

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



Updated: March, 2023

CONTACT INFORMATION

Applicant's Name	Charles R. Hager V, P.E.	Property Owner	SM McCarty Lane 46 LLC and AV McCarty Lane GP 46 LLC
Company	LJA Engineering, Inc.	Company	
Applicant's Mailing Address	7500 Rialto Blvd, Bldg 2, Ste 100, Austin, TX 78735	Owner's Mailing Address	1801 Lavaca Street, Suite 116 Austin, Texas. 78701-1341
Applicant's Phone #	(512) 439-4700	Owner's Phone #	512-757-5336
Applicant's Email	chager@LJA.com	Owner's Email	shravan@americanventures.com

PROPERTY INFORMATION

Subject Property Address(es): 2516 S. Old Bastrop Hwy. San Marcos. TX
 Legal Description: Lot N/A Block N/A Subdivision N/A
 Total Acreage: 9.904 Tax ID #: R 18916
 Preferred Scenario Designation: CM Existing Zoning: N/A
 Existing Land Use(s): agricultural, residential (single-family)

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CM
 Proposed Land Uses / Reason for Change: Mixed retail/commercial

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* \$1,000 plus \$150 per acre Technology Fee \$15 **MAXIMUM COST \$5,015**
 *Existing Neighborhood Regulating Plan Included.


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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Shravan Parsi (owner name) on behalf of
SM McCarty Lane 46 LLC and AV McCarty Lane GP 46 LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
2516 S. Old Bastrop Hwy, San Marcos, TX (address).

I hereby authorize Charles R. Hager V, P.E. (agent name) on behalf of
LJA Engineering, Inc. (agent company) to file this application for
Annexation & Zoning (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 7/25/24

Printed Name, Title: Shravan Parsi, Manager

Signature of Agent:  Date: 7-22-2024

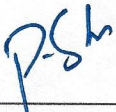
Printed Name, Title: Charles R. Hager V, P.E., Senior Project Manager

**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 \$150 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 \$150 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: _____ 

Date: 2/25/24

Print Name: Shravan Parsi

This conveyance is made and accepted subject and subordinate to those encumbrances and exceptions (the "*Permitted Encumbrances*") set forth on *Exhibit B*, which is attached hereto and made a part hereof for all purposes, but only to the extent that they affect or relate to the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, 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 contained herein, by, through, or under Grantor, but not otherwise.

The First and Superior Vendor's Lien against and superior title to the Property retained in this deed is transferred to ANNE C. FELAN, as Trustee of the REED AND PATRICIA CARR REVOCABLE TRUST u/t/a dated November 24, 2003 for the benefit of the holders of the First-Lien Note, to secure Grantee's payment of the First-Lien Note. The Second and Inferior Vendor's Lien retained in this deed is transferred to SMR 46, LLC, a Delaware limited liability company, for the benefit of the holders of the Second-Lien Note, to secure Grantee's payment of the Second-Lien Note. If Grantee defaults in payment of the First-Lien Note or the Second-Lien Note or in observance of any covenant or condition of any instrument securing their payment, both ANNE C. FELAN, as Trustee of the Reed and Patricia Carr Revocable Trust u/t/a dated November 24, 2003 and SMR46 LLC, a Delaware limited liability company, will have the independent right to foreclose the vendor's lien. However, as between the two parties holding the vendor's liens retained in this deed, the rights, title, and interest of SMR46 LLC, a Delaware limited liability company, are subordinate to the rights, title, and interest of ANNE C. FELAN, as Trustee of the Reed and Patricia Carr Revocable Trust u/t/a dated November 24, 2003. Cancellation of the First-Lien Note and release of the liens securing it will release the liens securing the First and Superior Vendor's Lien and First-Lien Deed of Trust, without specific reference to them or the joinder of ANNE C. FELAN, as Trustee of the Reed and Patricia Carr Revocable Trust u/t/a dated November 24, 2003. Grantor assigns to Grantee all funds on deposit for payment of taxes and insurance premiums.

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IN WITNESS WHEREOF, this Special Warranty Deed with Vendor's Lien has been acknowledged hereinafter set forth, but made effective as of this ____ day of April, 2024.

GRANTOR:

SMR46 LLC,
a Delaware limited liability company

By: PSM
Name: Shravan Paris
Title: owner

THE STATE OF TEXAS §
COUNTY OF Comal §

This instrument was acknowledged before me on this 31 day of May, 2024, by Shravan Paris, Manager of SMR46 LLC, a Delaware limited liability company, on behalf of said limited liability company.

[Handwritten Signature]

AFTER RECORDING, RETURN TO:
AV McCarty Lane GP 46 LLC and SM McCarty Lane 46 LLC
1801 Lavaca Street, Suite 116
Austin, Texas 78701

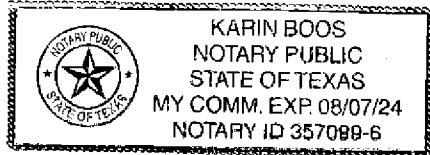


Exhibit A
Legal Description

Tract 1:

FIELD NOTE DESCRIPTION
46.29 ACRES (2,016,536 SQUARE FEET)

BEING A 46.29 ACRE (2,016,536 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474 SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 55.360 ACRE TRACT OF LAND CONVEYED TO REED CARR AND PATRICIA M. CARR, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REED AND PATRICIA CARR REVOCABLE TRUST, DESCRIBED AND RECORDED IN VOL. 2359, PG. 218 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 46.29 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "LAI" FOUND FOR COMMON CORNER OF SAID 46.29 ACRE TRACT AND A REMAINDER OF A CALLED 73.753 ACRE TRACT OF LAND CONVEYED TO JAMES K. WISE REAL ESTATE, INC. O.P.R.H.C.TX DESCRIBED AND RECORDED IN VOL. 1206, PG. 535 O.P.R.H.C.TX. BEING SITUATED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF FM 110 ALSO KNOWN AS McCARTY LANE (220-FOOT RIGHT-OF-WAY) AS RECORDED IN VOL. 4207, PG. 697 O.P.R.H.C.TX., VOL. 4215, PG. 334 O.P.R.H.C.TX. AND VOL. 3934, PG. 447 O.P.R.H.C.TX. WITH GRID COORDINATE VALUES OF NORTH: 13,850,863.51' AND EAST: 2,301,450.56';

THENCE SOUTH 46° 22' 27" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE TRACT AND SAID REMAINDER OF A CALLED 73.753 ACRE TRACT, AND LOT 1, BLOCK A OF THE ACE RELOCATION SUBDIVISION RECORDED IN VOL. 18, PG. 113 O.P.R.H.C.TX., A DISTANCE OF 1,339.76 FEET TO A POINT FOR THE EASTERN MOST CORNER OF SAID 46.29 ACRE TRACT, AND SITUATED ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID OLD BASTROP ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN VOL. 1231, PG. 684 O.P.R.H.C.TX., FROM SAID POINT A 1/2-INCH IRON ROD (BENT) BEARS NORTH 46° 22' 27" WEST, A DISTANCE OF 1.02 FEET;

THENCE SOUTH 52° 28' 14" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE TRACT AND SAID OLD BASTROP ROAD, A DISTANCE OF 195.99 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE TRACT AND SAID OLD BASTROP ROAD, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, AN ARC LENGTH OF 193.10 FEET, A DELTA ANGLE OF 10° 38' 17", AND A CHORD BEARING AND DISTANCE OF SOUTH 47° 09' 05" WEST, 192.82 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF REVERSE CURVATURE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE

TRACT AND SAID OLD BASTROP ROAD, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 9.01 FEET, A DELTA ANGLE OF 00° 32' 16", AND A CHORD BEARING AND DISTANCE OF SOUTH 43° 06' 06" WEST, 9.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID 46.29 ACRE TRACT AND THE REMAINDER OF A CALLED 5.00 ACRE TRACT OF LAND CONVEYED TO RAUL ESPINOZA AND ROSA ESPINOZA DESCRIBED AND RECORDED IN DOCUMENT NO. 708998 O.P.R.H.C.TX.;

THENCE NORTH 46° 22' 27" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE TRACT AND SAID REMAINDER OF A 5.00 ACRE TRACT, A DISTANCE OF 418.48 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID 46.29 ACRE TRACT AND SAID REMAINDER OF A 5.00 ACRE TRACT;

THENCE SOUTH 52° 30' 17" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE TRACT AND SAID REMAINDER OF A 5.00 ACRE TRACT, A CALLED 2.508 ACRE TRACT OF LAND CONVEYED TO DAVID S. ALVARADO DESCRIBED AND RECORDED IN DOCUMENT NO. 23013014 O.P.R.H.C.TX., A CALLED 2.49 ACRE TRACT OF LAND CONVEYED TO HOUSING CORPORATION OF ETA TAU CHAPTER OF SIGMA NU FRATERNITY DESCRIBED AND RECORDED IN DOCUMENT NO. 16015558 O.P.R.H.C.TX. AND A CALLED 9.93 ACRE TRACT OF LAND CONVEYED TO SMHA OPERATING PUBLIC FACILITY CORPORATION DESCRIBED AND RECORDED IN DOCUMENT NO. 21046618 O.P.R.H.C.TX., A DISTANCE OF 1,437.16 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID 46.29 ACRE TRACT AND LOT 2 OF THE SALINAS ESTATES SUBDIVISION RECORDED IN VOL. 17, PG. 41 O.P.R.H.C.TX., CONVEYED TO MJ CROCKER CO. LLC DESCRIBED AND RECORDED IN DOCUMENT NO. 19013550 O.P.R.H.C.TX, SITUATED ON THE NORTHWEST LINE OF SAID 9.93 ACRE TRACT;

THENCE NORTH 46° 25' 00" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE TRACT AND LOT 2 OF SAID SALINAS ESTATES SUBDIVISION, LOT 1 OF SAID SALINAS ESTATES SUBDIVISION CONVEYED TO SEGUNDA IGLESIA BAUTISTA DESCRIBED AND RECORDED IN DOCUMENT NO. 13011611 O.P.R.H.C.TX AND THE REMAINDER OF A CALLED 228.51 ACRE TRACT OF LAND CONVEYED TO ALEX FORSHAGE, JR. DESCRIBED AND RECORDED IN VOL. 133, PG. 404 O.P.R.H.C.TX, A DISTANCE OF 573.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR THE COMMON CORNER OF SAID 46.29 ACRE TRACT AND SAID REMAINDER OF A 228.51 ACRE TRACT, SAME BEING SITUATED ON THE SOUTHEAST LINE OF A REMAINDER OF A CALLED 10 ACRE TRACT OF LAND CONVEYED TO JUDITH M. TELFORD AND BILLY H. TELFORD DESCRIBED AND RECORDED IN VOL. 214, PG. 195 O.P.R.H.C.TX.;

THENCE NORTH 43° 20' 34" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT, A DISTANCE OF 179.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID 46.29 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT;

THENCE NORTH 46° 39' 26" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT, A DISTANCE OF 542.80 FEET TO 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID 46.29 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT AND SITUATED ON THE SOUTHEAST LINE OF A CALLED 6.26 ACRE TRACT OF LAND CONVEYED TO SAHOTA HOLDINGS, LLC DESCRIBED AND RECORDED IN DOCUMENT NO. 16003058 O.P.R.H.C.TX, FROM WHICH A 1/2-INCH IRON ROD WITH YELLOW CAP (ILLEGIBLE) WAS FOUND BEARING SOUTH 44° 06' 34" WEST, A DISTANCE OF 756.80 FEET TO THE SOUTHWEST CORNER OF SAID REMAINDER OF A 10 ACRE TRACT, SITUATED ON THE SOUTHEAST LINE OF SAID 6.26 ACRE TRACT AND SITUATED ON THE NORTHEAST RIGHT-OF-WAY LINE OF RATTLER ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN DOCUMENT NO. 90002041 O.P.R.H.C.TX.;

THENCE NORTH 44° 06' 34" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE TRACT AND SAID 6.26 ACRE TRACT, A DISTANCE OF 237.19 FEET TO A POINT FOR COMMON CORNER OF 46.29 ACRE TRACT AND SAID 6.26 ACRE TRACT AND SITUATED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FM 110 (166-FOOT RIGHT-OF-WAY), FOR A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT, FROM SAID POINT A 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER" WAS FOUND BEARING SOUTH 62° 58' 11" WEST, A DISTANCE OF 0.85 FEET, ALSO FROM SAID POINT A 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER" ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,728.00', AN ARC LENGTH OF 1,014.90', A DELTA ANGLE OF 33°39'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 78°34'56" WEST 1,000.37 FEET TO THE NORTHWEST CORNER OF SAID 6.26 ACRE TRACT AND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID FM 110 AND THE RIGHT-OF-WAY LINE OF SAID EAST McCARTY LANE;

THENCE ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE TRACT AND SAID FM 110, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,728.00', AN ARC LENGTH OF 54.33 FEET, A DELTA ANGLE OF 01° 48' 05", AND A CHORD BEARING AND DISTANCE OF NORTH 60° 51' 22" EAST, 54.33 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED (ILLEGIBLE) FOUND FOR THE BEGINNING OF A JOG IN SAID SOUTHEAST RIGHT-OF-WAY LINE OF SAID FM 110;

THENCE SOUTH 30° 01' 29" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE TRACT AND SAID FM 110, A DISTANCE OF 27.01 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED (ILLEGIBLE) FOUND FOR THE END OF A JOG IN SAID SOUTHEAST RIGHT-OF-WAY OF SAID FM 110 (220-FOOT RIGHT-OF-WAY AT THIS POINT);

THENCE NORTH 59° 58' 31" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE TRACT AND SAID FM 110, A DISTANCE OF 1,193.53 FEET TO A 1/2-INCH IRON ROD WITH RED CAP (ILLEGIBLE) FOUND FOR COMMON CORNER OF 46.29 ACRE TRACT AND SAID FM 110, FOR A POINT OF CURVATURE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE COMMON BOUNDARY LINE OF SAID 46.29 ACRE TRACT AND SAID FM 110, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,535.00 FEET, AN ARC LENGTH OF 227.00 FEET, A DELTA ANGLE OF 08° 28' 23", AND A CHORD BEARING AND DISTANCE OF NORTH 64° 12' 42" EAST, 226.79 FEET TO THE **POINT OF BEGINNING, AND CONTAINING 46.29 OF AN ACRE (2,016,536 SQUARE FEET) OF LAND, MORE OR LESS.**

Exhibit A
Legal Description

Tract 2:

FIELD NOTE DESCRIPTION
0.5244 ACRES (22,841 SQUARE FEET)

BEING A 0.5244 OF AN ACRE (22,841 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474 SITUATED IN HAYS COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 228.51 ACRE TRACT OF LAND CONVEYED TO ALEX FORSHAGE, JR., DESCRIBED AND RECORDED IN VOL. 133, PG. 404 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 0.5244 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH ILLEGIBLE YELLOW CAP FOUND FOR THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 10 ACRE TRACT OF LAND CONVEYED TO JUDITH M. TELFORD AND BILLY H. TELFORD AND RECORDED IN VOL. 214, PG. 195 O.P.R.H.C.TX., ON THE NORTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF RATTLER ROAD (R.O.W. VARIES);

THENCE ALONG THE COMMON LINE OF SAID REMAINDER OF A CALLED 10 ACRE TRACT AND SAID RATTLER ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 46° 05' 19" EAST, A DISTANCE OF 283.91 FEET TO AN ANGLE POINT;
2. SOUTH 46° 03' 25" EAST, A DISTANCE OF 208.21 FEET TO AN ANGLE POINT;
3. SOUTH 45° 11' 32" EAST, A DISTANCE OF 60.86 FEET TO A COMMON CORNER OF SAID REMAINDER OF A CALLED 10 ACRE TRACT AND SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT WITH GRID COORDINATE VALUES OF NORTH: 13,849,066.80' AND EAST: 2,299,858.00';

THENCE NORTH 43° 20' 34" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND SAID REMAINDER OF A CALLED 10 ACRE TRACT, A DISTANCE OF 584.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND THE REMAINDER OF A CALLED 55.360 ACRE TRACT OF LAND CONVEYED TO REED CARR AND PATRICIA M. CARR, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REED AND PATRICIA CARR REVOCABLE TRUST, DESCRIBED AND RECORDED IN VOL. 2359, PG.218 O.P.R.H.C.TX.;

THENCE SOUTH 46° 25' 00" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND SAID REMAINDER OF A CALLED 55.360 ACRE TRACT, A DISTANCE OF 36.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND LOT 1 OF SALINAS ESTATES SUBDIVISION AS RECORDED IN VOLUME 17, PAGE 41 O.P.R.H.C.TX. CONVEYED TO SEGUNDA IGLESIA BAUTISTA AS RECORDED IN DOC. NO.13011611 O.P.R.H.C.TX.;

THENCE SOUTH 42° 52' 24" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND SAID LOT 1, A DISTANCE OF 584.24 FEET TO A POINT FOR CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT, ON THE NORTHEASTERLY R.O.W. LINE OF SAID RATTLER ROAD, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 46° 17' 07" EAST, A DISTANCE OF 0.49 FEET;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND SAID RATTLER ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 46° 17' 07" WEST, A DISTANCE OF 22.96 FEET TO POINT OF CURVATURE TO THE LEFT;
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,031.00 FEET, AT AN ARC LENGTH OF 17.43 FEET PASSING A 1/2-INCH IRON ROD WITH ILLEGIBLE YELLOW CAP FOUND, CONTINUING FOR AN OVERALL ARC LENGTH OF 18.53 FEET, A DELTA ANGLE OF 00° 31' 22", AND A CHORD BEARING AND DISTANCE OF NORTH 46° 32' 48" WEST, 18.53 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.5244 OF AN ACRE (22,841 SQUARE FEET) OF LAND, MORE OR LESS.

Exhibit B
Permitted Encumbrances

All presently recorded and validly existing oil and gas leases, mineral interests, and easements outstanding in persons other than Grantor, and other instruments, other than encumbrances against and conveyances of the surface fee estate, that affect the Property; taxes for 2024, as prorated between Grantor and Grantee, and subsequent years, which Grantee assumes and agrees to pay, and subsequent taxes and assessments by any taxing authority for prior years due to Grantee's change in land usage or ownership from the date of this deed forward, which Grantee also assumes and agrees to pay; and any areas of the Property encroached upon by fences, gates, overhead electric lines, power poles, and guy wires, as shown on surveys of the Property by LJA Surveying, Inc.

**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.

24020985 DEED
06/04/2024 08:26:04 AM Total Fees: \$61.00

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



Issue Date : 2/14/2024

TAX CERTIFICATE

Jenifer Okane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail, Suite 1120

San Marcos, TX 78666

Phone: 512-393-5545 Fax: 512-393-5547

This certificate includes tax years up to 2023

Entities to which this certificate applies:

RSP - Special Road Dist
GHA - Hays County
EHA - Hays County ESD #9-EMS

SSM - San Marcos CISD
YCI - York Creek Improvement District
FSO - South Hays Co ESD #3-FIRE

Property Information

Property ID : 10-0474-0003-00000-3

Quick-Ref ID : R18916

Value Information

	Land HS	:	\$0.00
S OLD BASTROP HWY SAN	Land NHS	:	\$0.00
MARCOS 78666	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0474 CYRUS WICKSON	Ag Mkt	:	\$10,678,620.
SURVEY, ACRES 45.7526	Ag Use	:	\$7,130.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$7,130.00

Owner Information

Owner ID : O9162624

CARR REED & PATRICIA REVOCABLE TRUST

Attn: REED & PATRICIA M CARR TRUSTEES

2516 S OLD BASTROP HWY SAN MARCOS, TX 78666-8995

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2023	70.70	0.00	0.00	0.00	0.00
RSP	2023	1.43	0.00	0.00	0.00	0.00
YCI	2023	0.34	0.00	0.00	0.00	0.00
GHA	2023	20.50	0.00	0.00	0.00	0.00
FSO	2023	7.13	0.00	0.00	0.00	0.00
EHA	2023	3.50	0.00	0.00	0.00	0.00

Total for current bills if paid by 2/29/2024 : \$0.00

Total due on all bills 2/29/2024 : \$0.00

2023 taxes paid for entity SSM \$70.70

2023 taxes paid for entity RSP \$1.43

2023 taxes paid for entity YCI \$0.34

2023 taxes paid for entity GHA \$20.50

2023 taxes paid for entity FSO \$7.13

2023 taxes paid for entity EHA \$3.50

2023 Total Taxes Paid : \$103.60

Date of Last Payment : 01/29/24

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

Signature of Authorized Officer of the Tax Office

Date of Issue : 02/14/2024

Requestor : CARR REED & PATRICIA REVOCABLE

Receipt : DS-2024-076039

Fee Paid : \$10.00

Payer : LJA ENGINEERING

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail, Suite 1120
 San Marcos, TX 78666
 Phone: 512-393-5545 Fax: 512-393-5547

This certificate includes tax years up to 2023

Entities to which this certificate applies:

RSP - Special Road Dist
 GHA - Hays County
 EHA - Hays County ESD #9-EMS

SSM - San Marcos CISD
 YCI - York Creek Improvement District
 FSO - South Hays Co ESD #3-FIRE

Property Information

Property ID : 10-0474-0002-00000-3
 Quick-Ref ID : R18915

Value Information

	Land HS	:	\$21,220.00
2516 S OLD BASTROP HWY	Land NHS	:	\$0.00
SAN MARCOS 78666	Imp HS	:	\$244,900.00
	Imp NHS	:	\$0.00
A0474 CYRUS WICKSON	Ag Mkt	:	\$0.00
SURVEY, TRACT 4, ACRES	Ag Use	:	\$0.00
1.00	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$15,626.00
	Assessed	:	\$250,494.00

Owner Information

Owner ID : O9162624
 CARR REED & PATRICIA REVOCABLE TRUST
 Attn: REED & PATRICIA M CARR TRUSTEES
 2516 S OLD BASTROP HWY
 SAN MARCOS, TX 78666-8995
 Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2023	0.00	0.00	0.00	0.00	0.00
RSP	2023	40.10	0.00	0.00	0.00	0.00
YCI	2023	11.64	0.00	0.00	0.00	0.00
GHA	2023	458.19	0.00	0.00	0.00	0.00
FSO	2023	250.49	0.00	0.00	0.00	0.00
EHA	2023	123.07	0.00	0.00	0.00	0.00

Total for current bills if paid by 2/29/2024 : \$0.00


Total due on all bills 2/29/2024 : \$0.00

2023 taxes paid for entity SSM \$0.00
 2023 taxes paid for entity RSP \$40.10
 2023 taxes paid for entity YCI \$11.64
 2023 taxes paid for entity GHA \$458.19
 2023 taxes paid for entity FSO \$250.49
 2023 taxes paid for entity EHA \$123.07

2023 Total Taxes Paid : \$883.49

Date of Last Payment : 01/29/24

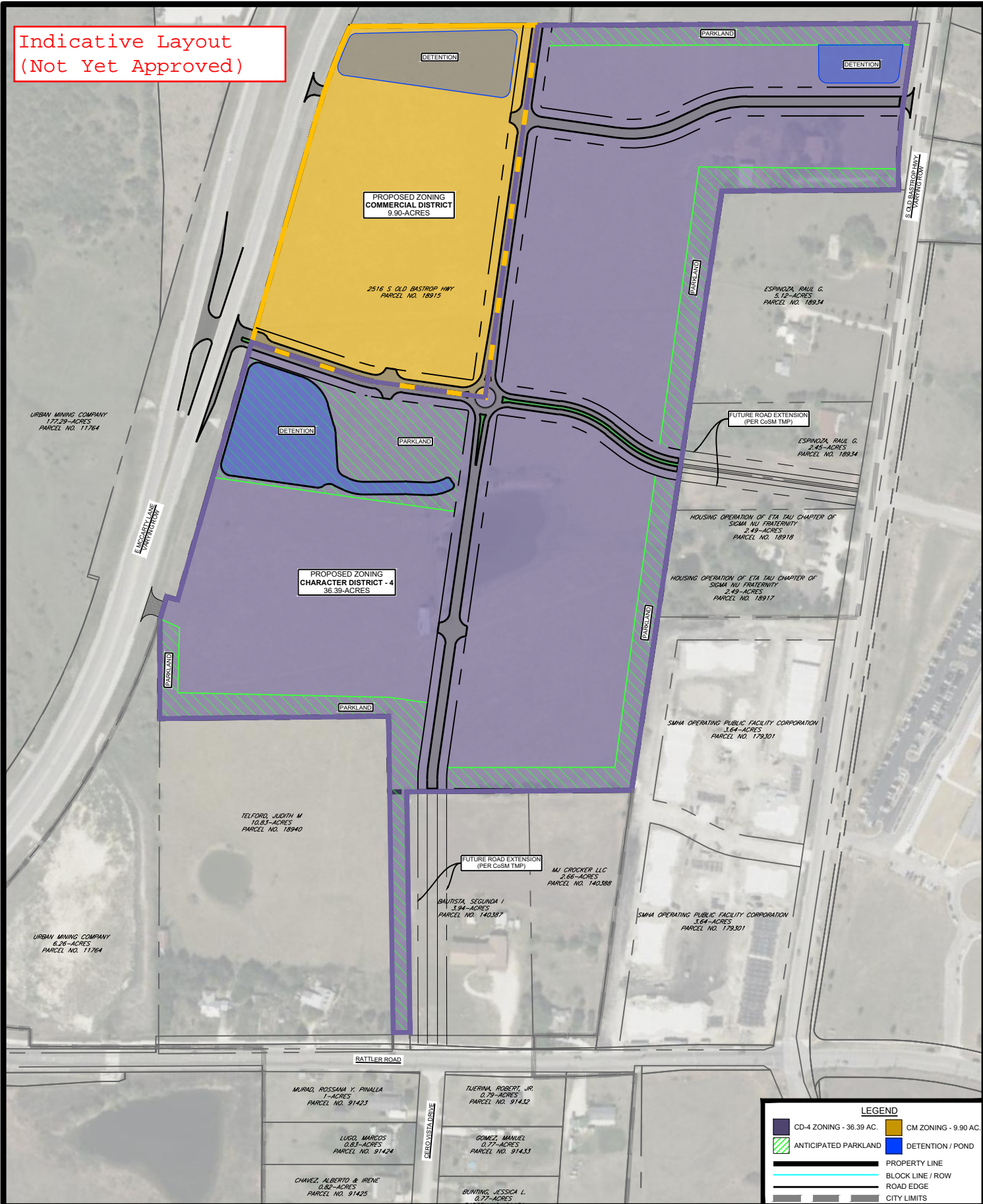
If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.



Signature of Authorized Officer of the Tax Office

Date of Issue : 02/14/2024
 Requestor : CARR REED & PATRICIA REVOCABLE
 Receipt : DS-2024-076041
 Fee Paid : \$10.00
 Payer : LJA ENGINEERING

Indicative Layout
(Not Yet Approved)



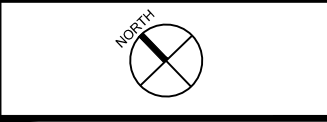
LJA Engineering, Inc. **LJA**
 7500 Rialto Boulevard Phone 512.439.4700
 Building II, Suite 100 www.LJA.com
 Austin, Texas 78735 FRN-F-1386

46.8-AC TRACT
 2516 S. OLD BASTROP HWY,
 SAN MARCOS, HAYS COUNTY, TX
 ZONING OVERVIEW EXHIBIT

8/21/2024

LEGEND

- CD-4 ZONING - 36.39 AC.
- CM ZONING - 9.90 AC.
- ANTICIPATED PARKLAND
- DETENTION / POND
- PROPERTY LINE
- BLOCK LINE / ROW
- ROAD EDGE
- CITY LIMITS



1 INCH : 300 FT

FIELD NOTE DESCRIPTION
9.904 ACRES (431,400 SQUARE FEET)

BEING A 9.904 ACRE (431,400 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474 SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 54.360 ACRE TRACT OF LAND CONVEYED TO REED CARR AND PATRICIA M. CARR, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REED AND PATRICIA CARR REVOCABLE TRUST, DESCRIBED AND RECORDED IN VOL. 2359, PG.218 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 9.904 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "LAI" FOUND FOR COMMON CORNER OF SAID 9.904 ACRE TRACT AND A REMAINDER OF A CALLED 73.753 ACRE TRACT OF LAND CONVEYED TO JAMES K. WISE REAL ESTATE, INC. O.P.R.H.C.TX DESCRIBED AND RECORDED IN VOL. 1206, PG. 535 O.P.R.H.C.TX. BEING SITUATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FM 110 ALSO KNOWN AS McCARTY LANE (220-FOOT RIGHT-OF-WAY) AS RECORDED IN VOL. 4207, PG. 697 O.P.R.H.C.TX., AND VOL. 4215, PG. 334 O.P.R.H.C.TX. WITH GRID COORDINATE VALUES OF NORTH: 13,850,863.51 AND EAST: 2,301,450.56;

THENCE SOUTH 46° 22' 27" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID 9.904 ACRE TRACT AND SAID REMAINDER OF A CALLED 73.753 ACRE TRACT, A DISTANCE OF 445.28 FEET TO A POINT FOR CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 46° 22' 27" EAST 78.38 FEET;

THENCE OVER AND ACROSS SAID REMAINDER OF A 54.360 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 51° 58' 24" WEST A DISTANCE OF 890.89 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
2. NORTH 38° 01' 35" WEST A DISTANCE OF 260.57 FEET TO A POINT FOR A POINT OF CURVATURE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;
3. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 250.03 FEET, AN ARC LENGTH OF 45.52 FEET, A DELTA ANGLE OF 10° 25' 53", AND A CHORD BEARING AND DISTANCE OF NORTH 32° 48' 39" WEST, 45.46 FEET TO A POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
4. NORTH 27° 35' 42" WEST A DISTANCE OF 264.84 FEET TO A POINT ON THE COMMON LINE OF SAID FM 110 AND SAID REMAINDER OF A 54.360 ACRE TRACT FOR CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH RED CAP (ILLEGIBLE) FOUND BEARS SOUTH 59° 58' 31" WEST 635.57 FEET;

THENCE NORTH 59° 58' 31" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID 9.904 ACRE TRACT AND SAID FM 110, A DISTANCE OF 557.96 FEET TO A 1/2-INCH IRON ROD WITH RED CAP (ILLEGIBLE) FOUND FOR A POINT OF CURVATURE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A 54.360 ACRE TRACT AND SAID FM 110, AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,535.00 FEET, AN ARC LENGTH OF 227.00 FEET, A DELTA ANGLE OF 08° 28' 23", AND A CHORD BEARING AND DISTANCE OF NORTH 64° 12' 42" EAST, 226.79 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 9.904 ACRES (431,400 SQUARE FEET) OF LAND, MORE OR LESS.

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE HEREON DESCRIBED TRACT.

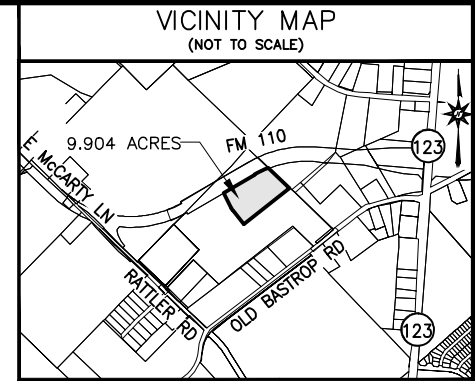
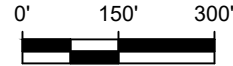
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. COORDINATES SHOWN HEREIN ARE IN GRID VALUES, AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A SURFACE FACTOR OF 0.999870017. DISTANCES ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.



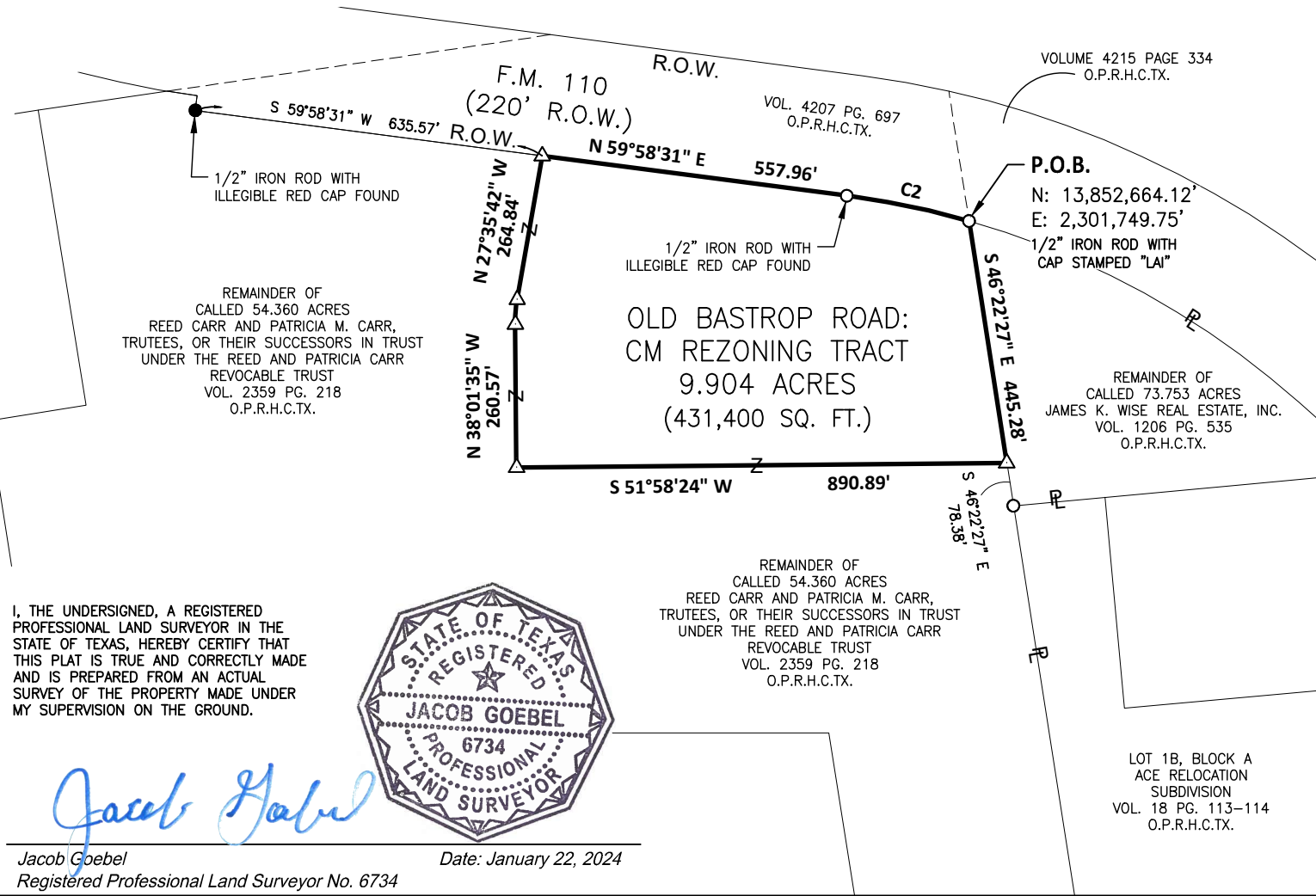
Jacob Goebel
Registered Professional Land Surveyor No. 6734
LJA Surveying, Inc.
9830 COLONNADE BOULEVARD SUITE 300
SAN ANTONIO, TX 78230
(210) 503-2700
TBPELS NO. 10194382

January 22, 2024

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	250.03'	45.52'	10°25'53"	N 32°48'39" W	45.46'
C2	1,535.00'	227.00'	8°28'23"	N 64°12'42" E	226.79'



CYRUS WICKSON SURVEY
ABSTRACT NO. 474
HAYS COUNTY, TEXAS



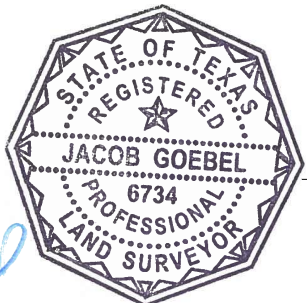
NOTE :

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. COORDINATES SHOWN ARE IN SURFACE VALUES, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE FACTOR OF 0.999870017. DISTANCES SHOWN ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.
2. SURVEY OBSERVATIONS WERE MADE ON THE GROUND USING A COMBINATION OF RTK AND STATIC NETWORKS.

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD W/ CAP STAMPED "LJA SURVEYING"
- BOUNDARY LINE
- P — PROPERTY LINE
- Z — LANDHOOK LINE
- - - - - DEDICATED R.O.W. LINE
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



REMAINDER OF CALLED 54.360 ACRES REED CARR AND PATRICIA M. CARR, TRUTEES, OR THEIR SUCCESSORS IN TRUST UNDER THE REED AND PATRICIA CARR REVOCABLE TRUST VOL. 2359 PG. 218 O.P.R.H.C.TX.

Jacob Goebel

Jacob Goebel Date: January 22, 2024 Registered Professional Land Surveyor No. 6734

PAGE 3 OF 3	DATE:	1/22/2024
	DRWN BY:	BC
	CHKD BY:	JG
	PROJ NO.	LJAS001-A634-0405

2516 SOUTH OLD BASTROP ROAD: REZONING SURVEY
9.904 ACRES (431,400 SQ.FT.)
CYRUS WICKSON SURVEY, ABSTRACT NO. 474
HAYS COUNTY, TEXAS

LJA SURVEYING, INC.
9830 COLONNADE BLVD. SUITE 300 SAN ANTONIO, TEXAS 78230
PHONE 210-503-2700
TBPELS FIRM NO. 10194382

OLD BASTROP ROAD ZONING TRACT 2
Inverse With Area

Mon Jan 15 12:41:25 2024

PntNo	Bearing	Distance	Northing	Easting	Description
			13852664.12	2301749.75	POB: 1/2" IRON ROD WITH CAP STAMPED "LAI"
1	S 46°22'27" E	445.28			
			13852356.90	2302072.07	5/8" IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET
2	S 51°58'24" W	890.89			
			13851808.09	2301370.29	5/8" IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET
3	N 38°01'35" W	260.57			
			13852013.34	2301209.78	5/8" IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET
4	Radius: 250.03 Chord: 45.46 Degree: 22°54'55" Dir: Right				
	Length: 45.52 Delta: 10°25'53" Tangent: 22.82				
	Chord BRG: N 32°48'39" W Rad-In: N 51°58'25" E				
	Rad-Out: N 62°24'18" E				
	Radius PntNo: N: 13852167.37 E: 2301406.73				
			13852051.55	2301185.14	5/8" IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET
5	N 27°35'42" W	264.84			
			13852286.26	2301062.46	5/8" IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET
6	N 59°58'31" E	557.96			
			13852565.45	2301545.55	1/2" IRON ROD WITH ILLEGIBLE RED CAP
7	Radius: 1535.00 Chord: 226.79 Degree: 3°43'57" Dir: Right				
	Length: 227.00 Delta: 8°28'23" Tangent: 113.71				
	Chord BRG: N 64°12'42" E Rad-In: S 30°01'29" E				
	Rad-Out: S 21°33'06" E				
	Radius PntNo: N: 13851236.43 E: 2302313.62				
			13852664.12	2301749.75	POB: 1/2" IRON ROD WITH CAP STAMPED "LAI"

Closure Error Distance > 0.0000
Total Distance Inversed > 2692.06

Area: 431400 Sq. Feet, 9.904 Acres