

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

Updated: September, 2020



## CONTACT INFORMATION

Applicant's Name		Property Owner	
Company		Company	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

## PROPERTY INFORMATION

Subject Property Address(es): \_\_\_\_\_

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Total Acreage: \_\_\_\_\_ Tax ID #: R \_\_\_\_\_

Preferred Scenario Designation: \_\_\_\_\_ Existing Zoning: \_\_\_\_\_

Existing Land Use(s): \_\_\_\_\_

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): \_\_\_\_\_

Proposed Land Uses / Reason for Change: \_\_\_\_\_

## 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/](http://WWW.MYGOVERNMENTONLINE.ORG/)

## PROPERTY OWNER AUTHORIZATION

I, Praveen Kumar Katakam, Managing Member (owner name) on behalf of  
**SM Landholdings, LLC** (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
**2409 Old Bastrop Road** (address).

I hereby authorize Pamela Madere (agent name) on behalf of  
**Jackson Walker, LLP** (agent company) to file this application for  
Rezoning, annexation and preferred scenario map amendment (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 12/29/22

Printed Name, Title: Praveen Kumar Katakam, Managing Member of SM Landholdings, LLC

Signature of Agent:  Date: 12/29/2022

Printed Name, Title: Pam Madere, Partner

Form Updated October, 2019

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

12/27/22

Print Name: \_\_\_\_\_

Praveen Kumar Katakam, Managing Member of SM Landholdings, LLC

Form Updated October, 2019



Pamela Madere  
(512) 236-2048 (Direct Dial)  
(512) 236-2002 (Direct Fax)  
pmadere@jw.com

January 13, 2023

City of San Marcos  
Planning & Development Services Dept.  
630 E Hopkins  
San Marcos, TX 78666

Re: **2409 S Old Bastrop Hwy. San Marcos, Texas** – Annexation and Zoning Application for APPROXIMATELY 22.60 acre tract out of the CYRUS WICKSON SURVEY, Abstract No. 474, the JOHN FREDERICK GEISTER SURVEY, Abstract No. 203, the FARNHAM FRYE SURVEY, Abstract No. 183 and the REBECCA BROWN SURVEY, Abstract No. 46, Hays County, Texas (*the “Property”*).

Dear City of San Marcos:

On behalf of SM Landholdings, LLC. (*the “Owner”*), we are submitting zoning and annexation applications for the Property referenced above. The Property is proposed to be developed for a multi-family project for which we are requesting the Character District 5 (CD-5) zoning district in conjunction with annexation into the City of San Marcos.

The Property is currently located in the City’s ETJ and is within the Second City Center (formerly referred to as East Village) of the draft Comprehensive Plan Preferred Scenario Map and is described as “Neighborhood High” which is consistent with requested zoning district and proposed use.

The following documents are included with the application for voluntary annexation:

1. Completed Application for Annexation;
2. Metes & Bounds description of the area to be annexed, including adjacent right-of-way;
3. CAD file in grid for GIS integration. Projection: NAD 1983 State Plane Texas South Central FIPS 4204 Feet;
4. Authorization to represent the property owner;
5. Declination of Offer of Development Agreement; and

6. Completed Owner’s Consent to Annexation with:

- Owner of record, even if under contract to applicant
- Full legal description by official plat or metes and bounds
- Appropriate owner's signature page to reflect individual or entity

The following documents are included with the zoning application:

1. Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark;
2. Copy of Subdivision Plat or Metes & Bounds;
3. CAD file in grid for GIS integration. Projection: NAD 1983 State Plane Texas South Central FIPS 4204 Feet;
4. Certificate of no tax delinquency;
5. Proof of Ownership;
6. Letter of no Lien Holder;
7. Agreement to the placement of notification signs and acknowledgement of notification requirements; and
8. Authorization to represent the property owner

The annexation and zoning of this property will promote a safe, orderly, healthy, and vibrant development, as well as providing enhanced housing for the local community and the region.

Please contact me if you have any questions.

Sincerely,



Pamela Madere

Enclosures: Zoning Application and Exhibits  
Annexation Application and Exhibits

ORT/GF#14581/Cloer RS /S  
NB

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

### GENERAL WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAYS

§

THAT CAROLYN LOGAN AKA CAROLYN ANN LOGAN, a single woman, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by SM LANDHOLDINGS, LLC, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

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

See EXHIBIT "A" attached hereto and incorporated by reference

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Hays County, Texas.

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

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, executors, administrators, successors, or assigns forever.

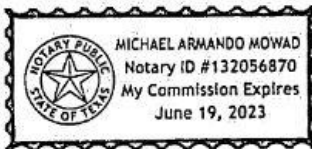
Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim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

DATED this the 1 day of December, 2022.

Carolyn Logan  
CAROLYN LOGAN AKA CAROLYN ANN  
LOGAN, a single woman

STATE OF TEXAS §  
COUNTY OF Milan §

This instrument was acknowledged before me on this the 1 day of December, 2022, by CAROLYN LOGAN AKA CAROLYN ANN LOGAN, a single woman.



[Signature]  
Notary Public in and for the State of Texas

GRANTEE'S MAILING ADDRESS:  
4324 Privacy Hedge St.  
Leander, TX 78641

2619.deeds  
Old Republic Title (RS)  
GF #14581NB



**DOUCET**

22.60-Acre Tract  
Hays County, Texas

Exhibit "A"

74018 Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

Doucetengineers.com

D&A Job No. 2448-001  
April 15, 2022

**DESCRIPTION**  
For a 22.60-Acre Tract

BEING A 22.60-ACRE TRACT OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, THE JOHN FREDERICK GEISTER SURVEY, ABSTRACT NUMBER 203, THE FARNHAM FRYE SURVEY, ABSTRACT NUMBER 183 AND THE REBECCA BROWN SURVEY, ABSTRACT NUMBER 46, HAYS COUNTY, TEXAS, SAID 22.60-ACRE TRACT BEING COMPRISED OF TWO (2) TRACTS OF LAND DESCRIBED AS FOLLOWS: 1) A CALLED 20.62-ACRE TRACT, DESCRIBED AS TRACT 2, CONVEYED TO CAROLYN ANN LOGAN, RECORDED IN VOLUME 387, PAGE 447, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], AND 2) A CALLED 2.00-ACRE TRACT, DESCRIBED AS TRACT 3, CONVEYED TO CAROLYN ANN LOGAN, RECORDED IN VOLUME 387, PAGE 447, D.R.H.C.T., SAID 22.60-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3/8-inch iron rod found in the existing southeast right-of-way line of S. Old Bastrop Hwy, a variable width right-of-way, no record information found, for the northeast corner of a called 5.00-acre tract, conveyed to Ronald K. Logan and Eryn A. Logan, recorded in Volume 2222, Page 444, [D.R.H.C.T.], for the northwest corner of a called 0.9823-acre tract, recorded in Volume 1676, Page 440 (Document Number 00012588) [O.P.R.H.C.T.] and for the north corner of the tract described herein;

THENCE S42°26'42"E, with the northeast line of said 5.00-acre tract and said 0.9823-acre tract, a distance of 482.83 feet to a 3/8-inch iron rod found in a Hackberry for the POINT OF BEGINNING and for the southeast corner of said 5.00-acre tract, for a corner along the north line of said 20.62-acre tract and for an angle corner of the tract described herein;

THENCE N72°03'42"E, with the north line of said 20.62-acre tract, passing a 1/2-inch iron rod found at a distance of 163.21 feet, continuing for a total distance of 326.73 feet to a 1/2-inch iron rod found for the southeast corner of a called 1.506-acre tract, recorded in Volume 4556, Page 387 (Document Number 13005169) [O.P.R.H.C.T.], for a corner in the west line of a called 4.06-acre tract, recorded in Volume 847, Page 734 [O.P.R.H.C.T.] and for the northeast corner of the tract described herein;

THENCE with the east line of said 20.62-acre tract, the following two (2) courses:

- 1) S01°09'13"E, for a distance of 210.88 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for a corner on the east line of said 20.62-acre tract, for a corner in the west line of a called 3.1592-acre tract, recorded in Document Number 20038448 [O.P.R.H.C.T.] and for a corner of the tract described herein, and

[CONTINUED ON NEXT PAGE]

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.





## DOUCET

- 2) S04°20'31"W, passing a 1/2-inch iron rod found at a distance of 459.07 feet, for the southwest corner of a called 0.998-acre tract, recorded in Volume 5134, Page 261 (Document Number 15003827) [O.P.R.H.C.T.], same point being the northwest corner of a called 1.00-acre tract, recorded in Volume 1188, Page 879 [O.P.R.H.C.T.], passing a 1/2-inch iron rod found at a distance of 759.23 feet, for the southwest corner of a called 0.9987-acre tract, recorded in Document Number 19001169 [O.P.R.H.C.T.] and for the northwest corner of a called 1.33-acre tract, recorded in Volume 808, Page 143 of the Real Property Records of Hays County, Texas [R.P.R.H.C.T.], passing a 1/2-inch iron rod found at a distance of 1,108.74 feet, for the southwest corner of a called 1.00-acre tract, recorded in Volume 2361, Page 203 (Document Number 03038371) [O.P.R.H.C.T.] and for the northwest corner of a called 1.00-acre tract, recorded in Volume 2361, Page 200 (Document Number 03038370) [O.P.R.H.C.T.], continuing for a total distance of 1,258.44 feet to a 1/2-inch iron rod found for the southeast corner of said 20.62-acre tract, for the southwest corner of said 1.00-acre tract, same being in the north line of a called 1.26-acre tract, recorded in Volume 474, Page 310 [R.P.R.H.C.T.] and for the southeast corner of the tract described herein;

THENCE N85°18'19"W, with the south line of said 20.62-acre tract and with the north line of said 1.26-acre tract, a distance of 181.01 feet to a 8-inch wood corner fence post found for the southwest corner of said 20.62-acre tract, for the northwest corner of said 1.26-acre tract, same point being in the northeast line of a called 86.578-acre tract, recorded in Volume 2543, Page 876 (Document Number 04026929) [O.P.R.H.C.T.] and for the southwest corner of the tract described herein;

THENCE with the southwest line of said 20.62-acre tract and the northeast line of said 86.578-acre tract, the following two (2) courses:

- 1) N43°56'27"W, for a distance of 551.00 feet to a 1/2-inch iron rod with cap stamped "LAI" found, and
- 2) N43°38'36"W, for a distance of 619.16 feet to a 3/8-inch iron rod found for the west corner of said 20.62-acre tract, for the southwest corner of a called 2.19-acre tract, recorded in Volume 2723, Page 194 (Document Number 05019678) [O.P.R.H.C.T.] and for the west corner of the tract described herein;

THENCE N58°57'40"E, with the northwest line of said 20.62-acre tract and with the southeast line of said 2.19-acre tract, a distance of 203.41 feet to a 1/2-inch iron rod found for the southwest corner of said 2.00-acre tract, for the southeast corner of said 2.19-acre tract and for a corner of the tract described herein;

THENCE N37°07'47"W, with the southwest line of said 2.00-acre tract and the northeast line of said 2.19-acre tract, a distance of 434.74 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set in the existing southeast right-of-way line of said S. Old Bastrop Hwy., for the northwest corner of said 2.00-acre tract, for the northeast corner of said 2.19-acre tract and for the northwest corner of the tract described herein;

THENCE N52°18'23"E, with the existing southeast right-of-way line of said S. Old Bastrop Highway and the northwest line of said 2.00-acre tract, passing a 1/2-inch iron rod found at a distance of 50.20 feet, continuing for a total distance of 284.68 feet to a 3/8-inch iron rod found for the north corner of said 20.62-acre tract, for the northwest corner of said 5.00-acre tract and for an angle corner of the tract described herein

[CONTINUED ON NEXT PAGE]



## DOUCET

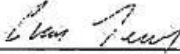
THENCE with the common line of said 5.00-acre tract and said 20.62-acre tract, the following three (3) courses:

- 1) S27°08'13"E, for a distance of 176.75 feet to a 3/8-inch iron rod found for an angle corner of the tract described herein,
- 2) S27°18'05"E, for a distance of 313.63 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein, and
- 3) N52°18'03"E, for a distance of 516.49 feet to the **POINT OF BEGINNING** of the tract described herein and containing 22.60-acres, more or less.

Notes:

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.00013 using CPI as a point of origin. Units: U.S. Survey Feet.

I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying exhibit of even date represent an actual survey performed on the ground.

  
 Christopher W. Terry  
 Registered Professional Land Surveyor  
 Texas Registration No. 6649  
 Doucet & Associates  
 CTerry@DoucetEngineers.com  
 TBPELS Firm Registration No. 10105800

04/15/2022

Date



**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.

22055406 DEED  
12/06/2022 09:36:15 AM Total Fees: \$42.00

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

*Elaine H. Cárdenas*



Clerk's Note: At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon of photocopy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed.

22055396 DEED Total Pages: 5  
Filed and Recorded: 12/06/2022 09:25:04 AM

ORT/GF# 14582 / Closer RS / \$  
MB

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

### GENERAL WARRANTY DEED

THE STATE OF TEXAS.

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAYS

§

THAT RONALD K. LOGAN AND WIFE, ERYN A. LOGAN, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by SM LANDHOLDINGS, LLC, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

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

See Exhibit "A" attached hereto.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Hays County, Texas.

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

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, executors, administrators, successors, or 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

any person whomsoever claiming or to claim the same or any part thereof.

DATED this the 1st day of December, 2022.

Ronald K. Logan  
RONALD K. LOGAN

Eryn A. Logan  
ERYN A. LOGAN

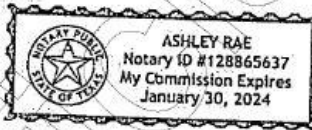
STATE OF TEXAS  
COUNTY OF Williamson

This instrument was acknowledged before me on this the 1st day of December, 2022, by RONALD K. LOGAN AND WIFE, ERYN A. LOGAN.

Ashley Rae  
Notary Public in and for the State of Texas

GRANTEE'S MAILING ADDRESS:

4324 Privacy Hedge St.  
Leander, TX 78641



2620.deeds  
Old Republic Title (RS)  
GF #14592NB



DOUCET

Exhibit "A"

7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

Doucetengineering.com

5.000-Acre Tract  
Hays County, Texas

D&A Job No. 2448-001  
May 13, 2022

**DESCRIPTION**  
For a 5.000-Acre Tract

BEING A 5.000-ACRE TRACT OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, HAYS COUNTY, TEXAS, SAID 5.000-ACRE TRACT BEING THAT SAME CALLED 5.00-ACRE TRACT, CONVEYED TO RONALD K. LOGAN AND ERYN A. LOGAN, RECORDED IN VOLUME 2222, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAID 5.000-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 3/8-inch iron rod found in the existing southeast right-of-way line of S. Old Bastrop Hwy, a variable width right-of-way, no record information found, for the northeast corner of said 5.00-acre tract, for the northwest corner of a called 0.9823-acre tract, recorded in Volume 1676, Page 440 (Document Number 00012588) of the Official Public Records of Hays County, Texas [O.P.R.H.C.T.] and for the northeast corner of the tract described herein;

**THENCE** S42°26'42"E, with the northeast line of said 5.00-acre tract and said 0.9823-acre tract, a distance of 482.83 feet to a 3/8-inch iron rod found in a Hackberry for the southeast corner of said 5.00-acre tract, for a corner along the north line of a called 20.62-acre tract, described as Tract 2, conveyed to Carolyn Ann Logan, recorded in Volume 387, Page 447, [D.R.H.C.T.] and for the southeast corner of the tract described herein;

**THENCE** with the common line of said 5.00-acre tract and said 20.62-acre tract, the following three (3) courses:

- 1) S52°18'03"W, for a distance of 516.49 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the southwest corner of said 5.00-acre tract, for a corner along the north line of said 20.62-acre tract and for the southwest corner of the tract described herein,
- 2) N27°18'05"W, for a distance of 313.63 feet to a 3/8-inch iron rod found for an angle corner of the tract described herein, and
- 3) N27°08'13"W, for a distance of 176.75 feet to a 3/8-inch iron rod found in the existing southeast right-of-way line of S. Old Bastrop Hwy, for the northwest corner of said 5.00-acre tract and for the northwest corner of the tract described herein;

**THENCE** N52°27'25"E, with the existing southeast right-of-way line of S. Old Bastrop Hwy and the northwest line of said 5.00-acre tract, a distance of 387.54 feet to the POINT OF BEGINNING of the tract described herein and containing 5.000-acres, more or less.

[CONTINUED ON NEXT PAGE]

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.

**DOUCET**Notes:

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.00013 using CPI as a point of origin. Units: U.S. Survey Feet.

I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying exhibit of even date represent an actual survey performed on the ground.

  
Christopher W. Terry  
Registered Professional Land Surveyor  
Texas Registration No. 6649  
Doucet & Associates  
CTerry@DoucetEngineers.com  
TBPELS Firm Registration No. 10105800

05/13/2022

Date



**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.

22055396 DEED

12/06/2022 09:25:04 AM Total Fees: \$38.00

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

*Elaine H. Cárdenas*







**22.60-Acre Tract  
Hays County, Texas**

**D&A Job No. 2448-001  
April 15, 2022**

**DESCRIPTION  
For a 22.60-Acre Tract**

**BEING A 22.60-ACRE TRACT OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, THE JOHN FREDERICK GEISTER SURVEY, ABSTRACT NUMBER 203, THE FARNHAM FRYE SURVEY, ABSTRACT NUMBER 183 AND THE REBECCA BROWN SURVEY, ABSTRACT NUMBER 46, HAYS COUNTY, TEXAS, SAID 22.60-ACRE TRACT BEING COMPRISED OF TWO (2) TRACTS OF LAND DESCRIBED AS FOLLOWS: 1) A CALLED 20.62-ACRE TRACT, DESCRIBED AS TRACT 2, CONVEYED TO CAROLYN ANN LOGAN, RECORDED IN VOLUME 387, PAGE 447, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], AND 2) A CALLED 2.00-ACRE TRACT, DESCRIBED AS TRACT 3, CONVEYED TO CAROLYN ANN LOGAN, RECORDED IN VOLUME 387, PAGE 447, D.R.H.C.T., SAID 22.60-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 3/8-inch iron rod found in the existing southeast right-of-way line of S. Old Bastrop Hwy, a variable width right-of-way, no record information found, for the northeast corner of a called 5.00-acre tract, conveyed to Ronald K. Logan and Eryn A. Logan, recorded in Volume 2222, Page 444, [D.R.H.C.T.], for the northwest corner of a called 0.9823-acre tract, recorded in Volume 1676, Page 440 (Document Number 00012588) [O.P.R.H.C.T.] and for the north corner of the tract described herein;

**THENCE** S42°26'42"E, with the northeast line of said 5.00-acre tract and said 0.9823-acre tract, a distance of 482.83 feet to a 3/8-inch iron rod found in a Hackberry for the **POINT OF BEGINNING** and for the southeast corner of said 5.00-acre tract, for a corner along the north line of said 20.62-acre tract and for an angle corner of the tract described herein;

**THENCE** N72°03'42"E, with the north line of said 20.62-acre tract, passing a 1/2-inch iron rod found at a distance of 163.21 feet, continuing for a total distance of 326.73 feet to a 1/2-inch iron rod found for the southeast corner of a called 1.506-acre tract, recorded in Volume 4556, Page 387 (Document Number 13005169) [O.P.R.H.C.T.], for a corner in the west line of a called 4.06-acre tract, recorded in Volume 847, Page 734 [O.P.R.H.C.T.] and for the northeast corner of the tract described herein;

**THENCE** with the east line of said 20.62-acre tract, the following two (2) courses:

- 1) S01°09'13"E, for a distance of 210.88 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for a corner on the east line of said 20.62-acre tract, for a corner in the west line of a called 3.1592-acre tract, recorded in Document Number 20038448 [O.P.R.H.C.T.] and for a corner of the tract described herein, and

**[CONTINUED ON NEXT PAGE]**



- 2) S04°20'31"W, passing a 1/2-inch iron rod found at a distance of 459.07 feet, for the southwest corner of a called 0.998-acre tract, recorded in Volume 5134, Page 261 (Document Number 15003827) [O.P.R.H.C.T.], same point being the northwest corner of a called 1.00-acre tract, recorded in Volume 1188, Page 879 [O.P.R.H.C.T.], passing a 1/2-inch iron rod found at a distance of 759.23 feet, for the southwest corner of a called 0.9987-acre tract, recorded in Document Number 19001169 [O.P.R.H.C.T.] and for the northwest corner of a called 1.33-acre tract, recorded in Volume 808, Page 143 of the Real Property Records of Hays County, Texas [R.P.R.H.C.T.], passing a 1/2-inch iron rod found at a distance of 1,108.74 feet, for the southwest corner of a called 1.00-acre tract, recorded in Volume 2361, Page 203 (Document Number 03038371) [O.P.R.H.C.T.] and for the northwest corner of a called 1.00-acre tract, recorded in Volume 2361, Page 200 (Document Number 03038370) [O.P.R.H.C.T.], continuing for a total distance of 1,258.44 feet to a 1/2-inch iron rod found for the southeast corner of said 20.62-acre tract, for the southwest corner of said 1.00-acre tract, same being in the north line of a called 1.26-acre tract, recorded in Volume 474, Page 310 [R.P.R.H.C.T.] and for the southeast corner of the tract described herein;

**THENCE** N85°18'19"W, with the south line of said 20.62-acre tract and with the north line of said 1.26-acre tract, a distance of 181.01 feet to a 8-inch wood corner fence post found for the southwest corner of said 20.62-acre tract, for the northwest corner of said 1.26-acre tract, same point being in the northeast line of a called 86.578-acre tract, recorded in Volume 2543, Page 876 (Document Number 04026929) [O.P.R.H.C.T.] and for the southwest corner of the tract described herein;

**THENCE** with the southwest line of said 20.62-acre tract and the northeast line of said 86.578-acre tract, the following two (2) courses:

- 1) N43°56'27"W, for a distance of 551.00 feet to a 1/2-inch iron rod with cap stamped "LAI" found, and
- 2) N43°38'36"W, for a distance of 619.16 feet to a 3/8-inch iron rod found for the west corner of said 20.62-acre tract, for the southwest corner of a called 2.19-acre tract, recorded in Volume 2723, Page 194 (Document Number 05019678) [O.P.R.H.C.T.] and for the west corner of the tract described herein;

**THENCE** N58°57'40"E, with the northwest line of said 20.62-acre tract and with the southeast line of said 2.19-acre tract, a distance of 203.41 feet to a 1/2-inch iron rod found for the southwest corner of said 2.00-acre tract, for the southeast corner of said 2.19-acre tract and for a corner of the tract described herein;

**THENCE** N37°07'47"W, with the southwest line of said 2.00-acre tract and the northeast line of said 2.19-acre tract, a distance of 434.74 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set in the existing southeast right-of-way line of said S. Old Bastrop Hwy., for the northwest corner of said 2.00-acre tract, for the northeast corner of said 2.19-acre tract and for the northwest corner of the tract described herein;

**THENCE** N52°18'23"E, with the existing southeast right-of-way line of said S. Old Bastrop Highway and the northwest line of said 2.00-acre tract, passing a 1/2-inch iron rod found at a distance of 50.20 feet, continuing for a total distance of 284.68 feet to a 3/8-inch iron rod found for the north corner of said 20.62-acre tract, for the northwest corner of said 5.00-acre tract and for an angle corner of the tract described herein

**[CONTINUED ON NEXT PAGE]**




**THENCE** with the common line of said 5.00-acre tract and said 20.62-acre tract, the following three (3) courses:

- 1) S27°08'13"E, for a distance of 176.75 feet to a 3/8-inch iron rod found for an angle corner of the tract described herein,
- 2) S27°18'05"E, for a distance of 313.63 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein, and
- 3) N52°18'03"E, for a distance of 516.49 feet to the **POINT OF BEGINNING** of the tract described herein and containing 22.60-acres, more or less.

Notes:

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.00013 using CP1 as a point of origin. Units: U.S. Survey Feet.

I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying exhibit of even date represent an actual survey performed on the ground.

  
\_\_\_\_\_  
Christopher W. Terry  
Registered Professional Land Surveyor  
Texas Registration No. 6649  
Doucet & Associates  
CTerry@DoucetEngineers.com  
TBPELS Firm Registration No. 10105800

04/15/2022  
Date





**5.000-Acre Tract  
Hays County, Texas**

**D&A Job No. 2448-001  
May 13, 2022**

**DESCRIPTION  
For a 5.000-Acre Tract**

**BEING A 5.000-ACRE TRACT OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, HAYS COUNTY, TEXAS, SAID 5.000-ACRE TRACT BEING THAT SAME CALLED 5.00-ACRE TRACT, CONVEYED TO RONALD K. LOGAN AND ERYN A. LOGAN, RECORDED IN VOLUME 2222, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], SAID 5.000-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 3/8-inch iron rod found in the existing southeast right-of-way line of S. Old Bastrop Hwy, a variable width right-of-way, no record information found, for the northeast corner of said 5.00-acre tract, for the northwest corner of a called 0.9823-acre tract, recorded in Volume 1676, Page 440 (Document Number 00012588) of the Official Public Records of Hays County, Texas [O.P.R.H.C.T.] and for the northeast corner of the tract described herein;

**THENCE** S42°26'42"E, with the northeast line of said 5.00-acre tract and said 0.9823-acre tract, a distance of 482.83 feet to a 3/8-inch iron rod found in a Hackberry for the southeast corner of said 5.00-acre tract, for a corner along the north line of a called 20.62-acre tract, described as Tract 2, conveyed to Carolyn Ann Logan, recorded in Volume 387, Page 447, [D.R.H.C.T.] and for the southeast corner of the tract described herein;

**THENCE** with the common line of said 5.00-acre tract and said 20.62-acre tract, the following three (3) courses:

- 1) S52°18'03"W, for a distance of 516.49 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the southwest corner of said 5.00-acre tract, for a corner along the north line of said 20.62-acre tract and for the southwest corner of the tract described herein,
- 2) N27°18'05"W, for a distance of 313.63 feet to a 3/8-inch iron rod found for an angle corner of the tract described herein, and
- 3) N27°08'13"W, for a distance of 176.75 feet to a 3/8-inch iron rod found in the existing southeast right-of-way line of S. Old Bastrop Hwy, for the northwest corner of said 5.00-acre tract and for the northwest corner of the tract described herein;

**THENCE** N52°27'25"E, with the existing southeast right-of-way line of S. Old Bastrop Hwy and the northwest line of said 5.00-acre tract, a distance of 387.54 feet to the **POINT OF BEGINNING** of the tract described herein and containing 5.000-acres, more or less.

**[CONTINUED ON NEXT PAGE]**



Notes:

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.00013 using CP1 as a point of origin. Units: U.S. Survey Feet.

I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying exhibit of even date represent an actual survey performed on the ground.

A handwritten signature in blue ink, appearing to read "Chris Terry", is written over a horizontal line.

05/13/2022

Date

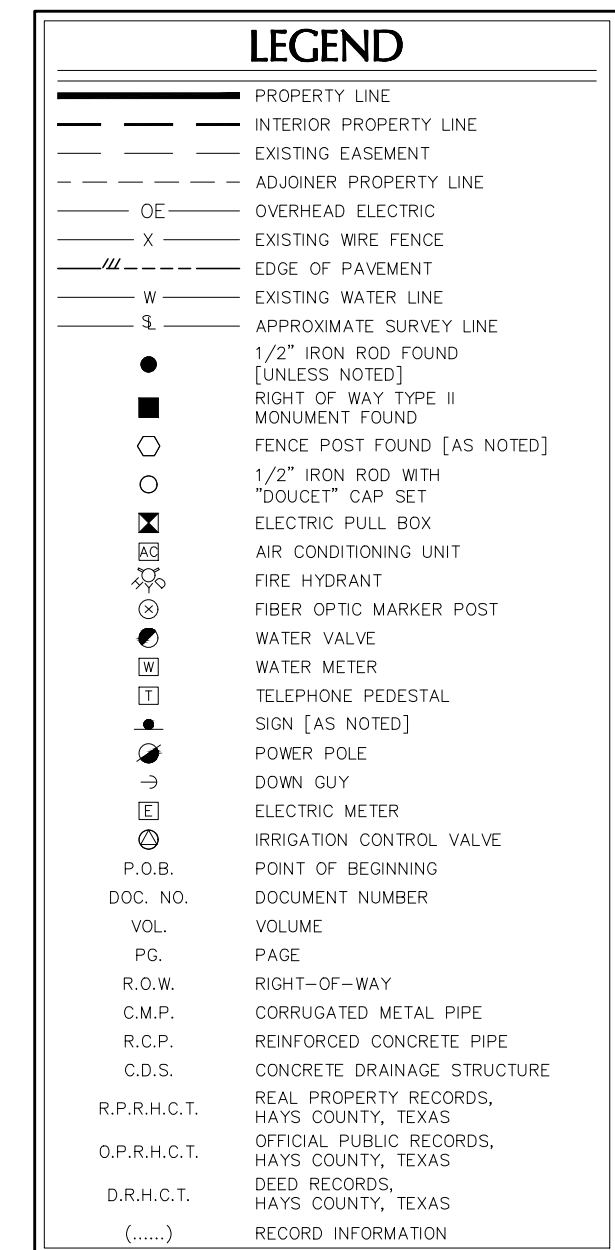
Christopher W. Terry  
Registered Professional Land Surveyor  
Texas Registration No. 6649  
Doucet & Associates  
CTerry@DoucetEngineers.com  
TBPELS Firm Registration No. 10105800



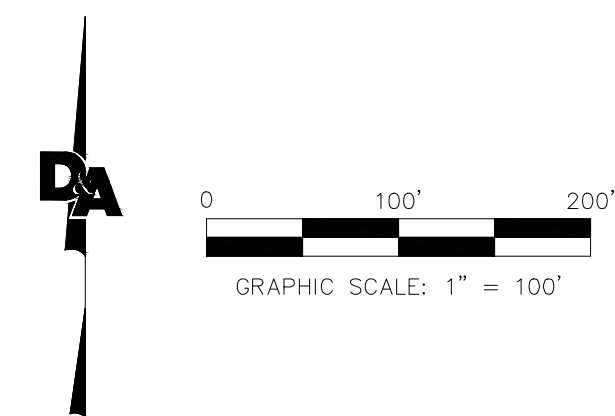




CYRUS WICKSON SURVEY  
ABSTRACT NO. 474



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°08'13"W	176.75'
L2	N52°27'25"E	387.54'
L3	N52°18'23"E	284.68'
L4	S27°08'13"E	176.75'



**FLOODPLAIN NOTE:**  
ALL OF THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN THE UNSHADED ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON F.I.R.M. PANEL NO. 48209C0479F, HAYS COUNTY, TEXAS REVISED SEPTEMBER 2, 2005.  
SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.

UTILITY NOTE:  
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER BEFORE, DURING OR AFTER CONSTRUCTION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY). ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES. UTILITY LOCATING SERVICE IS SUGGESTED BEFORE EXCAVATION OR CONSTRUCTION BEGINS.

CONTROL NOTE:  
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013 USING CP1 AS POINT OF ORIGIN.

CP#1 (GRID)  
N: 13,849,789.64  
E: 2,302,348.42  
ELEV.: 657.36'

SURVEYOR'S CERTIFICATE:


I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A TOPOGRAPHIC SURVEY.

*Christy Terry* 01/26/2023  
DATE

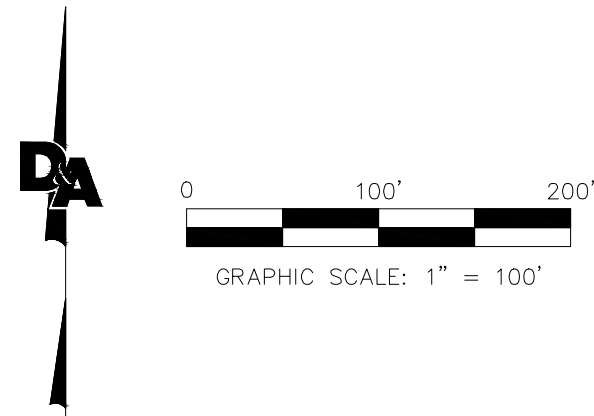
CHRISTOPHER W. TERRY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6649  
DOUCET & ASSOCIATES  
CTERRY@DOUCETENGINEERS.COM



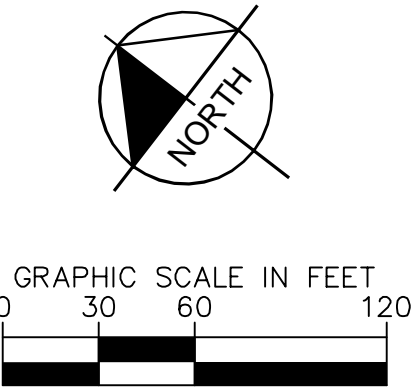
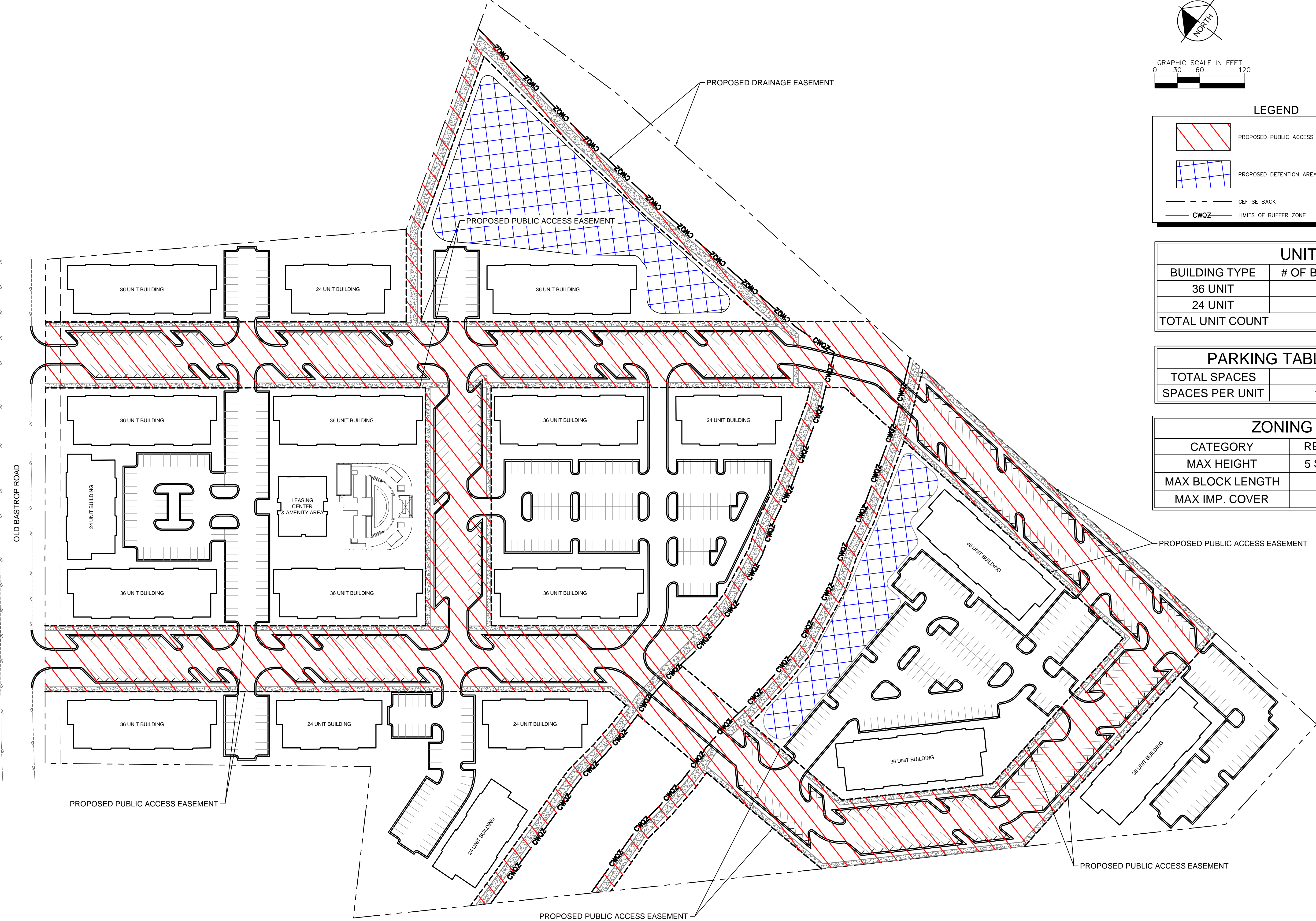
FARNHAM FRYE SURVEY  
ABSTRACT NO. 183

 <b>DOUCET</b> Civil Engineering // Entitlements // Geospatial 7401 B. Highway 71 W. Ste. 160 Austin, TX 78735. Tel: (512)-583-2600 <a href="http://www.doucetengineers.com">www.doucetengineers.com</a> TBPE Firm Number: 3937 TBPELS Firm Number: 10105800	Date: 01/26/2023
	Scale: 1" = 100'
	Drawn by: JRT
	Reviewer: CWT
	Project: 2448-001
	Sheet: 1 OF 1
Field Book: 548	
Party Chief: JSM	
Survey Date: 03/29/2022	









LEGEND	
	PROPOSED PUBLIC ACCESS EASEMENT
	PROPOSED DETENTION AREA
	CEP SETBACK
	CWQZ LIMITS OF BUFFER ZONE

UNIT TABLE		
BUILDING TYPE	# OF BUILDINGS	TOTAL UNITS
36 UNIT	12	432
24 UNIT	6	144
TOTAL UNIT COUNT		576

PARKING TABLE	
TOTAL SPACES	880
SPACES PER UNIT	1.53

ZONING GUIDE (CD-5)		
CATEGORY	REQUIREMENT	PROPOSED
MAX HEIGHT	5 STORIES / 75'	3 STORIES / 40'
MAX BLOCK LENGTH	2,000'	1,990 LF
MAX IMP. COVER	100%	APPROX. 70%

# Yarrington Land - San Marcos

San Marcos, Texas

**Kimley»Horn**

1251 Sadler Road  
Building K, Suite 1200  
San Marcos, Texas 78666  
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.