1. **S  $72^{\circ} 23' 54''$  E 76.86 feet** to a 1/2" iron rod set and
2. **S  $58^{\circ} 02' 08''$  E 13.87 feet** to an iron rod found with an aluminum cap stamped "McMillan" for the common east corner of the Hays County 17.859 acre tract, the east corner of this description and the north corner of that tract described as Tract 2 – 1.58 acres in a deed from Dean Goodnight & Jack Bryant, Independents Co-Executors to Madeline A. Delong et vir dated December 13, 2022 and recorded in Hays County Instrument Number 22056391 of the Hays County Official Public Records;

**THENCE** leaving Old Stagecoach Road with the common southeast line of the Hays County 17.859 acre tract and the northwest line of the Delong tract **S  $43^{\circ} 22' 42''$  W 337.27 feet** to a calculated point in north line of that tract conveyed as 2.26 acres in a deed from Edward C. Bullock Jr. to Post Road Series, Individual Series dated October 19, 2024 and recorded in Hays County Instrument Number 24043556 and further described in Hays County Instrument Number 22057370 of the Hays County Official Public Records, in the approximate Record centerline of the Blanco River and for the common west corner of the Delong tract, the south corner of the Hays County 17.859 acre tract and this description;

**THENCE** leaving the Delong tract with the common north line of the Post Road Series, Individual Series tract and the southwest line of the Hays County 17.859 acre tract, being the record approximate centerline of the Blanco River, **N  $65^{\circ} 30' 42''$  W 139.74 feet** to a calculated point for a common south angle point of the Hays County 17.859 acre tract, the north corner of the Post Road Series, Individual Series tract and the east corner of The Blanco River Ranch Subdivision recorded in Volume 6, Page 362 of the Hays County Plat Records;

**THENCE** leaving the Post Road Series, Individual Series tract with the common northeast line of The Blanco River Ranch Subdivision and the southwest line of the Hays County 17.859 acre tract being the record approximate centerline of the Blanco River, the following eleven courses:

1. N 59° 57' 19" W 145.13 feet to a calculated point,
2. N 84° 07' 01" W 471.88 feet to a calculated point,
3. N 61° 37' 37" W 134.00 feet to a calculated point,
4. N 55° 42' 08" W 125.09 feet to a calculated point,
5. N 36° 27' 35" W 128.19 feet to a calculated point,
6. N 25° 11' 30" W 84.59 feet to a calculated point,
7. N 45° 34' 38" W 545.37 feet to a calculated point,
8. N 61° 26' 16" W 215.49 feet to a concrete nail set in the middle of the old dam, pass at 63.90 feet the common west corner of the Hays County 17.859 acre tract and the south corner of the Hays County 14.36 acre tract,
9. N 49° 48' 29" W 531.65 feet to a calculated point,
10. N 57° 06' 31" W 729.04 feet to a calculated point and
11. N 62° 45' 03" W 305.01 feet to a calculated point for the north corner of The Blanco River Ranch Subdivision, from which a 1/2" iron rod found in the common northwest line of The Blanco River Ranch Subdivision and a southeast line of that tract described as 360.42 acres in a deed from Nancy Jean Roberts & Carol Kay Greaves to Nan-Car Partners, LTD. dated November 27, 2006 and recorded in Volume 3063, Page 217 of the Hays County Official Public Records bears S 43° 53' 07" E 50.71 feet, pass at 24.63 feet a northeast corner of the Nan-Car Partners, LTD. tract;

**THENCE** leaving The Blanco River Ranch Subdivision with the record approximate centerline of the Blanco River, N 62° 45' 03" W 22.55 feet to a calculated point for the west corner of the Hays County 14.36 acre tract;

**THENCE** leaving the approximate centerline of the Blanco River with the northwest line of the Hays County 14.36 acre tract, N 43° 39' 26" E 124.97 feet to a 1/2" iron rod set for the south corner of the County of Hays 2.13 acre tract;

**THENCE** leaving the Hays County 14.36 acre tract with a southwest line of the County of Hays 2.13 acre tract the following two courses:

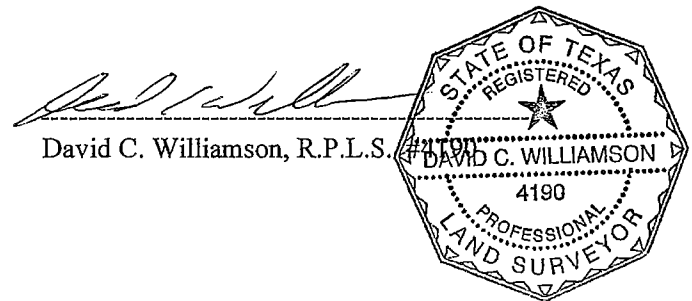
1. N 46° 19' 53" W 40.17 feet to a 1/2" iron rod set and
2. N 43° 40' 07" E 25.38 feet to a 1/2" iron rod set in a northwest line of the County of Hays 2.13 acre tract and for the south corner of the Hughson Investments, LTD tract;

**THENCE** with said common line, the following three courses:

1. N 43° 40' 07" E 246.72 feet to a 1/2" iron rod set,
2. N 75° 56' 14" E 301.37 feet to an iron rod found with an aluminum cap stamped "Pro-Tech" and
3. with a right breaking curve having the following characteristics: Radius = 735.00 feet, Arc Length = 177.84 feet, Central Angle = 13° 51' 49", and a Chord which bears N 00° 43' 48" E 177.41 feet to a 1/2" iron rod found in the southeast line of the Hughson Investments, LTD. tract and for a common northwest angle point of the County of Hays 2.13 acre tract and the south corner of the County of Hays 10.41 acre tract;

**THENCE** leaving the County of Hays 2.13 acre tract with the common southeast line of the Hughson Investments, LTD tract and the northwest line of the County of Hays 10.41 acre tract, the following two courses:

1. With a right breaking curve having the following characteristics: Radius = 735.00 feet, Arc Length = 405.55 feet, Central Angle = 31° 36' 51", and a Chord which bears N 23° 29' 09" E 400.43 feet to a 1/2" iron rod found and
2. N 39° 17' 35" E 511.44 feet to **THE PLACE OF BEGINNING**. There are contained within these metes and bounds 81.27 acres, more or less, of land area as prepared from public records and a survey made on the ground on January 15, 2025 by Byrn & Associates, Inc. of San Marcos, Texas. The Bearing Basis for this description was determined from GPS observations and refers to Grid North of the Texas State Plane Coordinate System, NAD 83, South Central Zone. All 1/2" iron rods set are capped with a plastic cap stamped "Byrn Survey".



Rev. 10-5-2025  
 Client: City of San Marcos  
 Date: January 15, 2025  
 Survey: Ward, William A-467  
 County: Hays  
 Job No: 28339-24  
 FND 81.27 ac Rev.



**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.

25042831 DEED  
11/19/2025 03:31:24 PM Total Fees: \$61.00

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

