

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



Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	Harris Hill Residential Land Holdings, Ltd.	Property Owner	Harris Hill Residential Land Holdings, Ltd.
Company		Company	
Applicant's Mailing Address	100 NE Loop 410, Suite 775, San Antonio, Texas 78216	Owner's Mailing Address	100 NE Loop 410, Suite 775, San Antonio, Texas 78216
Applicant's Phone #	5126953532	Owner's Phone #	5126953532
Applicant's Email	rw4@cgminterests.com	Owner's Email	rw4@cgminterests.com

PROPERTY INFORMATION

Subject Property Address(es): see attached exhibit

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 379.84 --- Approx. 279.306 Tax ID #: R 12103 + 11267 + 151669

Preferred Scenario Designation: _____ Existing Zoning: City ETJ

Existing Land Use(s): Farmland

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-3 (Single Family Residential)

Proposed Land Uses / Reason for Change: CD-3 (single family residential) - in accordance w/ Whisper South PID Term Sheet and Whisper South PID DA

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.

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

APPLY ONLINE - WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Harris Hill Residential Land Holdings, Ltd. (owner name) on behalf of
Harris Hill Residential Land Holdings, Ltd. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
see exhibit - Interstate 35 & Blanco River (address).

I hereby authorize RW McDonald (agent name) on behalf of
McDonald Development Group (agent company) to file this application for
Zoning Application (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 05/17/2021

Printed Name, Title: R.W. McDonald, IV - Manager

Signature of Agent:  Date: 05/17/2021

Printed Name, Title: R.W. McDonald, IV - 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 \$91 plus a \$13 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 \$91 plus a \$13 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: 05/17/2021

Print Name: R.W. McDonald, IV

hereinafter described as represented by the above described Note, said Note, together with the vendor's lien and Deed of Trust Lien against said property securing the payment of said Note is, without recourse upon the Grantor herein, hereby assigned, transferred and delivered to Mortgagee, the Grantor hereby conveying to the said Mortgagee the said superior title to said property, and subrogating the said Mortgagee unto all the rights and remedies of Grantor in the premises by virtue of said Note and liens; the indebtedness evidenced by said Note being due and payable as therein provided, both principal and interest being due and payable at the office of **VANTAGE BANK TEXAS**;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following described property, to-wit:

A **311.9** acre tract of land, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas and being all of a called 312.005 acre tract of land as conveyed to Reuben Nicolai Revocable Trust of record in Volume 2946, page 47 of the Official Public Records of Hays County, Texas; said 311.9 acre tract being more particularly described by metes and bounds in **Exhibit "A"**, attached hereto and made a part hereof for all purposes.

SAVE AND EXCEPT that out of the grant hereby made, there is excepted and reserved unto the Grantor herein, **REUBEN H. NICOLAI, Trustee** of the **REUBEN NICOLAI REVOCABLE TRUST**, and for their successors and assigns, 50% of the oil, gas and other minerals owned by Grantor in, on and under and that may be produced from the above described Property. In that regard, Grantor waives the right of ingress and egress to and from the surface of the Property relating to the mineral estate reserved by Grantor. Nothing herein, however, restricts or prohibits the pooling or unitization of the mineral estate owned by Grantor with land other than the Property; or the exploration of production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no

manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

This conveyance is made subject to:

(a) Pipe Line Easement granted to United Gas Pipe Line Company, recorded in Volume 181, page 53 of the Deed Records of Hays County, Texas; as shown on the survey dated February 7, 2020 and prepared by Matkin Hoover Engineering Surveying.

(b) Pipe Line Easement granted to United Gas Pipe Line Company, recorded in Volume 182, page 195 of the Deed Records of Hays County, Texas and amended in Volume 230, page 109 of the Deed Records of Hays County, Texas; as shown on the survey dated February 7, 2020 and prepared by Matkin Hoover Engineering Surveying.

(c) Pipe Line Easement granted to Maxwell Water Supply Corp., recorded in Volume 350, page 475 of the Deed Records of Hays County, Texas; as shown on the survey dated February 7, 2020 and prepared by Matkin Hoover Engineering Surveying.

(d) An undivided 1/16th interest in royalty in minerals as set out in instrument recorded in Volume 154, page 504 of the Deed Records of Hays County, Texas.

(e) A ½ mineral reservation reflected in instrument recorded in Volume 1879, page 378 of the Official Public Records of Hays County, Texas.

(f) San Marcos Telephone Co. "Buried Telephone", Telephone Pedestal and Telephone Vault on the property lines, as shown on the survey dated February 7, 2020 and prepared by Matkin Hoover Engineering Surveying.

Taxes for the current year have been prorated and are assumed by Grantee.

It is expressly agreed and stipulated that a vendor's lien is retained in favor of the payee in said Note against the above described property, premises and improvements, until said Note, and all interest thereon, is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs and assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

DATED this the 25 day of August, 2020. *To Be Effective 08.27.2020*

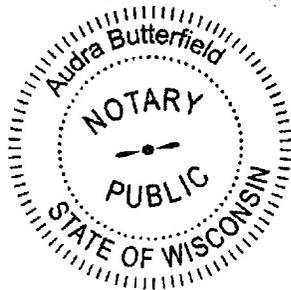
Reuben Nicolai

REUBEN H. NICOLAI, Trustee of the REUBEN NICOLAI REVOCABLE TRUST

STATE OF ~~TEXAS~~ ^{Wisconsin}
COUNTY OF ~~La Crosse~~

§
§

This instrument was acknowledged before me on this the 25 day of August, 2020, by **REUBEN H. NICOLAI, Trustee of the REUBEN NICOLAI REVOCABLE TRUST.**



Audra Butterfield
Notary Public in and for the State of ~~Texas~~ Wisconsin

7221b.DEEDS
San Marcos Title Co.
GF #29106SMT

*Grantee's Address
c/o RWMc Donald IV
10101 Reunion Pl #500
San Antonio, TX 78216*

EXHIBIT "A"



FIELD NOTES FOR A 311.9 ACRE TRACT OF LAND

A 311.9 acre tract of land, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas and being all of a called 312.005 acre tract of land as conveyed to Reuben Nicholai Revocable Trust of record in Volume 2946, Page 47 of the Official Public Records of Hays County, Texas. Said 311.9 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-1/2" iron pipe in the apparent northeast right-of-way line of County Road 160 (Harris Hill Road), for the most southerly corner of said 312.005 acre tract and the tract described herein;

THENCE: With the apparent northeast and easterly right-of-way line of Harris Hill Road and the southwest and northwest line of said 312.005 acre tract, the following three (3) courses:

1. N 45° 55' 28" W, a distance of 2602.87 feet to a found 1/2" iron rod for a point of curvature,
2. With a curve to the right having a radius of 250.00 feet, an arc length of 392.54 feet, a delta angle of 089° 57' 48" and a chord bears, N 00° 52' 20" W, a distance of 353.44 feet to a found 1/2" iron rod for a point of non-tangency, and
3. N 44° 07' 28" E, a distance of 4516.12 feet to a found 1/2" iron rod at the apparent west corner of a 33-2/5 acre tract of land as described in Volume 154, Page 504 of the Deed Records of Hays County, Texas, for the north corner of said 312.005 acre tract and the tract described herein;

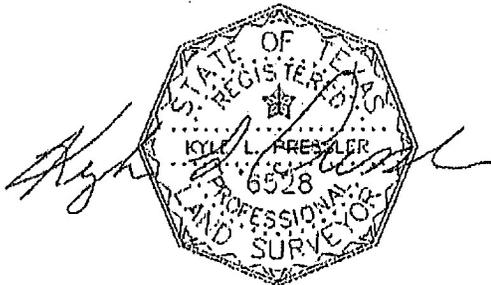
THENCE: S 45° 55' 33" E, departing the apparent easterly right-of-way line of Harris Hill Road and with the northeast line of said 312.005 acre tract, a distance of 2853.29 feet to a found 1/2" iron rod in the northwest line of a called 100.0 acre tract of land as described in Volume 154, Page 503 of the Deed Records of Hays County, Texas, for the east corner of said 312.005 acre tract and the tract described herein;

THENCE: S 44° 07' 50" W, with the common line between said 100.0 acre tract, the northwest line of a called 24.93 acre tract of land as described in Volume 4186, Page 253 of the Official Public Records of Hays County, Texas and said 312.005 acre tract, a distance of 4766.34 feet to the **POINT OF BEGINNING** and containing 312.005 acres of land situated in Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on January 23, 2020.

Job # 20-4003 311.9 Acres

Date: January 27, 2020



**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.

20037668 DEED
09/01/2020 10:34:10 AM Total Fees: \$42.00

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



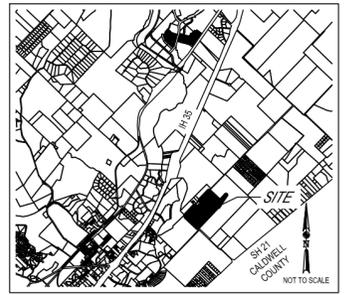
NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
2. PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS INDICATED ON FEMA FLOOD MAP 48209C0392F, PANEL 392 OF 495, DATED SEPTEMBER 2, 2005, FEMA FLOOD MAP 48209C0394F, PANEL 394 OF 495, DATED SEPTEMBER 2, 2005, AND ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS INDICATED ON FEMA FLOOD MAP 48209C0415F, PANEL 415 OF 495, DATED SEPTEMBER 2, 2005.
3. THE TRACT SHOWN HEREON MAY BE SUBJECT TO ALL CITY OF SAN MARCOS AND HAYS COUNTY ORDINANCES AND RESTRICTIONS.
4. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
5. ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. UNDERGROUND GAS AND WATER LINES SHOWN HEREON ARE APPROXIMATE. SURVEYOR ADVISES CLIENT TO CONTACT OWNER/PRIVATE LOCATE COMPANY TO IDENTIFY EXACT LOCATIONS BEFORE DIGGING.
6. FENCES ALONG BOUNDARY LINES MEANDER.
7. THE SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF SAN MARCOS.

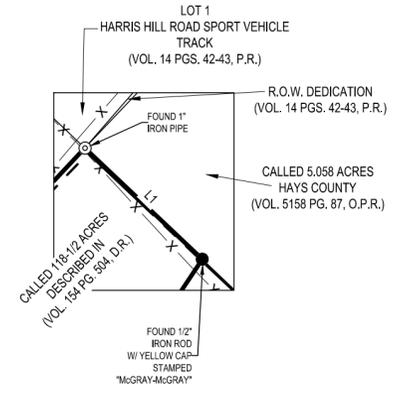
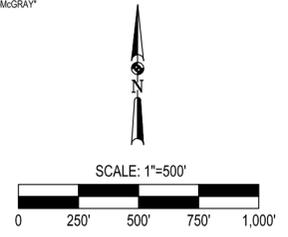
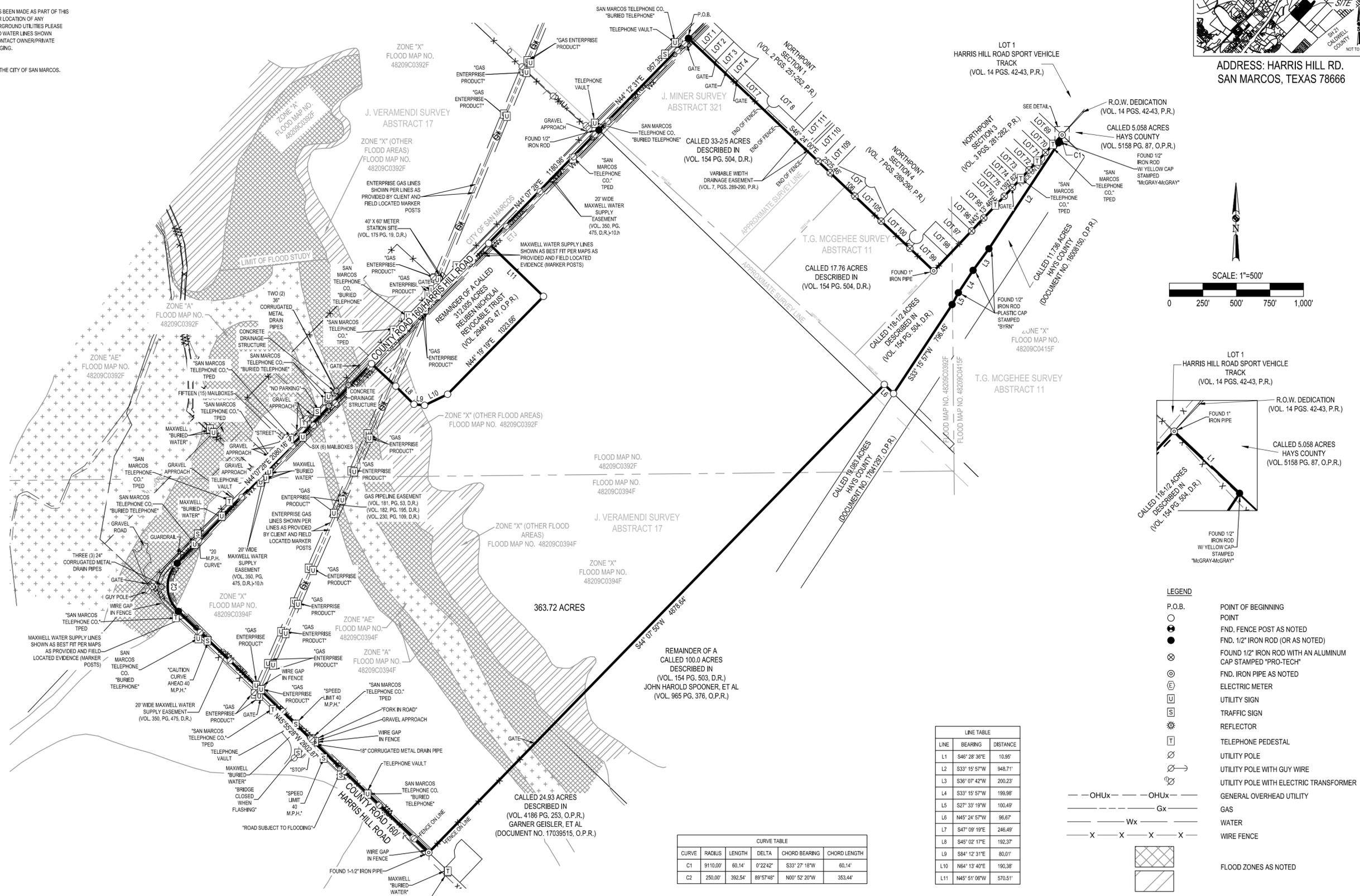
SURVEY OF

A 363.72 ACRE TRACT OF LAND, OUT OF THE J. MINER SURVEY, ABSTRACT 321, AND THE T.G. MCGEEHEE SURVEY, ABSTRACT 11, HAYS COUNTY, TEXAS AND BEING ALL OF A CALLED 33-2/5 ACRE TRACT OF LAND, ALL OF A CALLED 17.76 ACRE TRACT OF LAND, AND A PORTION OF A CALLED 118-1/2 ACRE TRACT OF LAND, ALL AS DESCRIBED IN VOLUME 154, PAGE 504 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS

LOCATION MAP



ADDRESS: HARRIS HILL RD.
SAN MARCOS, TEXAS 78666



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - POINT
 - FND. FENCE POST AS NOTED
 - FND. 1/2" IRON ROD (OR AS NOTED)
 - ⊗ FND. 1/2" IRON ROD WITH AN ALUMINUM CAP STAMPED "PRO-TECH"
 - ⊙ FND. IRON PIPE AS NOTED
 - ⊕ ELECTRIC METER
 - ⊞ UTILITY SIGN
 - ⊟ TRAFFIC SIGN
 - ⊠ REFLECTOR
 - ⊡ TELEPHONE PEDESTAL
 - ⊘ UTILITY POLE
 - ⊘→ UTILITY POLE WITH GUY WIRE
 - ⊘⊘ UTILITY POLE WITH ELECTRIC TRANSFORMER
 - OHUx — OHUx — GENERAL OVERHEAD UTILITY
 - Gx — GAS
 - Wx — WATER
 - X — X — X — X — WIRE FENCE
 - [Hatched Box] FLOOD ZONES AS NOTED

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46° 28' 36"E	10.95'
L2	S33° 15' 57"W	948.71'
L3	S38° 07' 42"W	200.23'
L4	S33° 15' 57"W	199.98'
L5	S27° 33' 19"W	100.49'
L6	N45° 24' 57"W	96.67'
L7	S47° 09' 19"E	246.49'
L8	S45° 02' 17"E	192.37'
L9	S84° 12' 31"E	80.01'
L10	N64° 13' 40"E	190.38'
L11	N45° 51' 08"W	570.51'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	9110.00'	60.14'	0°22'42"	S33° 27' 18"W	60.14'
C2	250.00'	392.54'	89°57'48"	N00° 52' 20"W	353.44'

MATKIN HOOPER
ENGINEERING & SURVEYING

HEADQUARTERS
2500 W. ROAD SUITE 300
BOERNE, TEXAS 78009
OFFICE: 817-291-0600 FAX: 817-291-0609
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512-868-2244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM # 1094347
BOERNE, TEXAS REGISTERED SURVEYING FIRM # 1002400
BOERNE, TEXAS REGISTERED ENGINEERING FIRM # 046512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Kyle L. Pressler
KYLE L. PRESSLER DATE: MAY 27, 2021
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOPER.COM
JOB NO. 20-4003-31-36 AC.

FIELD NOTES FOR A 363.72 ACRE TRACT OF LAND

A **363.72 acre** tract of land, located in the J. Miner Survey, Abstract 321, the J. Veramendi Survey, Abstract 17, and the T.G. McGehee Survey, Abstract 11, Hays County, Texas, being a portion of a called 312.005 acre tract of land as described in Volume 2946, Page 47 of the Official Public Records of Hays County, Texas, all of a called 33-2/5 acre tract of land, all of a called 17.76 acre tract of land, and a portion of a called 118-1/2 acre tract of land, all being described in Volume 154, Page 504 of the Deed Records of Hays County, Texas. Said **363.72 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found ½” iron rod in the apparent southeast right-of-way line of County Road 160, a.k.a. Harris Hill Road, for the southwest corner of Lot 1 of the Northpoint Section 1 Subdivision as recorded in Volume 2, Pages 251-252 of the Plat Records of Hays County, Texas, at the apparent north corner of said 33-2/5 acre tract and for the northwest corner of the tract described herein;

THENCE: S 46° 24’ 00” E, departing said right-of-way line of County Road 160, a.k.a. Harris Hill, with the southwest lines of said Northpoint Section 1 Subdivision, Northpoint Section 4 Subdivision as recorded in Volume 7, Pages 289-290 of the Plat Records of Hays County, Texas, the apparent northeast lines of said 33-2/5 acre tract and said 17.76 acre tract, a distance of **2525.46 feet** to a found 1” iron pipe for the south corner of Lot 99 of said Northpoint Section 4 Subdivision, in the west line of said 118-1/2 acre tract, at the apparent east corner of said 17.76 acre tract and for an interior corner of the tract described herein;

THENCE: N 43° 13’ 46” E, with the southeast line of said Northpoint Section 4 Subdivision, Northpoint Section 3 Subdivision, a plat of record in Volume 3, Pages 281-282 of the Plat Records of Hays County, Texas, and the northwest line of said 118-1/2 acre tract, a distance of **1397.62 feet** to a found 1-1/2” iron pipe for the southeast corner of Lot 1 of the Harris Hill Road Sport Vehicle Track Subdivision, a plat of record in Volume 14, Pages 42-43 of Plat Records of Hays County, Texas, for the south corner of a R.O.W. Dedication as shown on said Harris Hill Road Sport Vehicle Track Subdivision Plat, for the east corner of Lot 69 of said Northpoint Section 3 Subdivision, for the southwest corner of a called 5.058 acre tract of land as described and conveyed to Hays County of record in Volume 5158, Page 87 of the Official Public Records of Hays County, Texas, for the north corner of said 118-1/2 acre tract and the most northerly northeast corner of the tract described herein;

THENCE: S 46° 28’ 36” E, with the common line between said 118-1/2 acre tract and said 5.058 acre tract, a distance of **10.95 feet** to a found ½” iron rod with an orange plastic cap stamped “McGray-McGray” for the northeast corner of a called 11.736 acre tract of land as described and conveyed to Hays County of record in Document No. 16008150 of the Official Public Records of Hays County, Texas, and for the most easterly northeast corner and a point of curvature of the tract described herein;

THENCE: Departing the northeast line of said 118-1/2 acre tract and with the westerly lines of said 11.736 acre tract, the following six (6) courses:

1. With a non-tangent curve to the left having a radius of **9110.00 feet**, an arc length of **60.14 feet**, a delta angle of **000° 22’ 42”** and a chord bears, **S 33° 27’ 18” W**, a distance of **60.14 feet** to a found ½” iron rod with an orange plastic cap stamped “McGray-McGray” for a point of tangency,
2. **S 33° 15’ 57” W**, a distance of **948.71 feet** to a found ½” iron rod with a yellow plastic cap stamped “Byrn” for an angle,
3. **S 36° 07’ 42” W**, a distance of **200.23 feet** to a found ½” iron rod with a yellow plastic cap stamped “Byrn” for an angle,
4. **S 33° 15’ 57” W**, a distance of **199.98 feet** to a found ½” iron rod with a yellow plastic cap stamped “Byrn” for an angle,
5. **S 27° 33’ 19” W**, a distance of **100.49 feet** to a found ½” iron rod for an angle, and

6. **S 33° 15' 57" W**, a distance of **796.45 feet** to a point in the north line of a called 100.0 acre tract of land as described in Volume 154, Page 503 of the Deed Records of Hays County, Texas, for the southwest corner of said 11.736 acre tract, the northwest corner of a called 19.083 acre tract of land as described and conveyed to Hays County of record in Document No. 17041297 of the Official Public Records of Hays County, Texas, in the southwest line of said 118-1/2 acre tract and for the most easterly southeast corner of the tract described herein;

THENCE: N 45° 24' 57" W, with the common line between said 100.0 acre tract and said 118-1/2 acre tract, a distance of **96.67 feet** to point for the northwest corner of said 100.0 acre tract and an interior corner of the tract described herein;

THENCE: S 44° 07' 50" W, with the northwest line of said 100.0 acre tract, the northwest line of a called 24.93 acre tract of land as described in Volume 4186, Page 253 of the Official Public Records of Hays County, Texas, and the southeast line of said 312.005 acre tract, a distance of **4878.64 feet** found 1-1/2" iron pipe in the northeast right-of-way line of said County Road 160, a.k.a. Harris Hill Road, for the most southerly corner of said 312.005 acre tract and the tract described herein;

THENCE: With the apparent northeast and easterly right-of-way line of Harris Hill Road and the southwest and northwest line of said 312.005 acre tract, the following three (3) courses:

1. **N 45° 55' 28" W**, a distance of **2602.87 feet** to a found 1/2" iron rod for a point of curvature,
2. With a curve to the right having a radius of **250.00 feet**, an arc length of **392.54 feet**, a delta angle of **089° 57' 48"** and a chord bears, **N 00° 52' 20" W**, a distance of **353.44 feet** to a found 1/2" iron rod for a point of non-tangency, and
3. **N 44° 07' 28" E**, a distance of **2080.16 feet** to a point for a corner;

THENCE: Departing the said right-of-way line of County Road 160, a.k.a. Harris Hill Road, into said 312.005 acre tract the following six (6) courses:

1. **S 47° 09' 19" E**, a distance of **246.49 feet** to point for an angle,
2. **S 45° 02' 17" E**, a distance of **192.37 feet** to point for an angle,
3. **S 84° 12' 31" E**, a distance of **80.01 feet** to point for an angle,
4. **N 64° 13' 40" E**, a distance of **190.38 feet** to point for an angle,
5. **N 44° 19' 19" E**, a distance of **1023.66 feet** to point for an interior corner, and
6. **N 45° 51' 06" W**, a distance of **570.51 feet** to point in the said right-of-way line of County Road 160, a.k.a. Harris Hill Road, the northwest line of said 312.005 acre tract and for an exterior corner of the tract described herein;

THENCE: With the easterly right-of-way line of said County Road 160, a.k.a. Harris Hill Road, the northwest line of said 312.005 acre tract and said 33-2/5 acre tract, the following two (2) courses:

1. **N 44° 07' 28" E**, a distance of **1180.98 feet** to a found 1/2" iron rod for an angle, and
2. **N 44° 12' 31" E**, a distance of **957.35 feet** to the **POINT OF BEGINNING** and containing **363.72 acres** of land situated in Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on January 23, 2020.



Job # 20-4003 363.72 Acres

Date: May 27, 2021

FIELD NOTES FOR A 67.94 ACRE TRACT OF LAND

A **67.94 acre** tract of land, out of the J. Miner Survey, Abstract 321, and the T.G. McGehee Survey, Abstract 11, Hays County, Texas and being all of a called 33-2/5 acre tract of land, all of a called 17.76 acre tract of land, and a portion of a called 118-1/2 acre tract of land, all as described in Volume 154, Page 504 of the Deed Records of Hays County, Texas. Said **67.94 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the apparent southeast right-of-way line of County Road 160 (Harris Hill Road), for the southwest corner of Lot 1 of the Northpoint Section 1 Subdivision, a plat of record in Volume 2, Pages 251-252 of the Plat Records of Hays County, Texas, at the apparent north corner of said 33-2/5 acre tract and for the northwest corner of the tract described herein;

THENCE: S 46° 24' 00" E, departing the apparent southeast right-of-way line of Harris Hill Road, and with the southwest lines of said Northpoint Section 1 Subdivision, Northpoint Section 4 Subdivision, a plat of record in Volume 7, Pages 289-290 of the Plat Records of Hays County, Texas, and the apparent northeast lines of said 33-2/5 acre tract and the 17.76 acre tract, a distance of **2525.46 feet** to a found 1" iron pipe for the south corner of Lot 99 of said Northpoint Section 4 Subdivision, in the west line of said 118-1/2 acre tract, at the apparent east corner of said 17.76 acre tract and for an interior corner of the tract described herein;

THENCE: N 43° 13' 46" E, with the southeast line of said Northpoint Section 4 Subdivision, Northpoint Section 3 Subdivision, a plat of record in Volume 3, Pages 281-282 of the Plat Records of Hays County, Texas, and the northwest line of said 118-1/2 acre tract, a distance of **1397.62 feet** to a found 1-1/2" iron pipe for the southeast corner of Lot 1 of the Harris Hill Road Sport Vehicle Track Subdivision, a plat of record in Volume 14, Pages 42-43 of Plat Records of Hays County, Texas, for the south corner of a R.O.W. Dedication as shown on said Harris Hill Road Sport Vehicle Track Subdivision Plat, for the east corner of Lot 69 of said Northpoint Section 3 Subdivision, for the southwest corner of a called 5.058 acre tract of land as described and conveyed to Hays County of record in Volume 5158, Page 87 of the Official Public Records of Hays County, Texas, for the north corner of said 118-1/2 acre tract and the most northerly northeast corner of the tract described herein;

THENCE: S 46° 28' 36" E, with the common line between said 118-1/2 acre tract and said 5.058 acre tract, a distance of **10.95 feet** to a found ½" iron rod with an orange plastic cap stamped "McGray-McGray" for the northwest corner of a called 11.736 acre tract of land as described and conveyed to Hays County of record in Document No. 16008150 of the Official Public Records of Hays County, Texas, and for the most easterly northeast corner and a point of curvature of the tract described herein;

THENCE: Departing the northeast line of said 118-1/2 acre tract and with the westerly lines of said 11.736 acre tract, the following six (6) courses:

1. With a non-tangent curve to the left having a radius of **9110.00 feet**, an arc length of **60.14 feet**, a delta angle of **000° 22' 42"** and a chord bears, **S 33° 27' 18" W**, a distance of **60.14 feet** to a found ½" iron rod with an orange plastic cap stamped "McGray-McGray" for a point of tangency,
2. **S 33° 15' 57" W**, a distance of **948.71 feet** to a found ½" iron rod with a yellow plastic cap stamped "Byrn" for an angle,
3. **S 36° 07' 42" W**, a distance of **200.23 feet** to a found ½" iron rod with a yellow plastic cap stamped "Byrn" for an angle,
4. **S 33° 15' 57" W**, a distance of **199.98 feet** to a found ½" iron rod with a yellow plastic cap stamped "Byrn" for an angle,
5. **S 27° 33' 19" W**, a distance of **100.49 feet** to a found ½" iron rod for an angle, and
6. **S 33° 15' 57" W**, a distance of **796.45 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the north line of a called 100.0 acre tract of land as described in Volume 154, Page 503 of the Deed Records of Hays County, Texas, for the southwest corner of said 11.736 acre tract, the northwest corner

of a called 19.083 acre tract of land as described and conveyed to Hays County of record in Document No. 17041297 of the Official Public Records of Hays County, Texas, in the southwest line of said 118-1/2 acre tract and for the most easterly southeast corner of the tract described herein;

THENCE: N 45° 24' 57" W, with the common line between said 100.0 acre tract and said 118-1/2 acre tract, a distance of **96.67 feet** to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the northwest corner of said 100.0 acre tract and an interior corner of the tract described herein;

THENCE: S 44° 07' 50" W, with the northwest line of said 100.0 acre tract, a distance of **112.31 feet** to a found 1/2" iron rod for the east corner of a called 312.005 acre tract of land as conveyed to Reuben Nicholai Revocable Trust of record in Volume 2946, Page 47 of the Official Public Records of Hays County, Texas, and for a southerly exterior corner of the tract described herein;

THENCE: N 45° 55' 33" W, with the northeast line of said 312.005 acre tract, a distance of **2853.29 feet** to a found 1/2" iron rod in the apparent southeast right-of-way line of Harris Hill Road, at the apparent west corner of said 33-2/5 acre tract, for the north corner of said 312.005 acre tract and for the west corner of the tract described herein;

THENCE: N 44° 12' 31" E, with the apparent southeast right-of-way line of Harris Hill Road and the apparent northwest line of said 33-2/5 acre tract, a distance of **957.35 feet** to the **POINT OF BEGINNING** and containing **67.94 acres** of land situated in Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on January 23, 2020.

Job # 20-4003 67.94 Acres

Date: January 27, 2020



FIELD NOTES FOR A 311.9 ACRE TRACT OF LAND

A **311.9 acre** tract of land, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas and being all of a called 312.005 acre tract of land as conveyed to Reuben Nicholai Revocable Trust of record in Volume 2946, Page 47 of the Official Public Records of Hays County, Texas. Said **311.9 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-1/2" iron pipe in the apparent northeast right-of-way line of County Road 160 (Harris Hill Road), for the most southerly corner of said 312.005 acre tract and the tract described herein;

THENCE: With the apparent northeast and easterly right-of-way line of Harris Hill Road and the southwest and northwest line of said 312.005 acre tract, the following three (3) courses:

1. **N 45° 55' 28" W**, a distance of **2602.87 feet** to a found 1/2" iron rod for a point of curvature,
2. With a curve to the right having a radius of **250.00 feet**, an arc length of **392.54 feet**, a delta angle of **089° 57' 48"** and a chord bears, **N 00° 52' 20" W**, a distance of **353.44 feet** to a found 1/2" iron rod for a point of non-tangency, and
3. **N 44° 07' 28" E**, a distance of **4516.12 feet** to a found 1/2" iron rod at the apparent west corner of a 33-2/5 acre tract of land as described in Volume 154, Page 504 of the Deed Records of Hays County, Texas, for the north corner of said 312.005 acre tract and the tract described herein;

THENCE: **S 45° 55' 33" E**, departing the apparent easterly right-of-way line of Harris Hill Road and with the northeast line of said 312.005 acre tract, a distance of **2853.29 feet** to a found 1/2" iron rod in the northwest line of a called 100.0 acre tract of land as described in Volume 154, Page 503 of the Deed Records of Hays County, Texas, for the east corner of said 312.005 acre tract and the tract described herein;

THENCE: **S 44° 07' 50" W**, with the common line between said 100.0 acre tract, the northwest line of a called 24.93 acre tract of land as described in Volume 4186, Page 253 of the Official Public Records of Hays County, Texas and said 312.005 acre tract, a distance of **4766.34 feet** to the **POINT OF BEGINNING** and containing **312.005 acres** of land situated in Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on January 23, 2020.

Job # 20-4003 311.9 Acres

Date: January 27, 2020



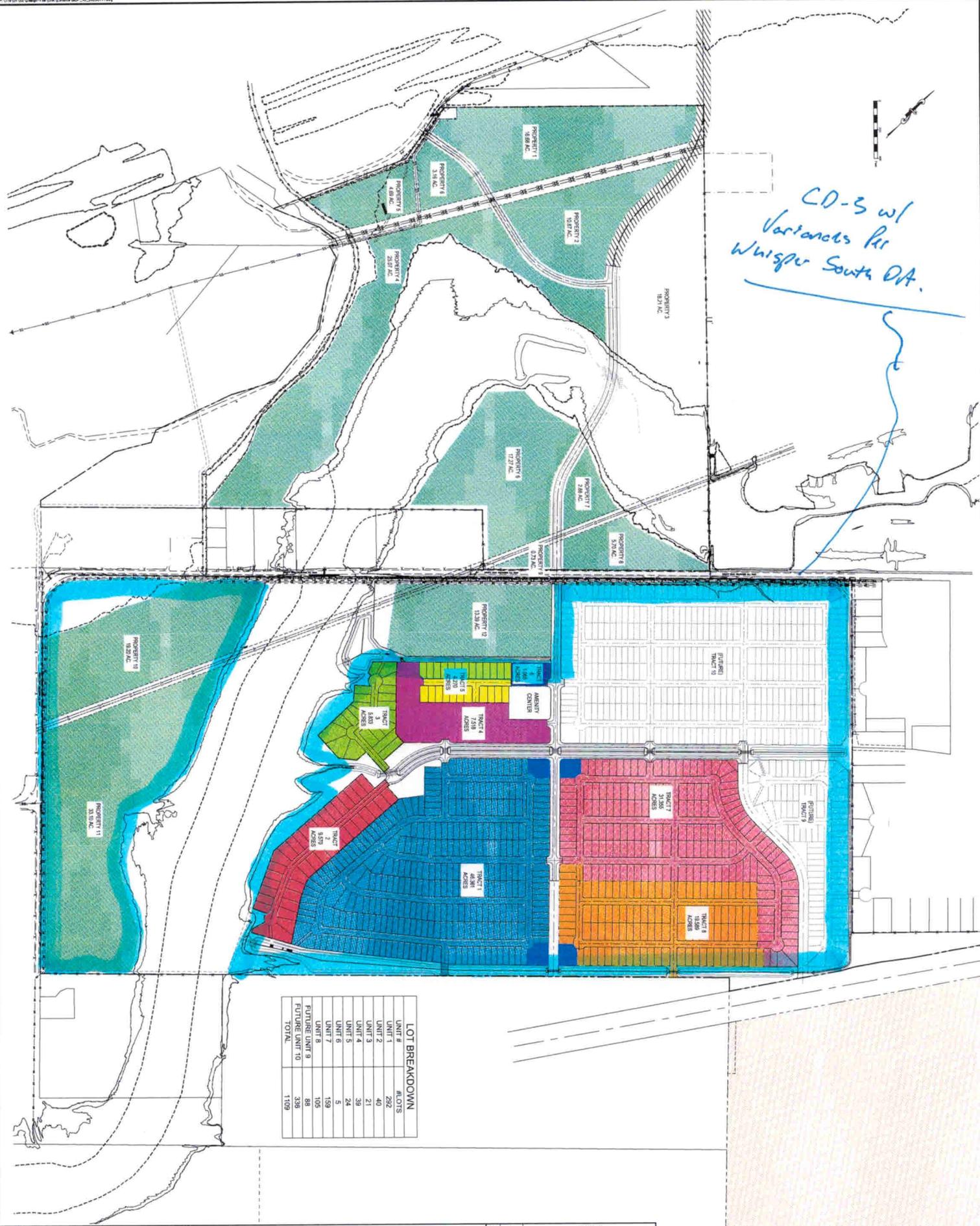
Lender for Whisper South (Harris Hill Residential Land Holdings, Ltd.)

Vantage Bank Texas

Anthony Trevino, Senior Vice President

45 NE Loop 410, Suite 500

San Antonio, Texas 78216



LOT BREAKDOWN

UNIT #	# OF LOTS
UNIT 1	292
UNIT 2	40
UNIT 3	21
UNIT 4	39
UNIT 5	24
UNIT 6	5
UNIT 7	159
UNIT 8	105
UNIT 9	88
UNIT 10	338
TOTAL	1109

LOUE
 110001.dwg
 11/17/2022
 9:58 AM
 User: G. Egan
 File: P:\1100\110001\110001.dwg, Plot: 110001.dwg, 110001.dwg

WHISPER SOUTH
 R.W. McDONALD
 SAN MARCOS, HAYS COUNTY, TEXAS

NO.	DATE	COMMENTS

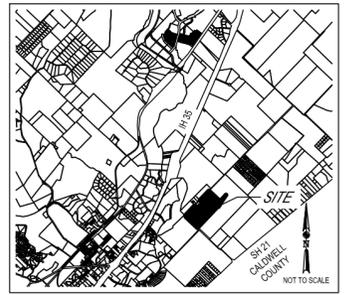
NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
2. PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS INDICATED ON FEMA FLOOD MAP 48209C0392F, PANEL 392 OF 495, DATED SEPTEMBER 2, 2005, FEMA FLOOD MAP 48209C0394F, PANEL 394 OF 495, DATED SEPTEMBER 2, 2005, AND ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS INDICATED ON FEMA FLOOD MAP 48209C0415F, PANEL 415 OF 495, DATED SEPTEMBER 2, 2005.
3. THE TRACT SHOWN HEREON MAY BE SUBJECT TO ALL CITY OF SAN MARCOS AND HAYS COUNTY ORDINANCES AND RESTRICTIONS.
4. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
5. ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. UNDERGROUND GAS AND WATER LINES SHOWN HEREON ARE APPROXIMATE. SURVEYOR ADVISES CLIENT TO CONTACT OWNER/PRIVATE LOCATE COMPANY TO IDENTIFY EXACT LOCATIONS BEFORE DIGGING.
6. FENCES ALONG BOUNDARY LINES MEANDER.
7. THE SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF SAN MARCOS.

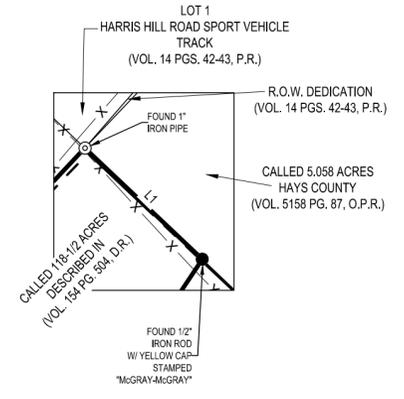
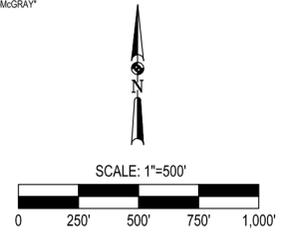
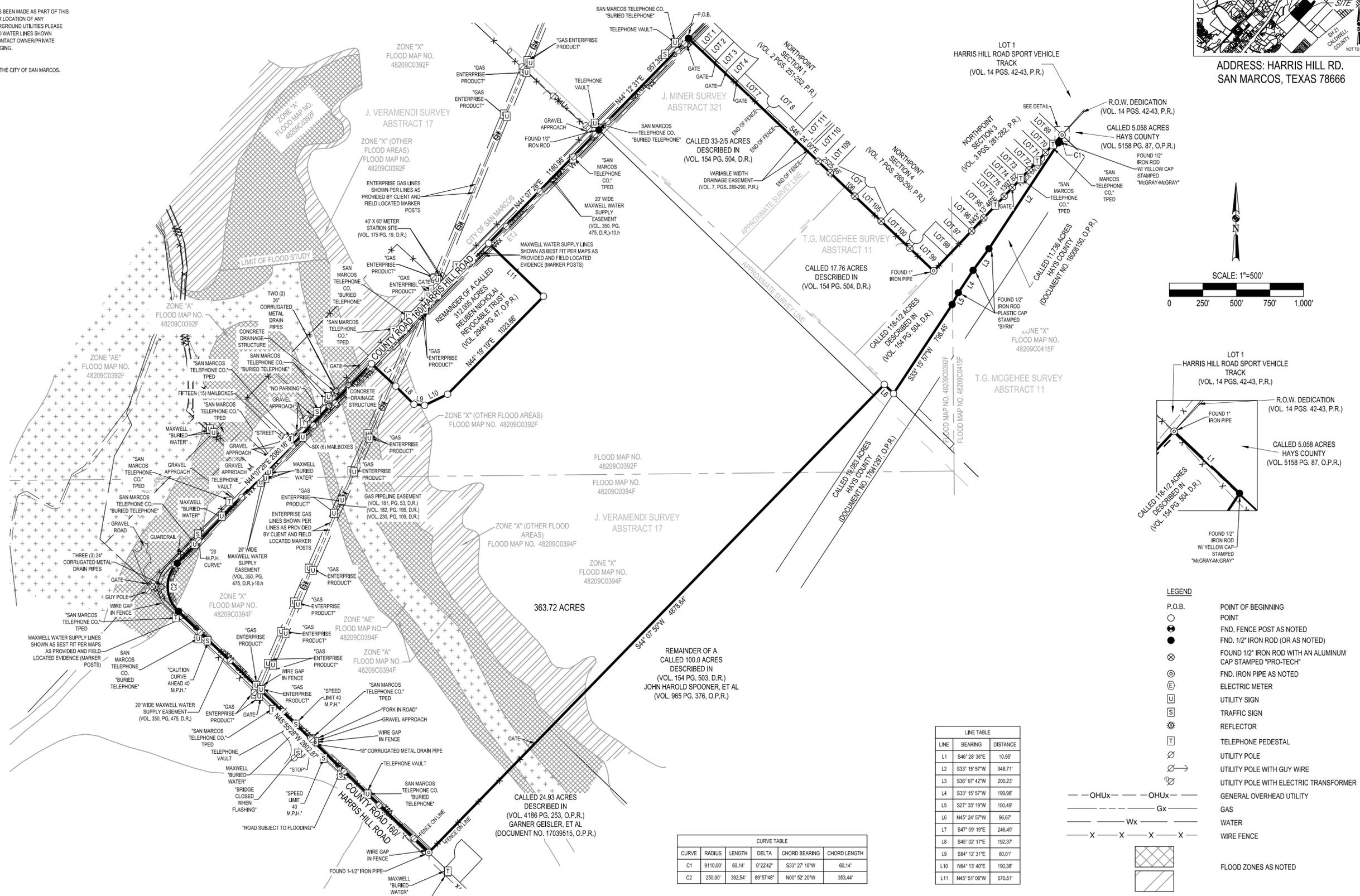
SURVEY OF

A 363.72 ACRE TRACT OF LAND, OUT OF THE J. MINER SURVEY, ABSTRACT 321, AND THE T.G. MCGEEHEE SURVEY, ABSTRACT 11, HAYS COUNTY, TEXAS AND BEING ALL OF A CALLED 33-2/5 ACRE TRACT OF LAND, ALL OF A CALLED 17.76 ACRE TRACT OF LAND, AND A PORTION OF A CALLED 118-1/2 ACRE TRACT OF LAND, ALL AS DESCRIBED IN VOLUME 154, PAGE 504 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS

LOCATION MAP



ADDRESS: HARRIS HILL RD.
SAN MARCOS, TEXAS 78666



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - POINT
 - FND. FENCE POST AS NOTED
 - FND. 1/2" IRON ROD (OR AS NOTED)
 - ⊗ FND. 1/2" IRON ROD WITH AN ALUMINUM CAP STAMPED "PRO-TECH"
 - ⊙ FND. IRON PIPE AS NOTED
 - ⊕ ELECTRIC METER
 - ⊞ UTILITY SIGN
 - ⊟ TRAFFIC SIGN
 - ⊠ REFLECTOR
 - ⊡ TELEPHONE PEDESTAL
 - ⊘ UTILITY POLE
 - ⊘→ UTILITY POLE WITH GUY WIRE
 - ⊘⊘ UTILITY POLE WITH ELECTRIC TRANSFORMER
 - OHUx — OHUx — GENERAL OVERHEAD UTILITY
 - Gx — GAS
 - Wx — WATER
 - X — X — X — X — WIRE FENCE
 - [Pattern] FLOOD ZONES AS NOTED

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46° 28' 36"E	10.95'
L2	S33° 15' 57"W	948.71'
L3	S38° 07' 42"W	200.23'
L4	S33° 15' 57"W	199.98'
L5	S27° 33' 19"W	100.49'
L6	N45° 24' 57"W	96.67'
L7	S47° 09' 19"E	246.49'
L8	S45° 02' 17"E	192.37'
L9	S84° 12' 31"E	80.01'
L10	N64° 13' 40"E	190.38'
L11	N45° 51' 08"W	570.51'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	9110.00'	60.14'	0°22'42"	S33° 27' 18"W	60.14'
C2	250.00'	392.54'	89°57'48"	N00° 52' 20"W	353.44'

MATKIN HOOPER
ENGINEERING & SURVEYING

HEADQUARTERS
2 SPECTER ROAD SUITE 300
BOERNE, TEXAS 78009
OFFICE: 817-291-0600 FAX: 817-291-0609
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512-868-2244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM # 1094347
BOERNE, TEXAS REGISTERED SURVEYING FIRM # 1002400
BOERNE, TEXAS REGISTERED ENGINEERING FIRM # 046512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Kyle L. Pressler
KYLE L. PRESSLER DATE: MAY 27, 2021
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOPER.COM
JOB NO. 20-4003-31-36 AC.

FIELD NOTES FOR A 363.72 ACRE TRACT OF LAND

A **363.72 acre** tract of land, located in the J. Miner Survey, Abstract 321, the J. Veramendi Survey, Abstract 17, and the T.G. McGehee Survey, Abstract 11, Hays County, Texas, being a portion of a called 312.005 acre tract of land as described in Volume 2946, Page 47 of the Official Public Records of Hays County, Texas, all of a called 33-2/5 acre tract of land, all of a called 17.76 acre tract of land, and a portion of a called 118-1/2 acre tract of land, all being described in Volume 154, Page 504 of the Deed Records of Hays County, Texas. Said **363.72 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found ½” iron rod in the apparent southeast right-of-way line of County Road 160, a.k.a. Harris Hill Road, for the southwest corner of Lot 1 of the Northpoint Section 1 Subdivision as recorded in Volume 2, Pages 251-252 of the Plat Records of Hays County, Texas, at the apparent north corner of said 33-2/5 acre tract and for the northwest corner of the tract described herein;

THENCE: S 46° 24’ 00” E, departing said right-of-way line of County Road 160, a.k.a. Harris Hill, with the southwest lines of said Northpoint Section 1 Subdivision, Northpoint Section 4 Subdivision as recorded in Volume 7, Pages 289-290 of the Plat Records of Hays County, Texas, the apparent northeast lines of said 33-2/5 acre tract and said 17.76 acre tract, a distance of **2525.46 feet** to a found 1” iron pipe for the south corner of Lot 99 of said Northpoint Section 4 Subdivision, in the west line of said 118-1/2 acre tract, at the apparent east corner of said 17.76 acre tract and for an interior corner of the tract described herein;

THENCE: N 43° 13’ 46” E, with the southeast line of said Northpoint Section 4 Subdivision, Northpoint Section 3 Subdivision, a plat of record in Volume 3, Pages 281-282 of the Plat Records of Hays County, Texas, and the northwest line of said 118-1/2 acre tract, a distance of **1397.62 feet** to a found 1-1/2” iron pipe for the southeast corner of Lot 1 of the Harris Hill Road Sport Vehicle Track Subdivision, a plat of record in Volume 14, Pages 42-43 of Plat Records of Hays County, Texas, for the south corner of a R.O.W. Dedication as shown on said Harris Hill Road Sport Vehicle Track Subdivision Plat, for the east corner of Lot 69 of said Northpoint Section 3 Subdivision, for the southwest corner of a called 5.058 acre tract of land as described and conveyed to Hays County of record in Volume 5158, Page 87 of the Official Public Records of Hays County, Texas, for the north corner of said 118-1/2 acre tract and the most northerly northeast corner of the tract described herein;

THENCE: S 46° 28’ 36” E, with the common line between said 118-1/2 acre tract and said 5.058 acre tract, a distance of **10.95 feet** to a found ½” iron rod with an orange plastic cap stamped “McGray-McGray” for the northeast corner of a called 11.736 acre tract of land as described and conveyed to Hays County of record in Document No. 16008150 of the Official Public Records of Hays County, Texas, and for the most easterly northeast corner and a point of curvature of the tract described herein;

THENCE: Departing the northeast line of said 118-1/2 acre tract and with the westerly lines of said 11.736 acre tract, the following six (6) courses:

1. With a non-tangent curve to the left having a radius of **9110.00 feet**, an arc length of **60.14 feet**, a delta angle of **000° 22’ 42”** and a chord bears, **S 33° 27’ 18” W**, a distance of **60.14 feet** to a found ½” iron rod with an orange plastic cap stamped “McGray-McGray” for a point of tangency,
2. **S 33° 15’ 57” W**, a distance of **948.71 feet** to a found ½” iron rod with a yellow plastic cap stamped “Byrn” for an angle,
3. **S 36° 07’ 42” W**, a distance of **200.23 feet** to a found ½” iron rod with a yellow plastic cap stamped “Byrn” for an angle,
4. **S 33° 15’ 57” W**, a distance of **199.98 feet** to a found ½” iron rod with a yellow plastic cap stamped “Byrn” for an angle,
5. **S 27° 33’ 19” W**, a distance of **100.49 feet** to a found ½” iron rod for an angle, and

6. **S 33° 15' 57" W**, a distance of **796.45 feet** to a point in the north line of a called 100.0 acre tract of land as described in Volume 154, Page 503 of the Deed Records of Hays County, Texas, for the southwest corner of said 11.736 acre tract, the northwest corner of a called 19.083 acre tract of land as described and conveyed to Hays County of record in Document No. 17041297 of the Official Public Records of Hays County, Texas, in the southwest line of said 118-1/2 acre tract and for the most easterly southeast corner of the tract described herein;

THENCE: N 45° 24' 57" W, with the common line between said 100.0 acre tract and said 118-1/2 acre tract, a distance of **96.67 feet** to point for the northwest corner of said 100.0 acre tract and an interior corner of the tract described herein;

THENCE: S 44° 07' 50" W, with the northwest line of said 100.0 acre tract, the northwest line of a called 24.93 acre tract of land as described in Volume 4186, Page 253 of the Official Public Records of Hays County, Texas, and the southeast line of said 312.005 acre tract, a distance of **4878.64 feet** found 1-1/2" iron pipe in the northeast right-of-way line of said County Road 160, a.k.a. Harris Hill Road, for the most southerly corner of said 312.005 acre tract and the tract described herein;

THENCE: With the apparent northeast and easterly right-of-way line of Harris Hill Road and the southwest and northwest line of said 312.005 acre tract, the following three (3) courses:

1. **N 45° 55' 28" W**, a distance of **2602.87 feet** to a found 1/2" iron rod for a point of curvature,
2. With a curve to the right having a radius of **250.00 feet**, an arc length of **392.54 feet**, a delta angle of **089° 57' 48"** and a chord bears, **N 00° 52' 20" W**, a distance of **353.44 feet** to a found 1/2" iron rod for a point of non-tangency, and
3. **N 44° 07' 28" E**, a distance of **2080.16 feet** to a point for a corner;

THENCE: Departing the said right-of-way line of County Road 160, a.k.a. Harris Hill Road, into said 312.005 acre tract the following six (6) courses:

1. **S 47° 09' 19" E**, a distance of **246.49 feet** to point for an angle,
2. **S 45° 02' 17" E**, a distance of **192.37 feet** to point for an angle,
3. **S 84° 12' 31" E**, a distance of **80.01 feet** to point for an angle,
4. **N 64° 13' 40" E**, a distance of **190.38 feet** to point for an angle,
5. **N 44° 19' 19" E**, a distance of **1023.66 feet** to point for an interior corner, and
6. **N 45° 51' 06" W**, a distance of **570.51 feet** to point in the said right-of-way line of County Road 160, a.k.a. Harris Hill Road, the northwest line of said 312.005 acre tract and for an exterior corner of the tract described herein;

THENCE: With the easterly right-of-way line of said County Road 160, a.k.a. Harris Hill Road, the northwest line of said 312.005 acre tract and said 33-2/5 acre tract, the following two (2) courses:

1. **N 44° 07' 28" E**, a distance of **1180.98 feet** to a found 1/2" iron rod for an angle, and
2. **N 44° 12' 31" E**, a distance of **957.35 feet** to the **POINT OF BEGINNING** and containing **363.72 acres** of land situated in Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on January 23, 2020.



Job # 20-4003 363.72 Acres

Date: May 27, 2021

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail, Suite 1120
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2020

Entities to which this certificate applies:

RSP - Special Road Dist
 FSO - South Hays Co ESD #3 - FIRE

SSM - San Marcos CISD
 GHA - Hays County
 EHA - HAYS COUNTY ESD #9 - EMS

Property Information

Property ID : 10-0017-2131-00000-3
 Quick-Ref ID : R12103

HARRIS HILL RD SAN
 MARCOS, TX 78666

A0017-2 JUAN M
 VERAMENDI SURVEY,
 TRACT 134, ACRES 312.005

Value Information

Land HS	:	\$0.00
Land NHS	:	\$13,510.00
Imp HS	:	\$0.00
Imp NHS	:	\$500.00
Ag Mkt	:	\$4,202,460.00
Ag Use	:	\$49,570.00
Tim Mkt	:	\$0.00
Tim Use	:	\$0.00
HS Cap Adj	:	\$0.00
Assessed	:	\$63,580.00

Owner Information

Owner ID : O0313662

HARRIS HILL RESIDENTIAL LAND
 HOLDIN
 100 NE LOOP 410
 STE 775
 SAN ANTONIO, TX 78216-4795

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	2020	756.54	0.00	0.00	0.00	0.00
RSP	2020	18.31	0.00	0.00	0.00	0.00
GHA	2020	249.49	0.00	0.00	0.00	0.00
FSO	2020	61.67	0.00	0.00	0.00	0.00
EHA	2020	38.02	0.00	0.00	0.00	0.00

Total for current bills if paid by 2/28/2021 : \$0.00

Total due on all bills 2/28/2021 : \$0.00

2020 taxes paid for entity SSM \$756.54
 2020 taxes paid for entity RSP \$18.31
 2020 taxes paid for entity GHA \$249.49
 2020 taxes paid for entity FSO \$61.67
 2020 taxes paid for entity EHA \$38.02

2020 Total Taxes Paid : \$1,124.03

Date of Last Payment : 12/30/20

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 : 02/12/2021
 Requestor : HARRIS HILL RESIDENTIAL LAND HOLD
 Receipt : SM-2021-1342588
 Fee Paid : \$10.00
 Payer : HARRIS HILL RESIDENTIAL LAND HOLD

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail, Suite 1120
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2020

Entities to which this certificate applies:

RSP - Special Road Dist
 FSO - South Hays Co ESD #3 - FIRE

SSM - San Marcos CISD
 GHA - Hays County
 EHA - HAYS COUNTY ESD #9 - EMS

Property Information

Property ID : 10-0011-0018-00000-3
 Quick-Ref ID : R11267

HARRIS HILL RD SAN
 MARCOS, TX 78666

 A0011 THOMAS G
 MCGEHEE SURVEY, TRACT
 18, ACRES 52.736

Value Information

Land HS	:		\$0.00
Land NHS	:		\$0.00
Imp HS	:		\$0.00
Imp NHS	:		\$0.00
Ag Mkt	:		\$957,470.00
Ag Use	:		\$8,410.00
Tim Mkt	:		\$0.00
Tim Use	:		\$0.00
HS Cap Adj	:		\$0.00
Assessed	:		\$8,410.00

Owner Information

Owner ID : O0310297

WEATHERFORD LAURA ELIZABETH &
 HOPSON WILLIAM &
 HOPSON JAMES ROSS & HOPSON
 KENNETH
 HOPSON JOHN WILBUR JR & COLE
 CAROL
 421 W SAN ANTONIO ST., APT D3
 SAN MARCOS, TX 78666-5565

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	2020	100.07	0.00	7.01	0.00	0.00
RSP	2020	2.42	0.00	0.17	0.00	0.00
GHA	2020	33.00	0.00	2.31	0.00	0.00
FSO	2020	8.16	0.00	0.57	0.00	0.00
EHA	2020	5.03	0.00	0.35	0.00	0.00

Total for current bills if paid by 2/28/2021 : \$0.00
Total due on all bills 2/28/2021 : \$0.00
 2020 taxes paid for entity SSM \$107.08
 2020 taxes paid for entity RSP \$2.59
 2020 taxes paid for entity GHA \$35.31
 2020 taxes paid for entity FSO \$8.73
 2020 taxes paid for entity EHA \$5.38
2020 Total Taxes Paid : \$159.09
Date of Last Payment : 02/12/21

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 : 02/12/2021
 Requestor : WEATHERFORD LAURA ELIZABETH & F
 Receipt : SM-2021-1342590
 Fee Paid : \$10.00
 Payer : WEATHERFORD LAURA ELIZABETH & F

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail, Suite 1120
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2020

Entities to which this certificate applies:

RSP - Special Road Dist
 FSO - South Hays Co ESD #3 - FIRE

SSM - San Marcos CISD
 GHA - Hays County
 EHA - HAYS COUNTY ESD #9 - EMS

Property Information

Property ID : 10-0011-0017-00002-3
 Quick-Ref ID : R151669

Value Information

	Land HS	:	\$0.00
FM 110 SAN MARCOS, TX	Land NHS	:	\$0.00
78666	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0011 THOMAS G	Ag Mkt	:	\$199,130.00
MCGEHEE SURVEY, TRACT	Ag Use	:	\$1,750.00
PT 17, ACRES 10.968	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$1,750.00

Owner Information

Owner ID : 00310297

WEATHERFORD LAURA ELIZABETH &
 HOPSON WILLIAM &
 HOPSON JAMES ROSS & HOPSON
 KENNETH
 HOPSON JOHN WILBUR JR & COLE
 CAROL
 421 W SAN ANTONIO ST., APT D3
 SAN MARCOS, TX 78666-5565

Ownership: 100.00%

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Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2020	20.82	0.00	1.46	0.00	0.00
RSP	2020	0.50	0.00	0.04	0.00	0.00
GHA	2020	6.87	0.00	0.48	0.00	0.00
FSO	2020	1.70	0.00	0.12	0.00	0.00
EHA	2020	1.05	0.00	0.07	0.00	0.00

Total for current bills if paid by 2/28/2021 : \$0.00

Total due on all bills 2/28/2021 : \$0.00

2020 taxes paid for entity SSM \$22.28

2020 taxes paid for entity RSP \$0.54

2020 taxes paid for entity GHA \$7.35

2020 taxes paid for entity FSO \$1.82

2020 taxes paid for entity EHA \$1.12

2020 Total Taxes Paid : \$33.11

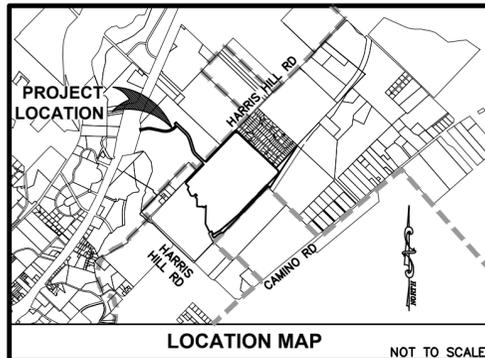
Date of Last Payment : 02/12/21

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 : 02/12/2021
 Requestor : WEATHERFORD LAURA ELIZABETH & F
 Receipt : SM-2021-1342592
 Fee Paid : \$10.00
 Payer : WEATHERFORD LAURA ELIZABETH & F



LIQUE
ENGINEERS
TBPE # - 20405
816 Camaron St STE. 123
San Antonio, TX 78212
phone: 210-549-4207

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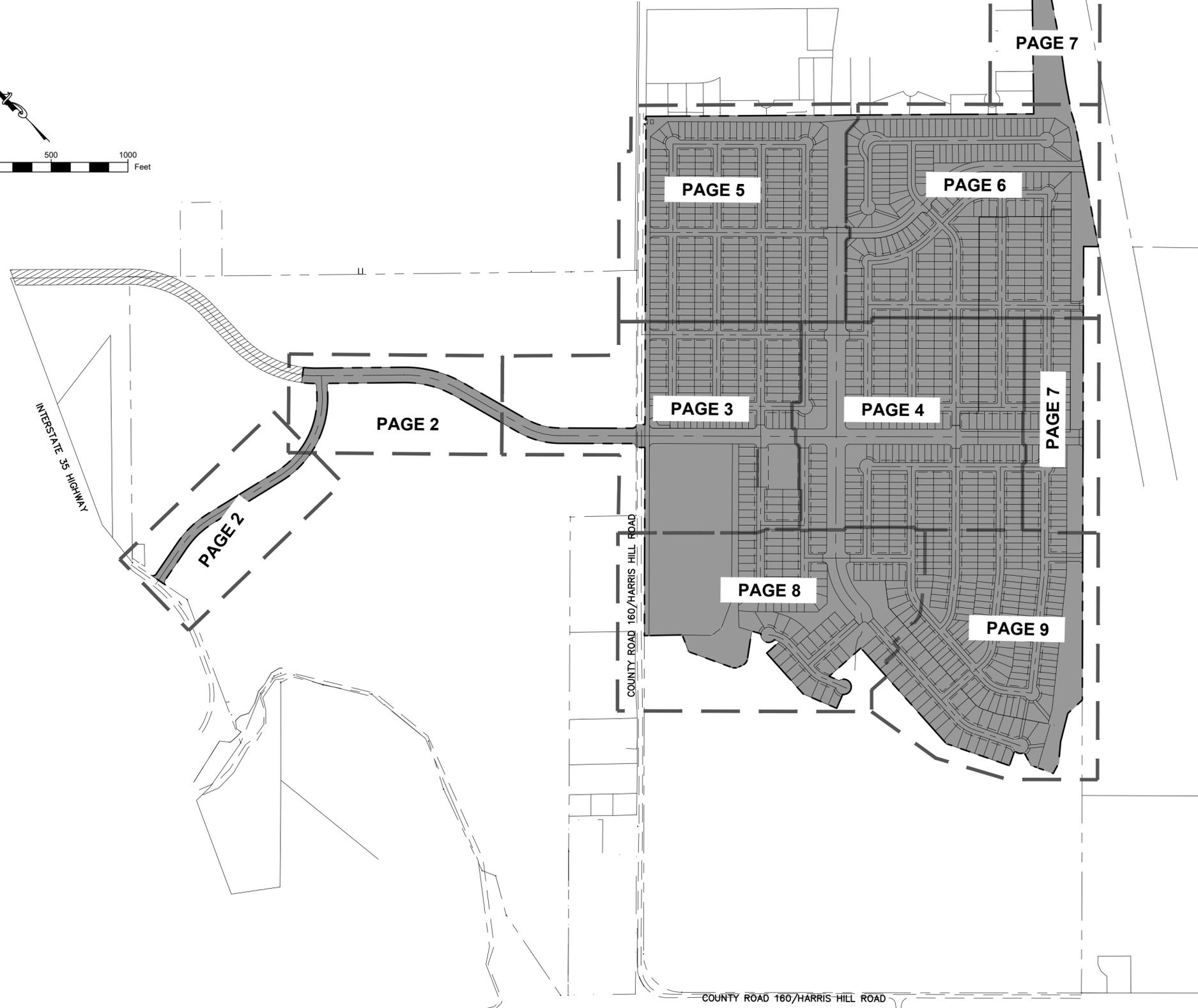
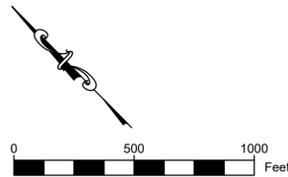
KYLE PRESSLER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
MATKIN HOOVER
8 SPENCER ROAD, SUITE 3001035
CENTRAL PARKWAY NORTH,
BOERNE, TEXAS 78213
PHONE: 830-249-0600

OWNER/DEVELOPER:
HARRIS HILL RESIDENTIAL LAND
HOLDINGS LTD. & NOB 216
HOLDINGS LTD
100 NE LOOP 410, STE 775
SAN ANTONIO, TX. 78216

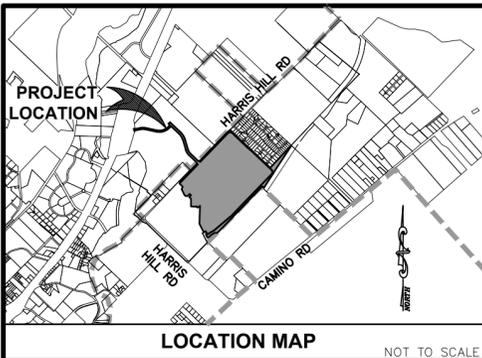
Draft Preliminary Plat PC-21-43
(currently under review)

WHISPER SOUTH SUBDIVISION PLAT

A 261.65 ACRE TRACTS OF LAND, OUT OF THE J. MINER SURVEY, ABSTRACT 321, J VERAMENDI SURVEY, ABSTRACT 17, AND THE T.G. MCGEEHEE SURVEY, ABSTRACT 11, HAYS COUNTY, TEXAS AND BEING ALL OF A CALLED 216.30 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO N.O.B. HOLDINGS, LTD., OF A RECORD IN VOLUME 3086, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 312.005 ACRE TRACT OF LAND AS CONVEYED TO REUBEN NICHOLAI REVOCABLE TRUST OF RECORD IN VOLUME 2946, PAGE 47 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 33-2/5 ACRE TRACT OF LAND, ALL OF A CALLED 17.76 ACRE TRACT OF LAND, AND A PORTION OF A CALLED 118-1/2 ACRE TRACT OF LAND, ALL AS DESCRIBED IN VOLUME 154, PAGE 504 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.



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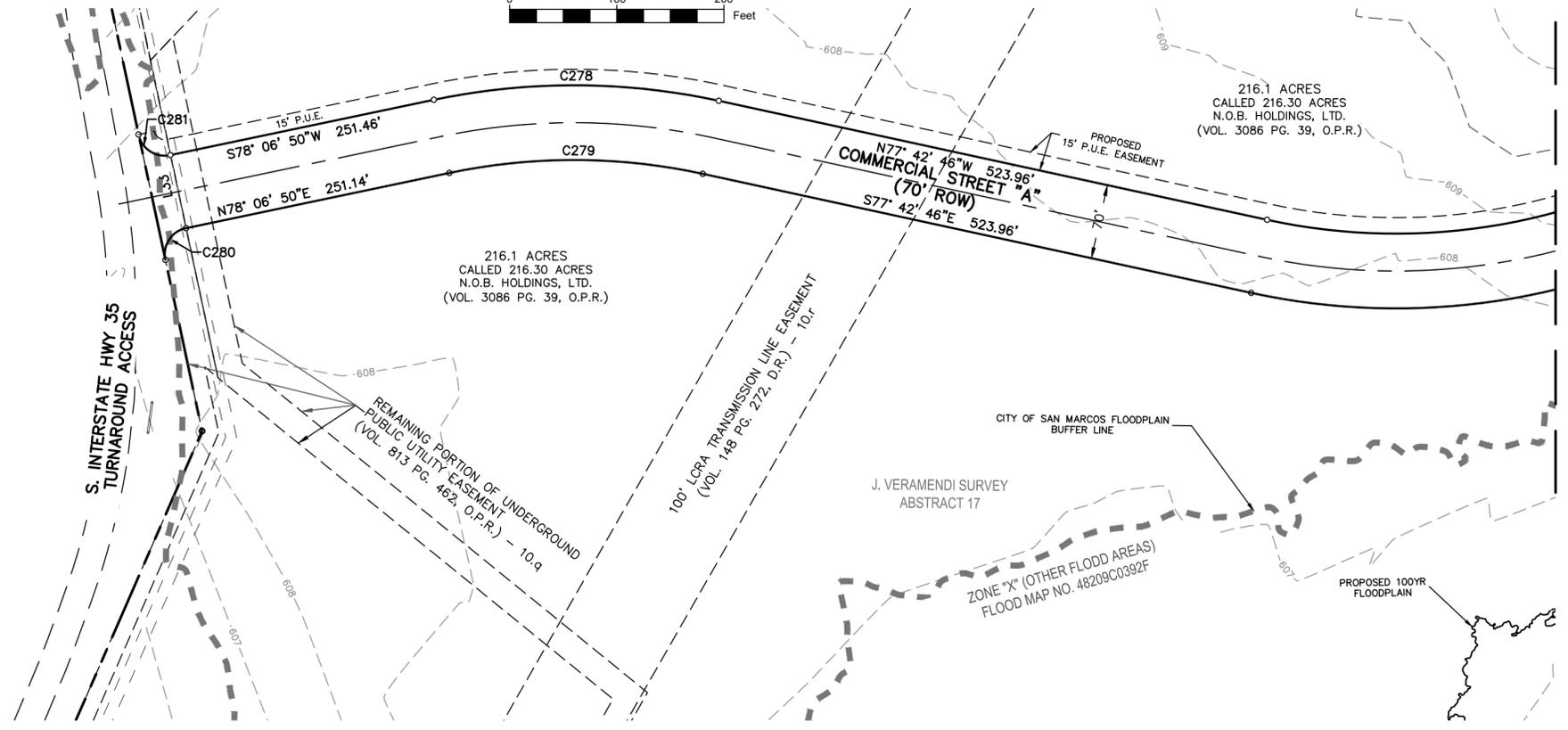
SURVEYOR NOTES:

1. THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT. FIELD WORK COMPLETED ON JANUARY 23, 2020.
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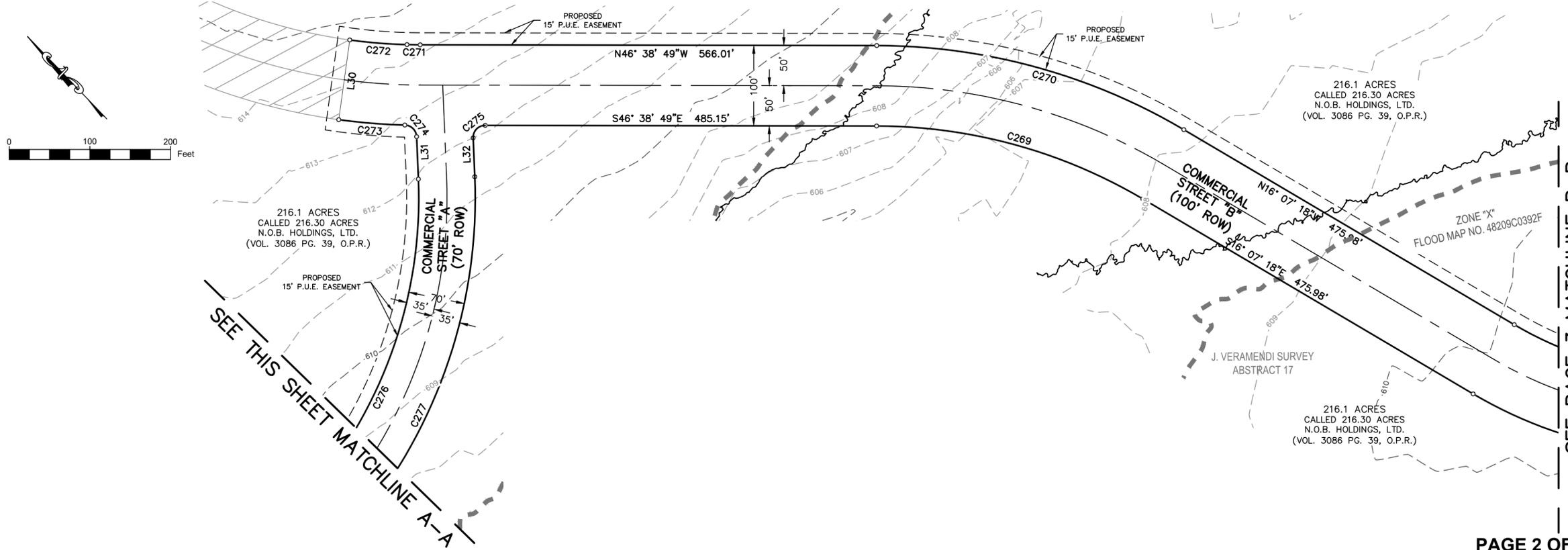
LEGEND

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SEE PAGES 12&13 FOR
 CURVE AND LINE TABLE



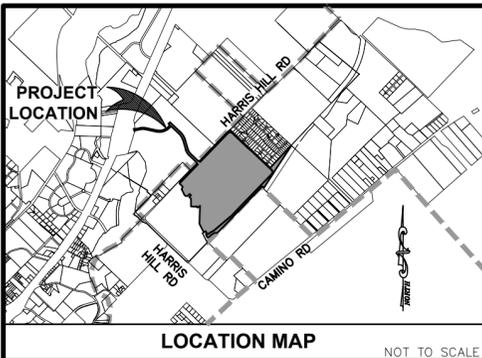
SEE THIS SHEET MATCHLINE A-A



SEE THIS SHEET MATCHLINE A-A

SEE PAGE 3 MATCHLINE B-B

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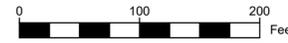
WHISPER SOUTH SUBDIVISION PLAT

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PHONE: 830-249-0600

SEE PAGES 12&13 FOR
CURVE AND LINE TABLE



SEE PAGE 5 MATCHLINE D-D

SURVEYOR NOTES:

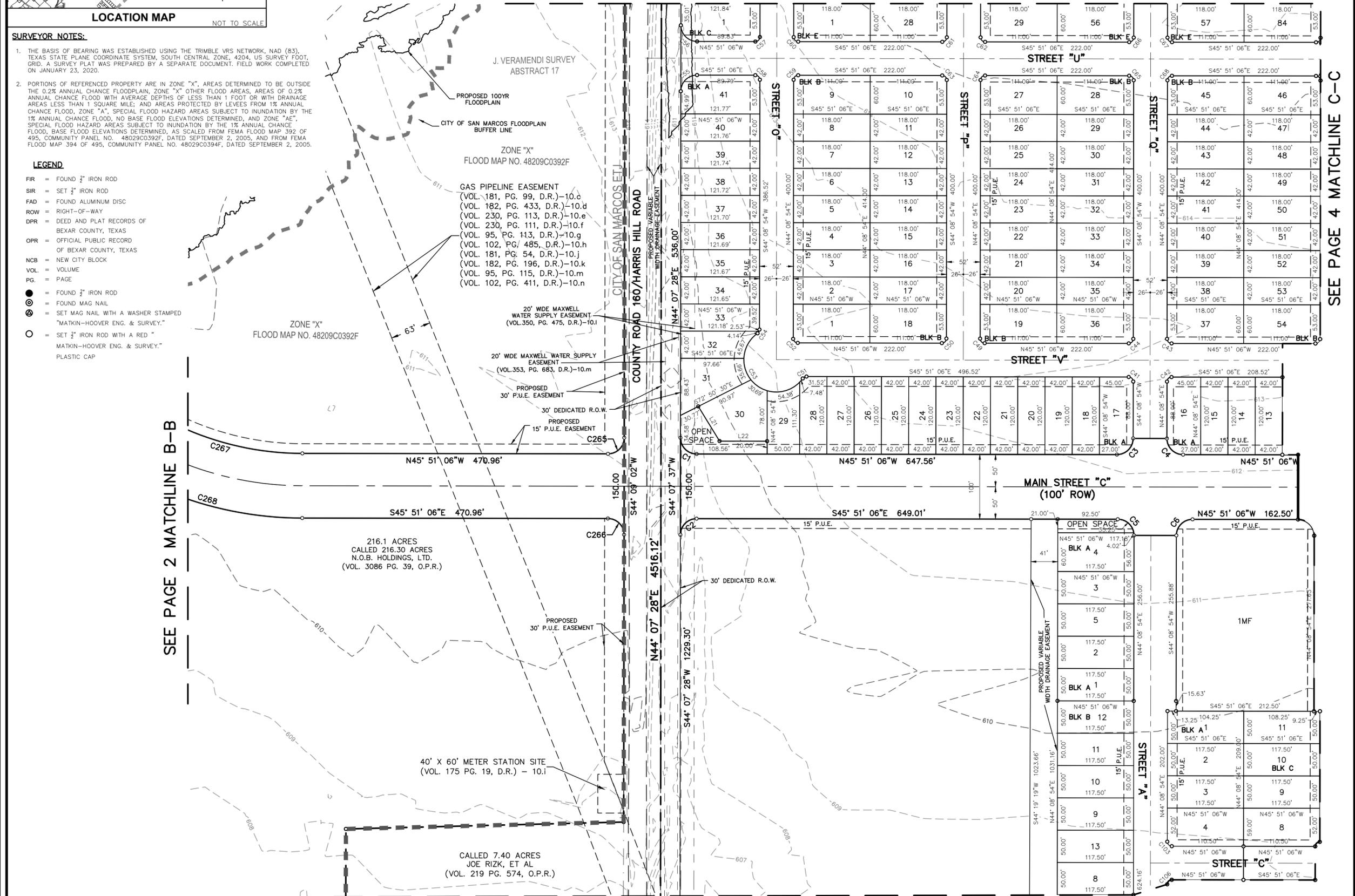
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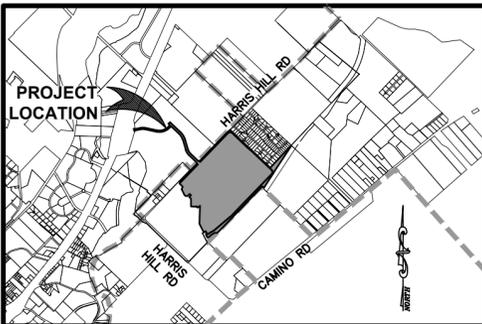
SEE PAGE 2 MATCHLINE B-B

SEE PAGE 4 MATCHLINE C-C



SEE PAGE 8 MATCHLINE E-E

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LOCATION MAP NOT TO SCALE

SURVEYOR NOTES:

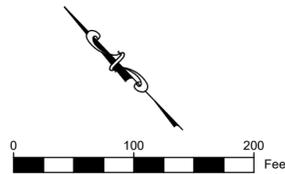
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LIQUE ENGINEERS
 TBPE # - 20405
 816 Camaron St STE. 123
 San Antonio, TX 78212
 phone: 210-549-4207



OWNER/DEVELOPER:
 HARRIS HILL RESIDENTIAL LAND HOLDINGS LTD. & NOB 216 HOLDINGS LTD
 100 NE LOOP 410, STE 775
 SAN ANTONIO, TX. 78216

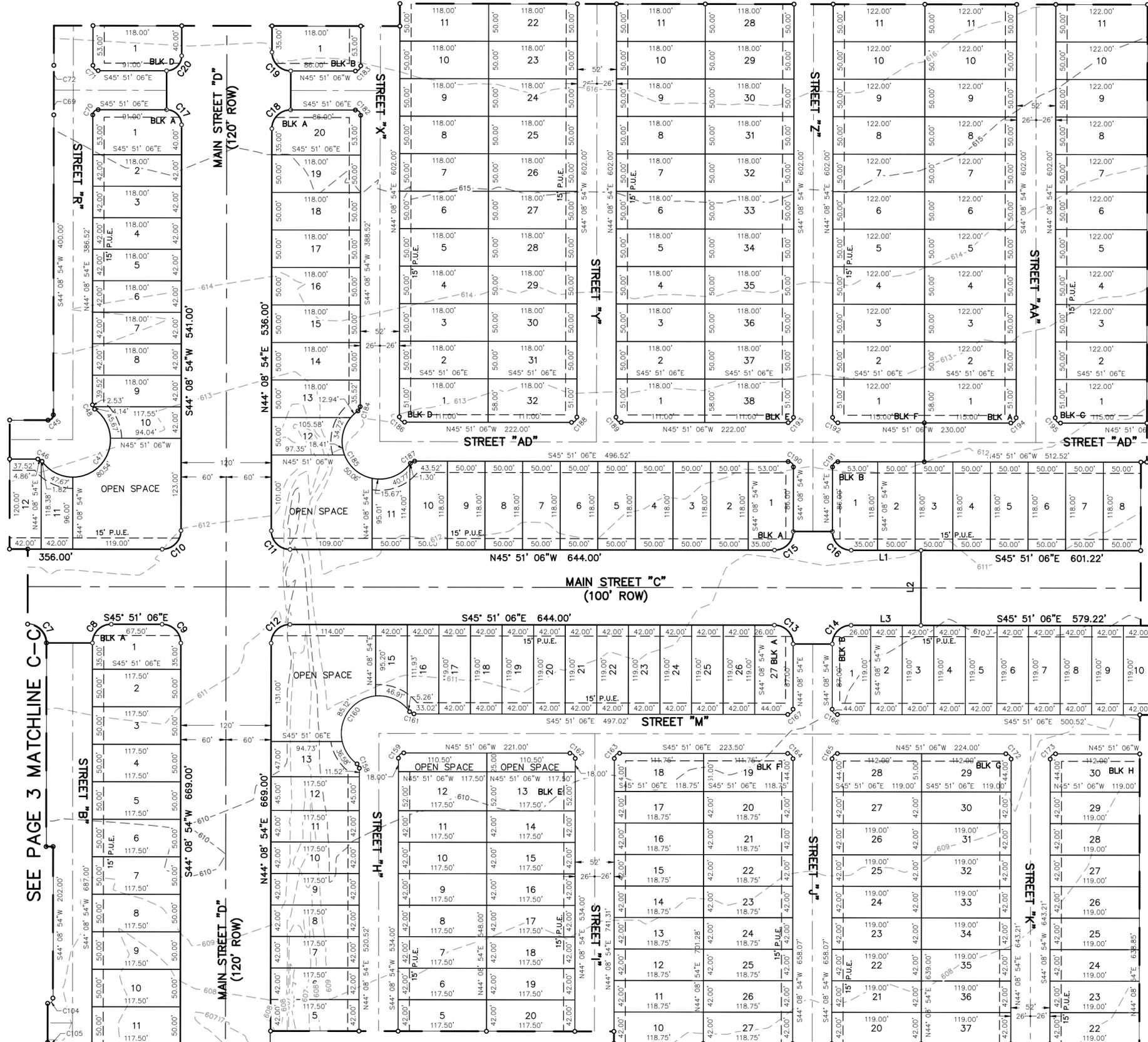
WHISPER SOUTH SUBDIVISION PLAT

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SEE PAGE 6 MATCHLINE G-G

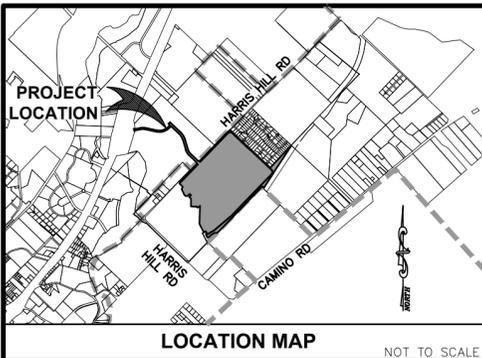


SEE PAGES 12&13 FOR CURVE AND LINE TABLE

SEE PAGE 3 MATCHLINE C-C

SEE PAGE 8&9 MATCHLINE H-H

SEE PAGE 7 MATCHLINE F-F



SURVEYOR NOTES:

1. THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT. FIELD WORK COMPLETED ON JANUARY 23, 2020.
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20' WIDE MAXWELL WATER SUPPLY EASEMENT (VOL.353, PG. 683, D.R.)-10.m

SEE PAGES 12&13 FOR CURVE AND LINE TABLE

LOT 1A
AMENDED PLAT OF SADDLE BROOK LOTS 1 AND 2
(VOL. 18 PGS. 22-25, P.R.)

216.1 ACRES
CALLED 216.30 ACRES
N.O.B. HOLDINGS, LTD.
(VOL. 3086 PG. 39, O.P.R.)

20' WIDE MAXWELL WATER SUPPLY EASEMENT (VOL.353, PG. 683, D.R.)-10.m

20' WIDE MAXWELL WATER SUPPLY EASEMENT (VOL.350, PG. 475, D.R.)-10.1

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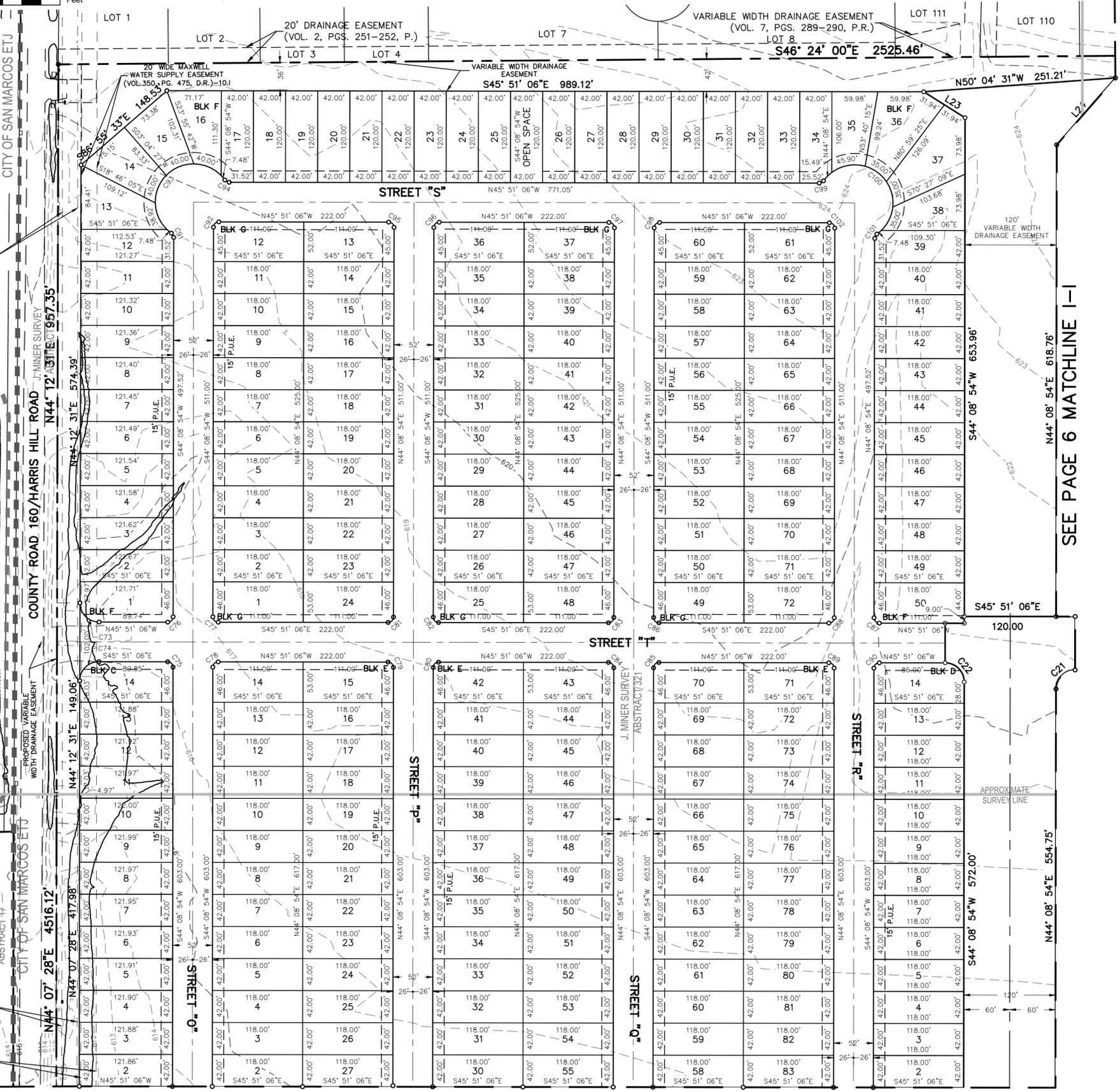
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DAMIAN M. ESQUIVEL
REGISTERED PROFESSIONAL ENGINEER NO. 98362
LIQUE ENGINEERS
816 CAMARON STE. 123
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

KYLE PRESSLER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
MATKIN-HOOVER
8 SPENCER ROAD, SUITE 3001035
CENTRAL PARKWAY NORTH,
BOERNE, TEXAS 78213
PHONE: 830-249-0600

WHISPER SOUTH SUBDIVISION PLAT

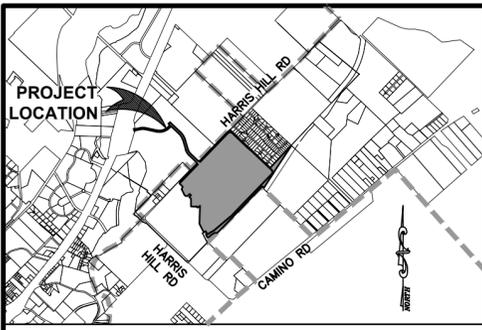
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SEE PAGE 3 MATCHLINE D-D

SEE PAGE 6 MATCHLINE I-I

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LOCATION MAP NOT TO SCALE

LIQUE ENGINEERS
 TBPE # - 20405
 816 Camaron St STE. 123
 San Antonio, TX 78212
 phone: 210-549-4207

OWNER/DEVELOPER:
 HARRIS HILL RESIDENTIAL LAND HOLDINGS LTD. & NOB 216 HOLDINGS LTD
 100 NE LOOP 410, STE 775
 SAN ANTONIO, TX. 78216

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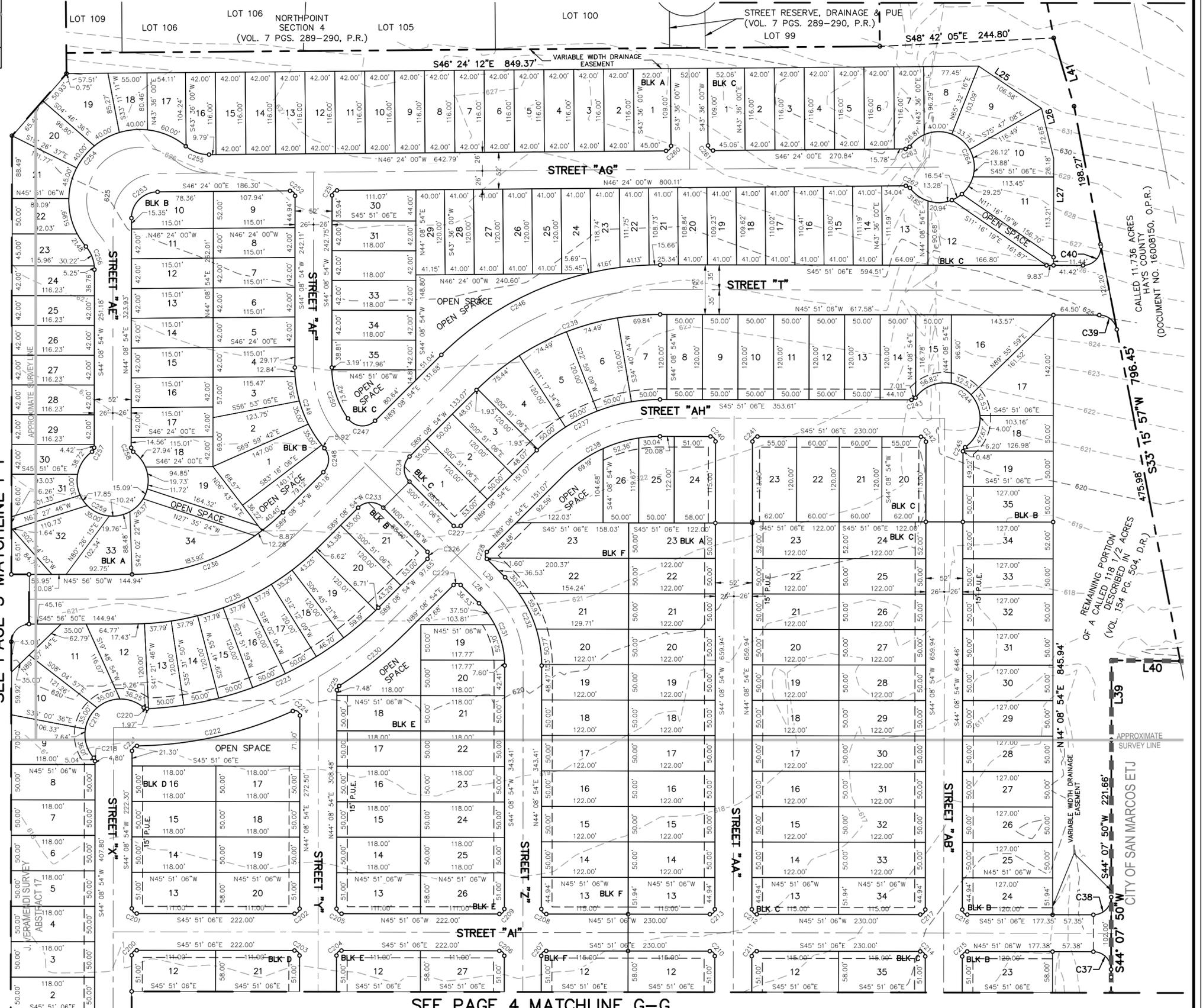
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SEE PAGE 7 MATCHLINE J-J

SURVEYOR NOTES:

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 - = PLASTIC CAP



SEE PAGE 5 MATCHLINE I-I

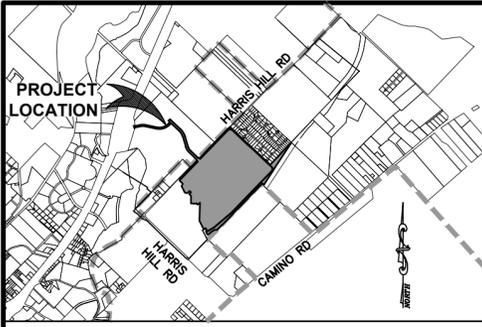
SEE PAGE 4 MATCHLINE G-G

SEE PAGES 12&13 FOR CURVE AND LINE TABLE

CALLLED 11.736 ACRES
 HAYS COUNTY
 (DOCUMENT NO. 16008150, O.P.R.)

REMAINING PORTION
 OF A CALLED 118 1/2 ACRES
 DESCRIBED IN
 (VOL. 154 PG. 504, D.R.)

APPROXIMATE SURVEY LINE
 CITY OF SAN MARCOS ETJ
 S44° 07' 50" W 221.66'
 S44° 07' 50" W 407.80'



LOCATION MAP NOT TO SCALE

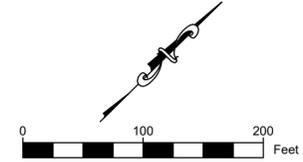
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SEE PAGES 12&13 FOR CURVE AND LINE TABLE



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ENGINEERS
TBPE # - 20405
816 Camaron St STE. 123
San Antonio, TX 78212
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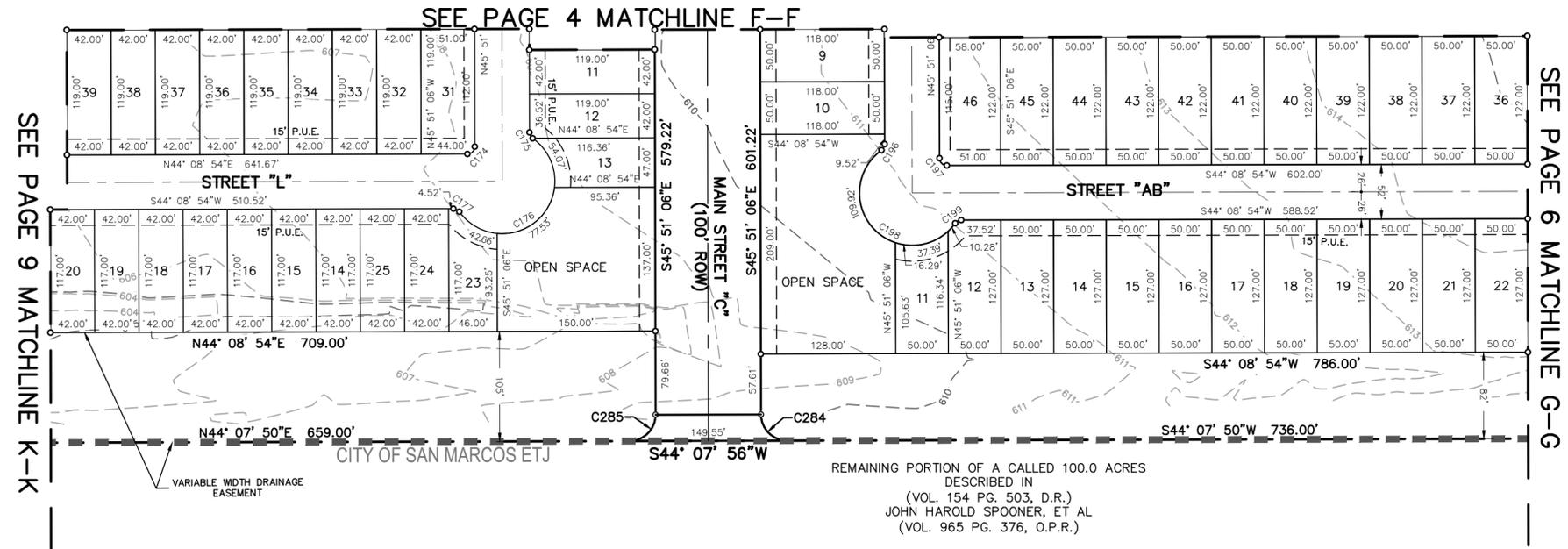
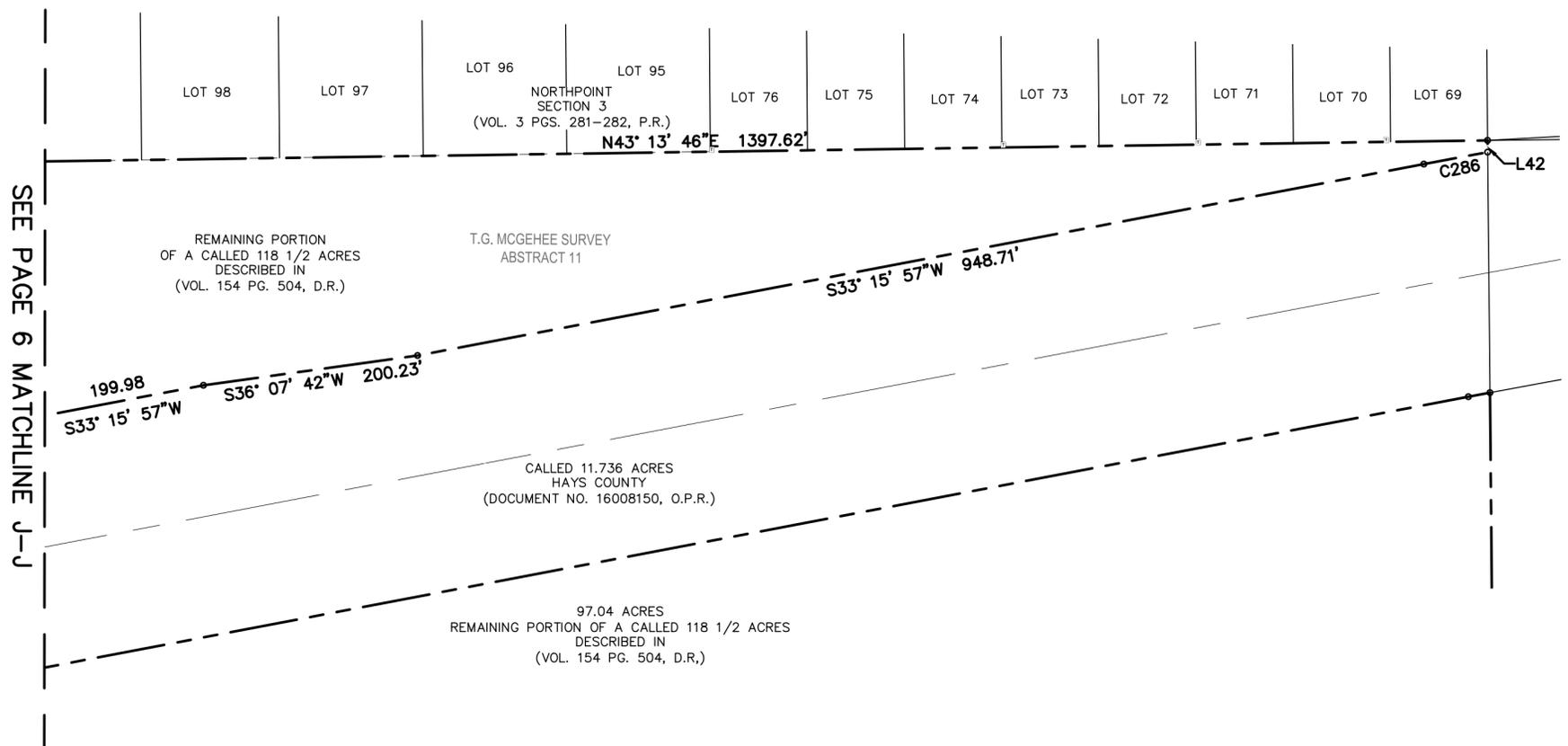
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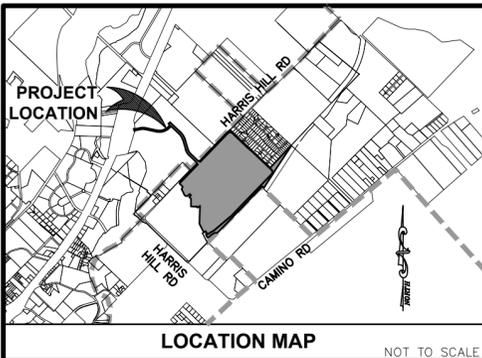
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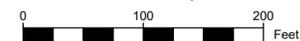
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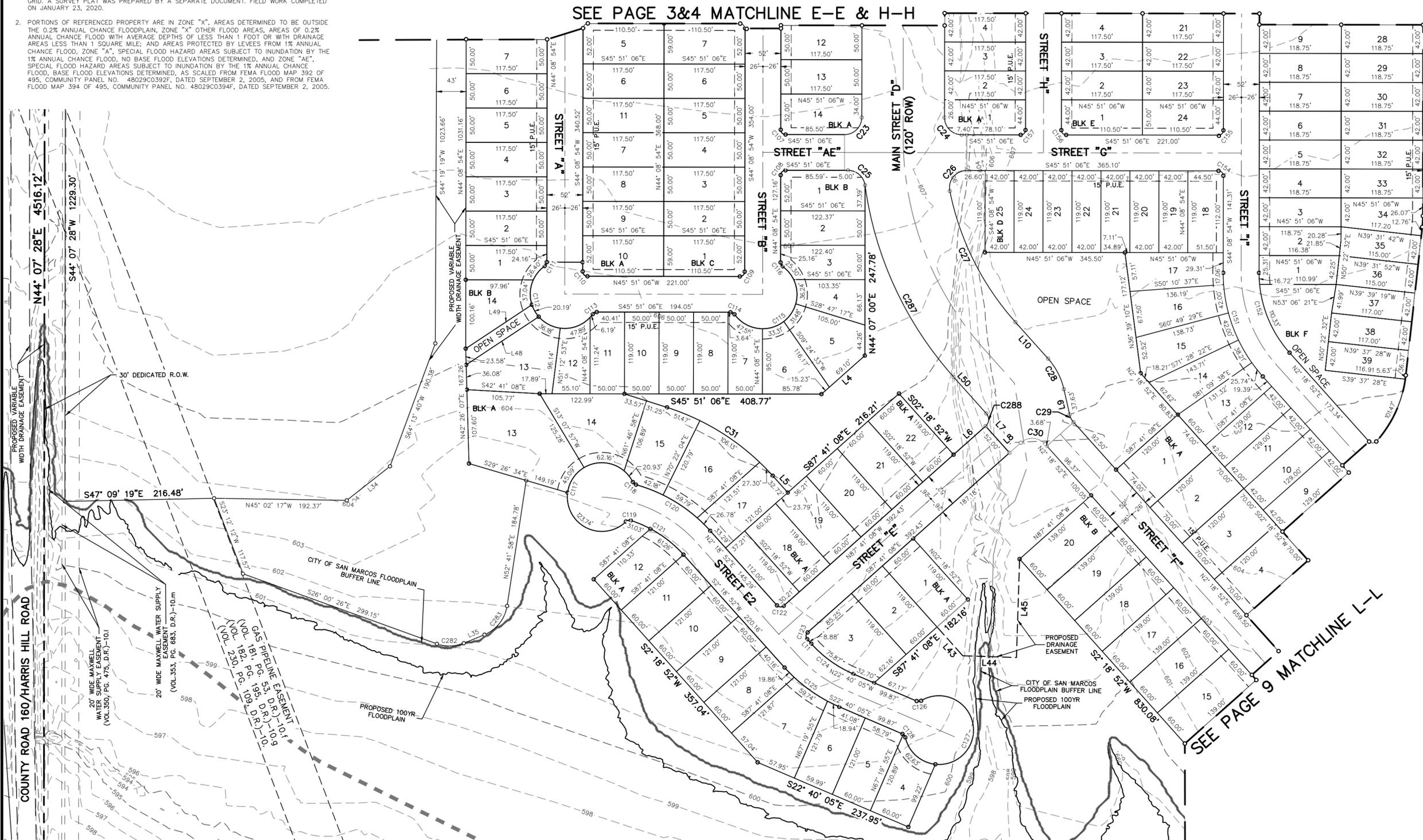
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OWNER/DEVELOPER:
 HARRIS HILL RESIDENTIAL LAND
 HOLDINGS LTD. & NOB 216
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 100 NE LOOP 410, STE 775
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SEE PAGES 12&13 FOR
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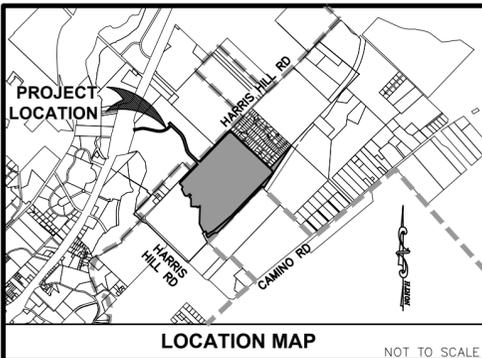


SEE PAGE 3&4 MATCHLINE E-E & H-H



SEE PAGE 9 MATCHLINE L-L

Date: Jun 14, 2021, 5:46pm User ID: Robert
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SURVEYOR NOTES:

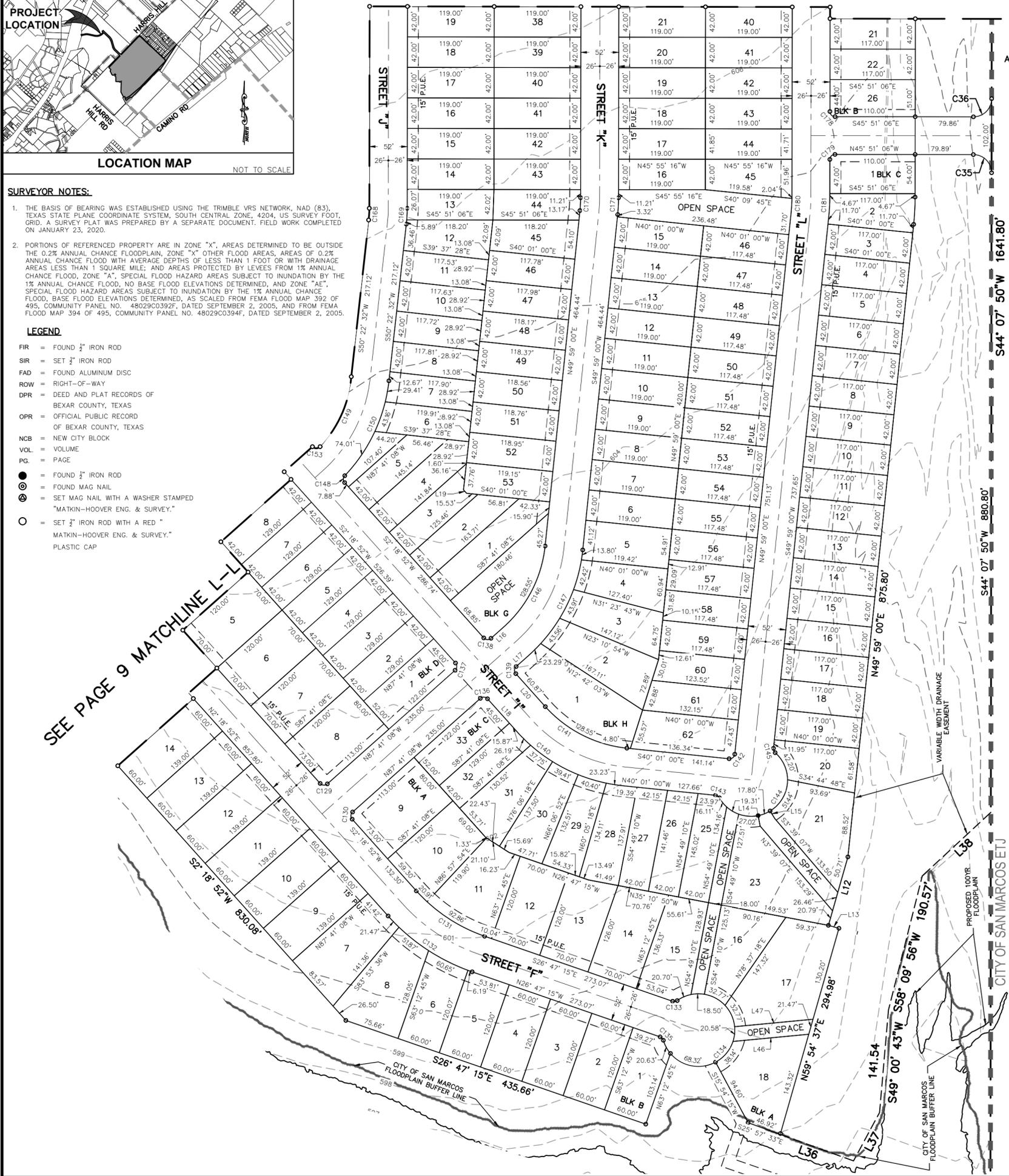
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SEE PAGE 4&7 MATCHLINE H-H & K-K

SEE PAGE 9 MATCHLINE L-L

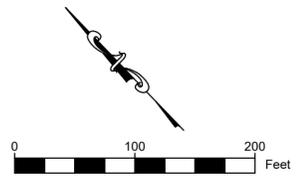


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SEE PAGES 12&13 FOR
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REMAINING PORTION OF A CALLED 100.0 ACRES
DESCRIBED IN
(VOL. 154 PG. 503, D.R.)
JOHN HAROLD SPOONER, ET AL
(VOL. 965 PG. 376, O.P.R.)

Date: Jun 14, 2021, 5:46pm User ID: Robert
File: P:\11910102\Design-Files\PRELIM-OVERALL-PLAT\11910102PL-2A-ORIG.dwg

Email correspondence from engineer regarding floodplain on southern part of site

From: Xochitl Natividad <xochitl.natividad@lique.us>
Sent: Monday, August 16, 2021 9:50 AM
To: Cleary, Julia <JCleary@sanmarcostx.gov>
Cc: Damian Esquivel <damian@lique.us>
Subject: RE: [EXTERNAL] RE: ZC-21-12 Floodplain Question

Morning Julia,

Here is the summary you requested. Hope this helps.

What are you going to do about the FEMA floodplain on your property?

The proposed development for Whisper South Subdivision is based on the Effective FEMA floodplain limits (effective 2009). Currently the overall master development plan indicates the future floodplain limits based on ultimate development of the project site and updated rainfall data (as recently adopted by City of San Marcos). The area southwest of the effective floodplain is currently listed as Zone X and will be analyzed to confirm residential development complies with FEMA and local regulations. The developer plans to reclaim areas surrounding the effective floodplain through the CLOMR/LOMR process with FEMA.

The Preliminary FEMA FIRM maps indicate additional areas east of the Blanco River, within the Whisper South development, are included as areas where shallow flooding occurs (Zone AO) due to the Blanco River. The developer will reclaim these areas for future development using the latest data available from FEMA and City of San Marcos.

Regards,

Xochitl Natividad | Project Engineer
LIQUE Engineers, LLC TBPE #20405
816 Camaron St., Suite 110
San Antonio, TX 78212
O: 210-549-4207



RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT (this "**Agreement**") is made and entered into as of the _____ day of _____, 2021, by and between Harris Hill Residential Land Holdings, Ltd., (the "**Owner**"), and the City of San Marcos, Texas (the "**City**").

RECITALS:

A. Owner is the owner of a tract of land totaling approximately 379.81 acres situated in Hays County, Texas, more particularly described in Exhibit "A", attached hereto (the "**Property**").

B. Owner and the City desire to subject the Property to the terms of this Declaration.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, the Owner and the City do hereby agree as follows:

1. **Establishment of Restrictive Covenant.** The Parties hereto agree and acknowledge that the Property shall be held, sold, transferred, conveyed and occupied subject to the below restrictive covenant until such time as the City of San Marcos, Hays County or any other governmental entity constructs a fire station within the property boundary identified on Exhibit "B". The Parties agree that upon construction of a fire station within the attached property boundary, this document will become null and void and will be removed from public record.

Restrictive Covenant: As long as the average emergency response time to the Property exceeds the City's then current target emergency response time (seven minutes as of the date hereof), then, at the time of application for, and before execution of, any sale of a home or a lot for placement of a home or lease for a home or apartment unit, the applicant shall be provided with written notice of the average emergency response time to the Property, which response time shall be delivered periodically by City to Owner (or Owner's affiliate or successor(s) in title) upon written request. The Owner shall inform each homebuilder of this requirement.

2. **No Consent Required.** The Owner and the City each hereby represent and warrant to the other that they have full requisite power and authority to enter into this Agreement with the joinder of its lender, Vantage Bank Texas.

3. **Remedies.** The City may pursue any remedies available at law or in equity to enforce the provisions of this Agreement, including the recovery of reasonable attorney's fees and court costs.

4. **No Waiver.** The failure of the City or Owner to avail itself of any of the privileges, rights, covenants, agreements, terms and conditions of this Agreement for any

period of time or at any time shall not be construed or deemed to be a waiver thereof, and nothing herein contained, nor anything done or omitted to be done by the City or Owner pursuant hereto, shall be deemed a waiver by the other of any of its rights and remedies hereunder or under the laws of the State of Texas. The enforcement of any right or remedy hereunder by the City, either prior to, simultaneously with, or subsequent to any other action taken hereunder, shall not be deemed an election of remedies.

5. Modification. This Agreement may not be modified or amended unless such modification or amendment has been reduced to writing approved by the city council of the City and signed by all of the then-existing owners of the Property or portions thereof, and by the City, and has been recorded in the Official Public Records of Hays County, Texas.

6. Binding Effect. The obligations created hereunder shall create mutual benefits and servitudes running with the land. This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors, heirs and assigns.

7. Partial Invalidity. If any provision of this Declaration shall be or become invalid, illegal or unenforceable in any respect under any applicable law, the validity, legality and enforceability of the remaining provisions shall not be affected or impaired thereby.

[SIGNATURES ON NEXT PAGE]

HARRIS HILL RESIDENTIAL LAND HOLDINGS, LTD., a Texas limited partnership

By: Harris Hill GP, LLC, a Texas limited liability company

By: _____
R.W. McDonald, IV, its Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF _____ §

THIS INSTRUMENT was acknowledged before me this ____ day of -
_____, 2021, by _____, _____ of
_____, in such capacity, on behalf of said entity.

Notary Public, State of Texas

CITY:

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HAYS §

THIS INSTRUMENT was acknowledged before me this ____ day of
_____, 2021, by _____, _____ of the City of
San Marcos, in such capacity, on behalf of said municipality.

Notary Public, State of Texas

CONSENT AND SUBORDINATION BY LIENHOLDER

The undersigned ("**Lienholder**"), as the holder of a deed of trust lien on the Property, consents to the this Restrictive Covenant Agreement ("**Agreement**") and all of the terms and conditions contained in the foregoing, and Lienholder subordinates its deeds of trust to the rights and interests granted in the Agreement, such that a foreclosure of any of Lienholder's deed of trust or vendors liens shall not extinguish the rights and interests granted in the Agreement.

EXECUTED this the _____ day of _____, 2021.

VANTAGE BANK

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2021, by _____, _____ of Vantage Bank on behalf of said bank.

(Notary Seal)

Notary Public in and for the State of Texas

Exhibit A

Property Legal Descriptions

**EXHIBIT - A
METES AND BOUNDS**

**NICOLAI REUBEN
PARCEL**

FIELD NOTES FOR A 311.9 ACRE TRACT OF LAND

A **311.9 acre** tract of land, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas and being all of a called 312.005 acre tract of land as conveyed to Reuben Nicholai Revocable Trust of record in Volume 2946, Page 47 of the Official Public Records of Hays County, Texas. Said **311.9 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-1/2" iron pipe in the apparent northeast right-of-way line of County Road 160 (Harris Hill Road), for the most southerly corner of said 312.005 acre tract and the tract described herein;

THENCE: With the apparent northeast and easterly right-of-way line of Harris Hill Road and the southwest and northwest line of said 312.005 acre tract, the following three (3) courses:

1. **N 45° 55' 28" W**, a distance of **2602.87 feet** to a found 1/2" iron rod for a point of curvature,
2. With a curve to the right having a radius of **250.00 feet**, an arc length of **392.54 feet**, a delta angle of **089° 57' 48"** and a chord bears, **N 00° 52' 20" W**, a distance of **353.44 feet** to a found 1/2" iron rod for a point of non-tangency, and
3. **N 44° 07' 28" E**, a distance of **4516.12 feet** to a found 1/2" iron rod at the apparent west corner of a 33-2/5 acre tract of land as described in Volume 154, Page 504 of the Deed Records of Hays County, Texas, for the north corner of said 312.005 acre tract and the tract described herein;

THENCE: **S 45° 55' 33" E**, departing the apparent easterly right-of-way line of Harris Hill Road and with the northeast line of said 312.005 acre tract, a distance of **2853.29 feet** to a found 1/2" iron rod in the northwest line of a called 100.0 acre tract of land as described in Volume 154, Page 503 of the Deed Records of Hays County, Texas, for the east corner of said 312.005 acre tract and the tract described herein;

THENCE: **S 44° 07' 50" W**, with the common line between said 100.0 acre tract, the northwest line of a called 24.93 acre tract of land as described in Volume 4186, Page 253 of the Official Public Records of Hays County, Texas and said 312.005 acre tract, a distance of **4766.34 feet** to the **POINT OF BEGINNING** and containing **312.005 acres** of land situated in Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on January 23, 2020.

Job # 20-4003 311.9 Acres

Date: January 27, 2020



EXHIBIT - A
METES AND BOUNDS

HOPSON PARCEL

FIELD NOTES FOR A 67.94 ACRE TRACT OF LAND

A **67.94 acre** tract of land, out of the J. Miner Survey, Abstract 321, and the T.G. McGehee Survey, Abstract 11, Hays County, Texas and being all of a called 33-2/5 acre tract of land, all of a called 17.76 acre tract of land, and a portion of a called 118-1/2 acre tract of land, all as described in Volume 154, Page 504 of the Deed Records of Hays County, Texas. Said **67.94 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the apparent southeast right-of-way line of County Road 160 (Harris Hill Road), for the southwest corner of Lot 1 of the Northpoint Section 1 Subdivision, a plat of record in Volume 2, Pages 251-252 of the Plat Records of Hays County, Texas, at the apparent north corner of said 33-2/5 acre tract and for the northwest corner of the tract described herein;

THENCE: S 46° 24' 00" E, departing the apparent southeast right-of-way line of Harris Hill Road, and with the southwest lines of said Northpoint Section 1 Subdivision, Northpoint Section 4 Subdivision, a plat of record in Volume 7, Pages 289-290 of the Plat Records of Hays County, Texas, and the apparent northeast lines of said 33-2/5 acre tract and the 17.76 acre tract, a distance of **2525.46 feet** to a found 1" iron pipe for the south corner of Lot 99 of said Northpoint Section 4 Subdivision, in the west line of said 118-1/2 acre tract, at the apparent east corner of said 17.76 acre tract and for an interior corner of the tract described herein;

THENCE: N 43° 13' 46" E, with the southeast line of said Northpoint Section 4 Subdivision, Northpoint Section 3 Subdivision, a plat of record in Volume 3, Pages 281-282 of the Plat Records of Hays County, Texas, and the northwest line of said 118-1/2 acre tract, a distance of **1397.62 feet** to a found 1-1/2" iron pipe for the southeast corner of Lot 1 of the Harris Hill Road Sport Vehicle Track Subdivision, a plat of record in Volume 14, Pages 42-43 of Plat Records of Hays County, Texas, for the south corner of a R.O.W. Dedication as shown on said Harris Hill Road Sport Vehicle Track Subdivision Plat, for the east corner of Lot 69 of said Northpoint Section 3 Subdivision, for the southwest corner of a called 5.058 acre tract of land as described and conveyed to Hays County of record in Volume 5158, Page 87 of the Official Public Records of Hays County, Texas, for the north corner of said 118-1/2 acre tract and the most northerly northeast corner of the tract described herein;

THENCE: S 46° 28' 36" E, with the common line between said 118-1/2 acre tract and said 5.058 acre tract, a distance of **10.95 feet** to a found 1/2" iron rod with an orange plastic cap stamped "McGray-McGray" for the northwest corner of a called 11.736 acre tract of land as described and conveyed to Hays County of record in Document No. 16008150 of the Official Public Records of Hays County, Texas, and for the most easterly northeast corner and a point of curvature of the tract described herein;

THENCE: Departing the northeast line of said 118-1/2 acre tract and with the westerly lines of said 11.736 acre tract, the following six (6) courses:

1. With a non-tangent curve to the left having a radius of **9110.00 feet**, an arc length of **60.14 feet**, a delta angle of **000° 22' 42"** and a chord bears, **S 33° 27' 18" W**, a distance of **60.14 feet** to a found 1/2" iron rod with an orange plastic cap stamped "McGray-McGray" for a point of tangency,
2. **S 33° 15' 57" W**, a distance of **948.71 feet** to a found 1/2" iron rod with a yellow plastic cap stamped "Byrn" for an angle,
3. **S 36° 07' 42" W**, a distance of **200.23 feet** to a found 1/2" iron rod with a yellow plastic cap stamped "Byrn" for an angle,
4. **S 33° 15' 57" W**, a distance of **199.98 feet** to a found 1/2" iron rod with a yellow plastic cap stamped "Byrn" for an angle,
5. **S 27° 33' 19" W**, a distance of **100.49 feet** to a found 1/2" iron rod for an angle, and
6. **S 33° 15' 57" W**, a distance of **796.45 feet** to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the north line of a called 100.0 acre tract of land as described in Volume 154, Page 503 of the Deed Records of Hays County, Texas, for the southwest corner of said 11.736 acre tract, the northwest corner

of a called 19.083 acre tract of land as described and conveyed to Hays County of record in Document No. 17041297 of the Official Public Records of Hays County, Texas, in the southwest line of said 118-1/2 acre tract and for the most easterly southeast corner of the tract described herein;

THENCE: N 45° 24' 57" W, with the common line between said 100.0 acre tract and said 118-1/2 acre tract, a distance of **96.67 feet** to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the northwest corner of said 100.0 acre tract and an interior corner of the tract described herein;

THENCE: S 44° 07' 50" W, with the northwest line of said 100.0 acre tract, a distance of **112.31 feet** to a found 1/2" iron rod for the east corner of a called 312.005 acre tract of land as conveyed to Reuben Nicholai Revocable Trust of record in Volume 2946, Page 47 of the Official Public Records of Hays County, Texas, and for a southerly exterior corner of the tract described herein;

THENCE: N 45° 55' 33" W, with the northeast line of said 312.005 acre tract, a distance of **2853.29 feet** to a found 1/2" iron rod in the apparent southeast right-of-way line of Harris Hill Road, at the apparent west corner of said 33-2/5 acre tract, for the north corner of said 312.005 acre tract and for the west corner of the tract described herein;

THENCE: N 44° 12' 31" E, with the apparent southeast right-of-way line of Harris Hill Road and the apparent northwest line of said 33-2/5 acre tract, a distance of **957.35 feet** to the **POINT OF BEGINNING** and containing **67.94 acres** of land situated in Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on January 23, 2020.

Job # 20-4003 67.94 Acres

Date: January 27, 2020



Exhibit B

Fire Station Construction Boundary



Yarrington Road

INTERSTATE
35

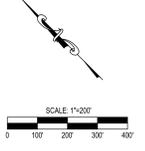
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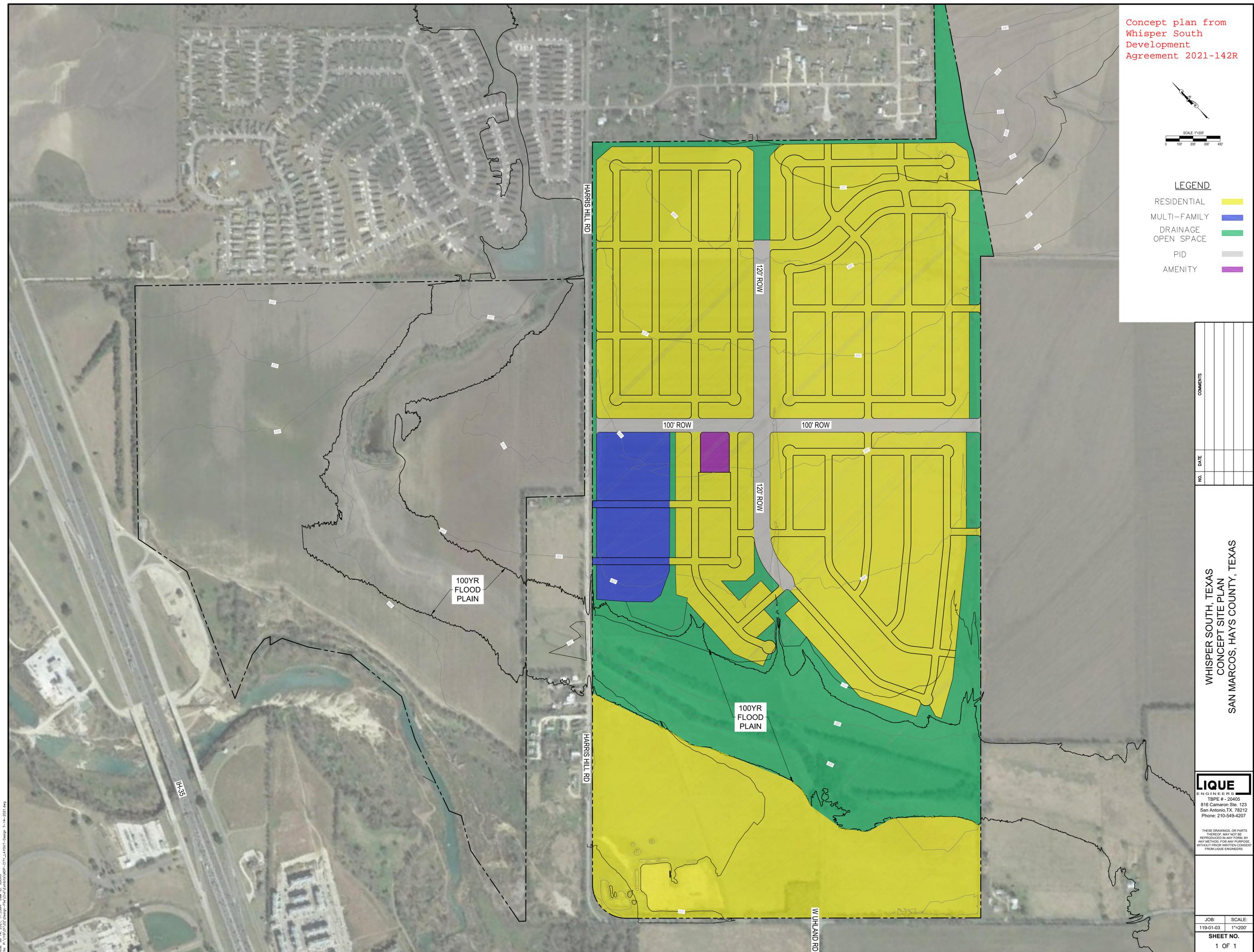
Camino Rd

© 2021 Google

Concept plan from
Whisper South
Development
Agreement 2021-142R



- LEGEND**
- RESIDENTIAL
 - MULTI-FAMILY
 - DRAINAGE OPEN SPACE
 - PID
 - AMENITY



NO.	DATE	COMMENTS

WHISPER SOUTH, TEXAS
CONCEPT SITE PLAN
SAN MARCOS, HAYS COUNTY, TEXAS

LIQUE
ENGINEERS
816 Camaron Ste. 123
San Antonio, TX. 78212
Phone: 210-549-4207

THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM LIQUE ENGINEERS.

Date: Jul 14, 2023, 11:33am User: R. Acosta
 File: P:\119-01-03\Drawings\119-01-03-01\119-01-03-01.dwg 7/14/2023 11:33am