

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

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Zach Price	Property Owner	Zach Price
Company	Hill Country Real Estate - San Marcos, LLC	Company	Hill Country Real Estate - San Marcos, LLC
Applicant's Mailing Address	3413 Hunter Road, STE D PMB 307, San Marcos, TX 78666	Owner's Mailing Address	3413 Hunter Road, STE D PMB 307, San Marcos, TX 78666
Applicant's Phone #	(281) 832-6844	Owner's Phone #	(281) 832-6844
Applicant's Email	zach@hillcountry.group	Owner's Email	zach@hillcountry.group

PROPERTY INFORMATION

Subject Property Address(es): Intersection of Wonder World Drive and West Centerpoint Road

Legal Description: Lot _____ Block _____ Subdivision Dark Monday

Total Acreage: 57.846 AC Tax ID #: R14336, R143375, R143374, R143373, R124019

Preferred Scenario Designation: N/A Existing Zoning: Not Zoned

Existing Land Use(s): Undeveloped

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Character District 1 as set forth in the Zoning Exhibit Map submitted with this application.

Proposed Land Uses / Reason for Change: Motion Picture Studio per La Cima's Development Agreement.

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, Zach Price (owner name) on behalf of
Hill Country Real Estate - San Marcos, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Intersection of Wonder World Drive and West Centerpoint Road (address).

I hereby authorize Nicholas G. Kehl (agent name) on behalf of
Bowman Consulting, LTD (agent company) to file this application for
Zoning change (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 4-3-2023

Printed Name, Title: Zach Price- Chief Experience Officer

Signature of Agent:  Date: 04/03/2023

Printed Name, Title: Nicholas G. Kehl - Principal

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: _____

4-3-2023

Print Name: _____

Zach Price

LEGAL DESCRIPTION

BEING A 6.467 ACRE TRACT OF LAND (281,712 SQ. FT.) OUT OF AND A PORTION OF THE L.GLASSGOW SURVEY NO. 14, ABSTRACT NO. 188, AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 IN HAYS COUNTY, TEXAS AND BEING PORTIONS OF THE 34.368 ACRE TRACT OF LAND CONVEYED TO HILL COUNTRY REAL ESTATE - SAN MARCOS, LLC IN INSTRUMENT NO. 22027640 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 6.467 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron with "BCG" cap found in a southerly right-of-way line of Wonder World Drive/Ranch Road 12, a portion of which being described as a 6.4500 acre varying width right-of-way, in Volume 3100, Page 712, O.P.R.H.C.TX. , being at a common corner of the same and West Centerpoint Road, being described as a called 45.839 acre tract of land conveyed to Hays County, Texas in Volume 5310, Page 161, O.P.R.H.C.TX., being also a point in the north line of the said 34.368 acre tract;

THENCE continuing with the southerly, westerly right-of-way lines of Wonder World Drive/Ranch Road 12 being the easterly lines of the said 34.368 acre, said 94.769 acre and the said 6.891 acre tracts, the following three (3) courses and distances

1. North 77°54'50" East, a distance of 41.30 feet to a 1/2-inch iron rod with "BCG" cap found for the most northerly corner of the herein described tract of land, being point of curvature of a curve to the right;
2. With a curve turning to the right, with a radius of 1809.86 feet, an arc length of 235.38 feet, with a chord bearing of south 23°21'07" East, with a chord length of 235.21 feet to a TXDOT type II concrete monument with brass disc found;
3. South 19°38'27" East, a distance of 168.87 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting for the most easterly corner of the herein described tract of land, from which a 5/8-inch iron rod with "TXDOT" cap found in the westerly right-of-way lines of Wonder World Drive/Ranch Road 12, being the easterly line of the said 34.368 acre tract bears South 19°38'27" East, a distance of 53.51 feet;

THENCE leaving the westerly right-of-way lines of Wonder World Drive/Ranch Road 12, being the easterly line of the said 34.368 acre tract, over and across the said 34.368 acre tract, the following four (4) courses and distances:

1. South 43°01'57" West, a distance of 437.32 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
2. North 37°21'06" West, a distance of 251.83 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
3. North 76°22'10" West, a distance of 354.46 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
4. North 20°01'45" West, a distance of 111.38 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting in the south right-of-way line of West Centerpoint Road, being the south line of the said 45.839 acre tract, being also the north line of the said 34.368 acre tract, for the most westerly corner of the herein described tract of land;

THENCE with the southerly right-of-way line of West Centerpoint Road, and a portion of a southerly line of Wonderworld Drive/Ranch Road 12, being southerly lines of the said 45.839 acre tract and the said 6.4500 acre tract, also being northerly lines of the said 34.368 acre tract, the following three (3) courses and distances:

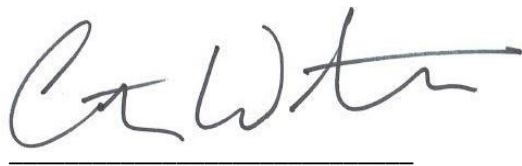
1. With a curve turning to the right, with a radius of 20.00 feet, an arc length of 32.23 feet, with a chord bearing of north 41°29'52" East, with a chord length of 28.85 feet to a 1/2-inch iron rod with "BCG" cap found;
2. North 87°39'35" East, a distance of 3.21 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
3. With a curve turning to the left, with a radius of 535.00 feet, an arc length of 245.36 feet, with a chord bearing of north 74°31'16" East, with a chord length of 243.22 feet to a 1/2-inch iron rod with "BCG" cap found for endpoint of said curve;

THENCE North 61°22'58" East with the south right-of-way lines of West Centerpoint Road and Wonder World Drive/Ranch Road 12, being southerly lines of the said 45.839 acre tract, and the said 6.4500 acre tract, being the north line of the said 34.368 acre tract, a distance of 440.55 feet to the **POINT OF BEGINNING** and containing 6.467 acres of land, more or less, within these metes and bounds.

Notes:

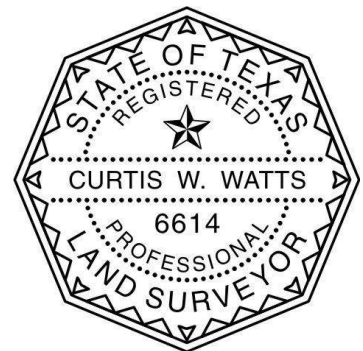
1. Bearing basis is Texas Coordinate System, South Central Zone, NAD83.
2. Distances shown hereon are based on surface measurements, to convert surface distances to grid, multiply by the combined scale factor.
3. The combined scale factor for this project is 0.999875.

Witness my hand and seal at Austin, Travis County, Texas, on this 21st day of April 2023 A.D.



Curtis Wayne Watts
Texas Registered Professional Land Surveyor #6614

04-21-2023



- LEGEND**
- 1/2" IRON ROD FOUND (OR AS NOTED)
 - IRON PIPE FOUND (SIZE NOTED)
 - ▲ NAIL FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" TO BE SET W/PLATTING
 - **PROTECH** 1/2" IRON ROD W/ PLASTIC CAP
 - **TXDOT** 5/8" IRON ROD WITH "TXDOT" CAP FOUND
 - **BCG** 1/2" IRON ROD WITH "BCG" CAP FOUND

- **TXDOT** TYPE II CONC MONUMENT FOUND
- ◆ FENCE POST OR AS NOTED
- ▲ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- () RECORD INFORMATION (PER VOL.XX, PG.XX, X.R.T.C.TX.)

SEE SHEET 07 OF 07 FOR LINE/CURVE TABLES

CALLED 6.4500 ACRES
CITY OF SAN MARCOS
VOL. 3100, PG. 712
(R.O.W. WIDTH VARIES)

CALLED 45.839 ACRES
HAYS COUNTY, TEXAS
VOL. 5310, PG. 161
O.P.R.H.C.TX.

L.GLASSGOW
SURVEY NO. 14,
ABSTRACT NO. 188

300 0 300

SCALE: 1"=300'

WEST CENTERPOINT ROAD
(R.O.W. VARIES)

P.O.B.

**6.467 ACRE
(281,712 SQ. FT.)
AREA TO BE ZONED "CD-1"**

FUTURE
SUBDIVISION
PERIMETER
BOUNDARY

WONDER WORLD DRIVE
(R.O.W. WIDTH VARIES)

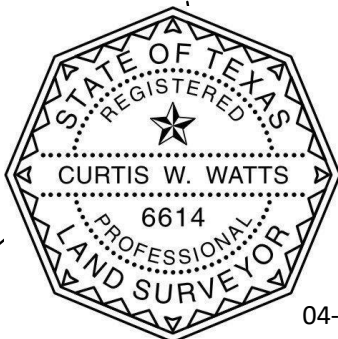
REMAINDER OF
TRACT 1: 17.45 ACRES
MARICE B. WILLS, MARLA D. SAMS
AND MARVIN C. WILLS, JR.
TRUSTEES DISTRIBUTION DEED
INSTRUMENT NO. 16043487
O.P.R.H.C.TX.

FOR DESCRIPTION SEE:
PARTITION DEED
TRACT 2: 17.45 ACRES
MARVIN C. WILLS
VOL. 2530, PG. 720
O.P.R.H.C.TX.

HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(34.368 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

JOHN WILLIAMS SURVEY,
ABSTRACT NO. 490

CALLED 6.8059 ACRES
CITY OF SAN MARCOS
VOL. 3197, PG. 401
(R.O.W. WIDTH VARIES)



04-21-2023

HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(94.769 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

REMAINDER OF
PARTITION DEED
TRACT 1: 17.45 ACRES
MARION H. WILLS
VOL. 2530, PG. 720
O.P.R.H.C.TX.

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM,
SOUTH CENTRAL ZONE, NAD83.

2. DISTANCES SHOWN HEREON ARE BASED ON
SURFACE MEASUREMENTS, TO CONVERT SURFACE
DISTANCES TO GRID, MULTIPLY BY THE COMBINED
SCALE FACTOR.

3. THE COMBINED SCALE FACTOR FOR THIS PROJECT
IS 0.999875.

SHEET 04 OF 04

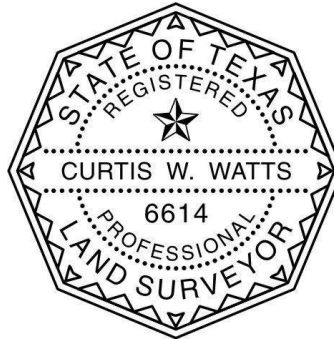
Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

BEING A 6.467 ACRE TRACT OF LAND OUT OF
AND A PORTION OF THE L.GLASSGOW SURVEY
NO. 14, ABSTRACT NO. 188, AND THE JOHN
WILLIAMS SURVEY, ABSTRACT NO. 490 IN
HAYS COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 77°54'50" E	41.30'
L2	S 19°38'28" E	168.87'
L3	S 43°01'57" W	437.32'
L4	N 37°21'06" W	251.83'
L5	N 76°22'10" W	354.46'
L6	N 20°01'45" W	111.38'
L7	N 87°39'35" E	3.21'
L8	N 61°22'58" E	440.55'
L9	S 19°38'27" E	222.38'
L10	S 19°37'17" E	167.08'
L11	S 43°01'57" W	174.50'
L12	S 19°37'17" E	291.06'
L13	N 43°01'57" E	174.50'
L14	S 32°24'03" W	648.97'
L15	S 62°24'22" E	392.10'
L16	N 89°31'27" E	50.14'
L17	N 87°39'35" E	17.34'
L18	N 87°39'35" E	103.15'



04-21-2023

Curtis W. Watts

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1809.86'	235.38'	S 23°21'07" E	235.21'
C2	20.00'	32.23'	N 41°29'52" E	28.85'
C3	535.00'	245.36'	N 74°31'16" E	243.22'
C4	20.00'	30.60'	S 48°30'55" E	27.70'
C5	665.00'	379.17'	N 71°19'32" E	374.05'

SHEET 4 OF 4

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

BEING A 6.467 ACRE TRACT OF LAND OUT OF
AND A PORTION OF THE L. GLASSGOW SURVEY
NO. 14, ABSTRACT NO. 188, AND THE JOHN
WILLIAMS SURVEY, ABSTRACT NO. 490 IN
HAYS COUNTY, TEXAS

LEGAL DESCRIPTION

BEING A 23.190 ACRE TRACT OF LAND (1,010,156 SQ. FT.) OUT OF AND A PORTION OF THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 IN HAYS COUNTY, TEXAS AND BEING PORTIONS OF THE 34.368 ACRE, 31.721 ACRE, 42.147 ACRE AND 94.769 ACRE TRACTS OF LAND CONVEYED TO HILL COUNTRY REAL ESTATE - SAN MARCOS, LLC IN INSTRUMENT NO. 22027640 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 23.190 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch iron with BCG cap found in a southerly right-of-way line of Wonder World Drive/Ranch Road 12, being described as a 6.4500 acre varying width right-of-way, in Volume 3100, Page 712, O.P.R.H.C.TX. , being at a common corner of the same and West Centerpoint Road, being described as a called 45.839 acre tract of land conveyed to Hays County, Texas in Volume 5310, Page 161, O.P.R.H.C.TX.;

THENCE continuing with the southerly, westerly right-of-way lines of Wonder World Drive/Ranch Road 12 being the easterly lines of the said 34.368 acre tract, the following six (6) courses and distances:

1. North 77°54'50" East, a distance of 41.30 feet to a 1/2-inch iron rod with "BCG" cap found for point of curvature of a curve to the right;
2. With a curve turning to the right, with a radius of 1809.86 feet, an arc length of 235.38 feet, with a chord bearing of south 23°21'07" East, with a chord length of 235.21 feet to a TXDOT type II concrete monument with brass disc found;
3. South 19°38'27" East, a distance of 222.38 feet to a 5/8-inch iron rod with "TXDOT" cap found for angle point;
4. South 19°37'17" East, a distance of 167.08 feet to a 60d nail found for angle point;
5. South 43°01'57" West, a distance of 174.50 feet to a 1/2-inch iron rod with "BCG" cap found for angle point;
6. South 19°37'17" East, a distance of 95.72 feet to a 1/2-inch iron rod with "BGC" cap set for the **POINT OF BEGINNING** and most Northerly corner of the herein described tract of land;

THENCE continuing with the southerly, westerly right-of-way lines of Wonder World Drive/Ranch Road 12 being the easterly lines of the said 94.769 acre and said 6.891 acre tracts, the following eight (8) courses and distances

1. South 19°37'17" East, a distance of 195.34 feet to a 1/2-inch iron rod found for angle point;
2. North 43°01'57" East, a distance of 174.50 feet to a 60d nail found for angle point;
3. South 19°37'17" East, at a distance of distance of 380.73 feet passing a 1/2-inch iron rod found at the most northerly common corner of the said 94.769 acre tract and said 6.891 acre tract, in all, a distance of 807.11 feet to a 5/8-inch iron rod with "TXDOT" aluminum cap for the most easterly corner of the said 6.891 acre tract, being the most northerly corner of the remainder of a 17.45 acre tract of land conveyed to Marion H. Wills in Volume 2530, Page 720, O.P.R.H.C.TX.;

THENCE South 32°24'03" West, with the common line of the said 6.891 acre tract and the remainder of said 17.45 acre tract, a distance of 648.97 feet to a 1/2-inch iron rod with "Pro-Tech" cap found in a northeasterly line of the said 94.769 acre tract, at the most southerly common corner of the said 6.891 acre tract and the remainder of the said 17.45 acre tract;

THENCE South 62°24'22" East with the common line of the said 94.769 acre tract and the remainder of the said 17.45 acre tract, a distance of 392.10 feet to a 1/2-inch iron rod found at an angle point in west line of the remainder of a 114.00 acre tract of land conveyed to Marion H. Wills in Volume 1658, Page 162, O.P.R.H.C.TX., being the most easterly corner of the said 94.769 acre tract;

THENCE South 37°37'55" West, with the common line of the remainder of said 114.00 acre tract and the said 94.769 acre tract, a distance of 1049.50 feet to a 1/2-inch iron rod with "BCG" cap set for the most southerly corner of the herein described tract of land, from which a common corner of the remainder of said 114.00 acre tract and the said 94.769 acre tract bears South 37°37'55" West, a distance of 231.32 feet;

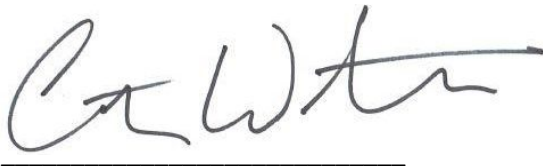
THENCE leaving said common line, over and across the said 94.769 acre tract and the said 6.891 acre tract, the following seven (7) courses and distances:

1. North 13°42'28" West a distance of 782.77 feet to a 1/2-inch iron rod with "BCG" cap set for angle point hereof;
2. North 15°21'24" East a distance of 408.72 feet to a 1/2-inch iron rod with "BCG" cap set for angle point hereof;
3. North 58°03'44" East a distance of 371.90 feet to a 1/2-inch iron rod with "BCG" cap set for angle point hereof;
4. North 07°53'56" West a distance of 230.00 feet to a 1/2-inch iron rod with "BCG" cap set for angle point hereof;
5. North 28°33'03" West a distance of 232.44 feet to a 1/2-inch iron rod with "BCG" cap set for angle point hereof;
6. North 39°37'12" West a distance of 342.64 feet to a 1/2-inch iron rod with "BCG" cap set for angle point hereof;
7. North 43°01'57" East a distance of 451.63 feet to the **POINT OF BEGINNING** and containing 23.190 acres of land, more or less, within these metes and bounds.

Notes:

1. Bearing basis is Texas Coordinate System, South Central Zone, NAD83.
2. Distances shown hereon are based on surface measurements, to convert surface distances to grid, multiply by the combined scale factor.
3. The combined scale factor for this project is 0.999875.

Witness my hand and seal at Austin, Travis County, Texas, on this 21st day of April 2023 A.D.



Curtis Wayne Watts
Texas Registered Professional Land Surveyor #6614

04-21-2023



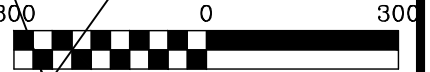
LEGEND

- 1/2" IRON ROD FOUND (OR AS NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- ▲ NAIL FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" TO BE SET W/ PLATTING
- 1/2" IRON ROD W/ PLASTIC CAP
- TXDOT 5/8" IRON ROD WITH "TXDOT" CAP FOUND
- BCG 1/2" IRON ROD WITH "BCG" CAP FOUND
- TXDOT TYPE II CONC MONUMENT FOUND
- ◆ FENCE POST OR AS NOTED
- ▲ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- () RECORD INFORMATION (PER VOL.XX, PG.XX, X.R.T.C.TX.)

SEE SHEET 07 OF 06 FOR LINE/CURVE TABLES

CALLLED 6.4500 ACRES
CITY OF SAN MARCOS
VOL. 3100, PG. 712
(R.O.W. WIDTH VARIES)

L.G. GLASSGOW
SURVEY NO. 14,
ABSTRACT NO. 188



SCALE: 1"=300'

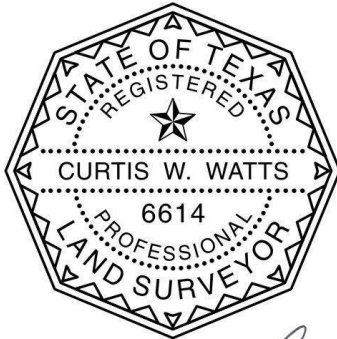
WEST CENTERPOINT ROAD
(R.O.W. VARIES)

CALLLED 45.839 ACRES
HAYS COUNTY, TEXAS
VOL. 5310, PG. 161
O.P.R.H.C.TX.

REMAINDER OF
TRACT 1: {b} 17.45 ACRES
MARICE B. WILLS, MARLA D. SAMS
AND MARVIN C. WILLS, JR.
TRUSTEES DISTRIBUTION DEED
INSTRUMENT NO. 16043487
O.P.R.H.C.TX.

FOR DESCRIPTION SEE:
PARTITION DEED
TRACT 2: 17.45 ACRES
MARVIN C. WILLS
VOL. 2530, PG. 720
O.P.R.H.C.TX.

HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(34.368 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.



04-21-2023

REMAINDER OF
PARTITION DEED
TRACT 1: 17.45 ACRES
MARION H. WILLS
VOL. 2530, PG. 720
O.P.R.H.C.TX.

HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(94.769 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

CALLLED 6.8059 ACRES
CITY OF SAN MARCOS
VOL. 3197, PG. 401
(R.O.W. WIDTH VARIES)

23.190 ACRES
(1,010,156 SQ. FT.)
AREA TO BE ZONED
"CD-1"

HILL COUNTRY
REAL ESTATE
- SAN MARCOS, LLC
(6.891 ACRES)
INSTR. NO.
22027640
O.P.R.H.C.T.

JOHN WILLIAMS SURVEY,
ABSTRACT NO. 471

REMAINDER OF
PARTITION DEED
TRACT 1: 17.45 ACRES
MARION H. WILLS
VOL. 2530, PG. 720
O.P.R.H.C.TX.

REMAINDER OF
TRACT "A": 114.00 ACRES
VOL. 1658, PG. 162
MARION H. WILLS
O.P.R.H.C.TX.

SHEET 03 OF 06

MATCH SHEET 03 OF 06

MATCH SHEET 04 OF 06

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
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Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

BEING A 23.190 ACRE TRACT OF LAND OUT OF
AND A PORTION OF THE JOHN WILLIAMS
SURVEY, ABSTRACT NO. 471 AND THE JOHN
WILLIAMS SURVEY, ABSTRACT NO. 490 IN HAYS
COUNTY, TEXAS

MATCH SHEET 05 OF 06
MATCH SHEET 04 OF 06

APPROX. SURVEY LINE

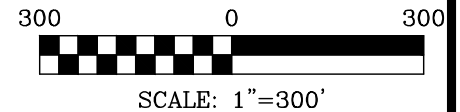
MATCH SHEET 03 OF 06

MATCH SHEET 04 OF 06

23.190 ACRES
(1,010,156 SQ. FT.)
AREA TO BE ZONED
"CD-1"

JOHN WILLIAMS SURVEY,
ABSTRACT NO. 471

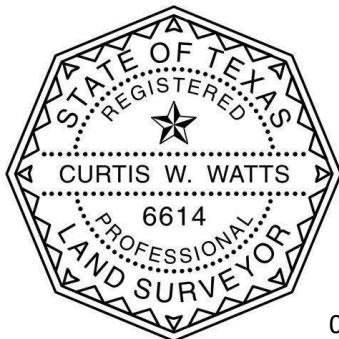
HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(94.769 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.



REMAINDER OF
TRACT "A": 114.00 ACRES
VOL. 1658, PG. 162
MARION H. WILLS
O.P.R.H.C.T.X

CALLED 3.00 ACRES
CATHERINE WONDERLY AND
CURTIS WONDERLY
VOL. 2109, PG. 386
GIFT DEED
O.P.R.H.C.T.X

CALLLED 151.00 ACRES
THE CITY OF SAN MARCOS, TEXAS
SPECIAL WARRANTY DEED
INSTRUMENT #18037662
O.P.R.H.C.T.X



04-21-2023

C. Watts

L27 → 12" LIVE OAK
DEAD 9.5" CEDAR
L26 →
L25 → 10.5" CEDAR
CEDAR POST

L24

L23

CALLLED 326.30 ACRES
THE CITY OF SAN MARCOS
WARRANTY DEED
VOL. 1922, PG. 338
O.P.R.H.C.T.X

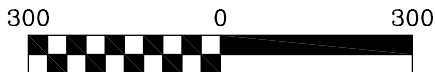
SHEET 04 OF 06

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

BEING A 23.190 ACRE TRACT OF LAND OUT OF
AND A PORTION OF THE JOHN WILLIAMS
SURVEY, ABSTRACT NO. 471 AND THE JOHN
WILLIAMS SURVEY, ABSTRACT NO. 490 IN HAYS
COUNTY, TEXAS



SCALE: 1"=300'

WEST CENTERPOINT ROAD
(R.O.W. VARIES)

CALLED 45.839 ACRES
HAYS COUNTY, TEXAS
VOL. 5310, PG. 161
O.P.R.H.C.TX.

JOHN WILLIAMS SURVEY,
ABSTRACT NO. 490



04-21-2023

HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(31.721 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

LA CIMA PHASE I SEC 2

HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(42.147 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

FUTURE
SUBDIVISION
PERIMETER
BOUNDARY

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999875.

HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(94.769 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

CALLLED 151.00 ACRES
THE CITY OF SAN MARCOS, TEXAS
SPECIAL WARRANTY DEED
INSTRUMENT #18037662
O.P.R.H.C.TX.

MATCH SHEET 06 OF 06

MATCH SHEET 04 OF 06

MATCH SHEET 05 OF 06

MATCH SHEET 04 OF 06

SHEET 05 OF 06

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BEING A 23.190 ACRE TRACT OF LAND OUT OF
AND A PORTION OF THE JOHN WILLIAMS
SURVEY, ABSTRACT NO. 471 AND THE JOHN
WILLIAMS SURVEY, ABSTRACT NO. 490 IN HAYS
COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 80°38'20" E	135.06'
L2	N 41°02'43" E	25.98'
L3	N 65°11'33" E	77.25'
L4	N 41°02'43" E	33.26'
L5	N 20°59'57" E	92.20'
L6	N 66°27'44" E	46.30'
L7	N 27°17'24" E	262.04'
L8	N 47°11'53" E	60.61'
L9	N 54°59'28" E	190.21'
L10	N 87°39'35" E	103.15'
L11	N 87°39'35" E	17.34'
L12	N 89°31'27" E	50.14'
L13	N 87°39'35" E	3.21'
L14	N 61°22'58" E	440.55'
L15	N 77°54'50" E	41.30'
L16	S 19°38'27" E	222.38'

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	S 19°37'17" E	167.08'
L18	S 43°01'57" W	174.50'
L19	S 19°37'17" E	291.06'
L20	N 43°01'57" E	174.50'
L21	S 32°24'03" W	648.97'
L22	S 62°24'22" E	392.10'
L23	N 88°23'17" W	252.71'
L24	N 86°36'50" W	331.41'
L25	N 03°30'38" E	65.87'
L26	N 07°18'58" W	104.18'
L27	N 19°13'11" W	21.88'
L28	N 27°27'35" W	422.53'
L29	N 37°34'51" W	281.91'
L30	N 34°40'21" W	102.30'
L31	N 47°12'38" E	11.01'
L32	N 44°17'57" W	9.44'

LINE TABLE		
LINE #	BEARING	DISTANCE
L33	N 10°02'03" E	104.63'
L34	N 21°28'49" W	32.52'
L35	N 50°22'47" E	807.44'
L36	N 09°56'45" W	232.63'
L37	N 30°44'43" E	581.34'
L38	S 43°09'44" W	155.92'
L39	S 19°37'17" E	195.34'
L40	N 13°42'28" W	782.77'
L41	N 15°21'24" E	408.72'
L42	N 58°03'44" E	371.90'
L43	N 07°53'56" W	230.00'
L44	N 28°33'03" W	232.44'
L45	N 39°37'12" W	342.64'
L46	N 43°01'57" E	451.63'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	635.00'	438.81'	N 60°50'32" E	430.13'
C2	565.00'	250.53'	N 53°45'34" E	248.48'
C3	585.00'	399.96'	N 46°52'34" E	392.21'
C4	465.00'	136.70'	N 35°42'42" E	136.21'
C5	20.00'	35.33'	S 85°15'25" E	30.91'
C6	20.00'	31.29'	N 10°10'19" E	28.19'
C7	665.00'	379.17'	N 71°19'32" E	374.05'
C8	20.00'	30.60'	S 48°30'55" E	27.70'
C9	20.00'	32.23'	N 41°29'52" E	28.85'
C10	535.00'	245.36'	N 74°31'16" E	243.22'
C11	1809.86'	235.38'	S 23°21'07" E	235.21'

04-21-2023



SHEET 06 OF 06

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

BEING A 23.190 ACRE TRACT OF LAND OUT OF
AND A PORTION OF THE JOHN WILLIAMS
SURVEY, ABSTRACT NO. 471 AND THE JOHN
WILLIAMS SURVEY, ABSTRACT NO. 490 IN HAYS
COUNTY, TEXAS

LEGAL DESCRIPTION

BEING A 28.189 ACRE TRACT OF LAND (1,227,908 SQ. FT.) OUT OF AND A PORTION OF THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 IN HAYS COUNTY, TEXAS AND BEING PORTIONS OF THE 34.368 ACRE, 31.721 ACRE, 42.147 ACRE AND 94.769 ACRE TRACTS OF LAND CONVEYED TO HILL COUNTRY REAL ESTATE - SAN MARCOS, LLC IN INSTRUMENT NO. 22027640 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 28.189 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch iron with BCG cap found in a southerly right-of-way line of Wonder World Drive/Ranch Road 12, a portion of which being described as a 6.4500 acre varying width right-of-way, in Volume 3100, Page 712, O.P.R.H.C.TX. , being at a common corner of the same and West Centerpoint Road, being described as a called 45.839 acre tract of land conveyed to Hays County, Texas in Volume 5310, Page 161, O.P.R.H.C.TX., being in the northerly line of the said 34.368 acre tract;

THENCE with the northerly lines of the said 34.368 acre tract, being southerly right-of-way lines of Wonder World Drive/Ranch Road 12 and West Centerpoint Road, the following five (5) courses and distances:

1. South 61°22'58" West, a distance of 440.55 feet to a 1/2-inch iron rod with "BCG" cap found for a point of curvature;
2. with a curve turning to the right with an arc length of 245.36 feet, with a radius of 535.00 feet, with a chord bearing of South 74°31'16" West, with a chord length of 243.22 feet, to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
3. South 87°39'35" West, a distance of 3.21 feet to a 1/2-inch iron rod with "BCG" cap found;
4. with a curve turning to the left with an arc length of 32.23 feet, with a radius of 20.00 feet, with a chord bearing of South 41°29'52" West, with a chord length of 28.85 feet, to a 1/2-inch iron rod with "BCG" cap found;
5. South 89°31'27" West, a distance of 50.14 feet to a 1/2-inch iron rod with "BCG" cap found for the **POINT OF BEGINNING** and northeasterly corner of the herein described tract of land;

THENCE leaving the south right-of-way line of West Centerpoint Road, being the north line of the said 34.368 acre tract, over and across the said 34.368 acre tract, the 31.721 acre tract and the said 94.769 acre tract, the following eight (8) courses and distances:

1. South 00°00'00" East, a distance of 97.49 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
2. South 30°42'48" West, a distance of 444.76 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
3. South 10°15'01" East, a distance of 206.33 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
4. South 50°22'47" West, a distance of 891.84 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
5. South 18°43'35" West, a distance of 397.66 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
6. South 23°15'18" East, a distance of 1147.06 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
7. South 41°24'15" East, a distance of 955.59 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;

8. South 88°23'17" East, a distance of 454.99 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting in the east line of the said 94.769 acre tract, in part, being the west line of a called 3.00 acre tract of land conveyed to Catherine Wonderly and Curtis Wonderly in Volume 2109, Page 386, O.P.R.H.C.TX, from which an angle point in the common line of the said 94.769 acre tract and the remainder of the said 114.00 acre tract bears North 04°55'35" West, a distance of 310.94 feet;

THENCE South 04°55'35" East, with the east line of the said 94.769 acre tract, being in part, the west lines of the said 3.00 acre tract and the remainder of the said 114.00 acre tract, a distance of 809.54 feet to a 1/2-inch iron rod found in the north line of the called 326.30 acre tract of land conveyed to the City of San Marcos in Volume 1922, Page 338, O.P.R.H.C.TX., at the most southerly common corner of the said 114.00 acre tract and the said 94.769 acre tract, for the southeast corner of the herein described tract of land;

THENCE with common lines of the said 326.30 acre tract and the said 94.769 acre tract, the following two (2) courses and distances:

1. North 88°23'17" West, a distance of 252.71 feet to a 1/2-inch iron rod with "BCG" cap found;
2. North 86°36'50" West, a distance of 331.41 feet to a cedar post found in the east line of a called 151.00 acre tract of land conveyed to the City of San Marcos in Instrument no. 18037662, O.P.R.H.C.TX., at the most westerly common corner of the said 326.30 acre tract and the said 94.769 acre tract, for the southwest corner of the herein described tract of land;

THENCE with the common lines of the said 94.769 acre tract and the said 151.00 acre tract, the following eleven (11) courses and distances:

1. North 03°30'38" East, a distance of 65.87 feet to a 10.5 inch cedar;
2. North 07°18'58" West, a distance of 104.18 feet to a dead 9.5 inch cedar;
3. North 19°13'11" West, a distance of 21.88 feet to a 12" live oak tree;
4. North 33°55'57" West, a distance of 960.43 feet to a 1/2-inch iron rod with "BCG" found;
5. North 27°27'35" West, a distance of 422.53 feet to a cedar post found;
6. North 37°34'51" West, a distance of 281.91 feet to a cedar post found;
7. North 34°40'21" West, a distance of 102.30 feet to a cedar post found ;
8. North 47°12'38" East, a distance of 11.01 feet to a cedar post found;
9. North 44°17'57" West, a distance of 9.44 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
10. North 10°02'03" East, a distance of 104.63 feet to a cedar post found;
11. North 21°28'49" West, a distance of 32.52 feet to a cedar post found at a common corner of the said 94.769 acre tract and the said 151.00 acre tract;

THENCE leaving said common line, over and across the said 94.769 acre tract, the said 42.147 acre tract, the said 31.721 acre tract and the said 34.368 acre tract, the following five (5) courses and distances:

1. North 19°57'09" West, a distance of 541.76 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
2. North 18°43'34" East, a distance of 675.43 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
3. North 50°22'47" East, a distance of 807.44 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;

4. North 09°56'45" West, a distance of 232.63 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
5. North 30°44'43" East, a distance of 581.34 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting in the south right-of-way line of West Centerpoint Road, described as a varying width right-of-way, being a called 45.839 acre tract of land conveyed to Hays County, Texas in Volume 5310, Page 161, O.P.R.H.C.TX., being the northwest corner of the herein described tract of land;

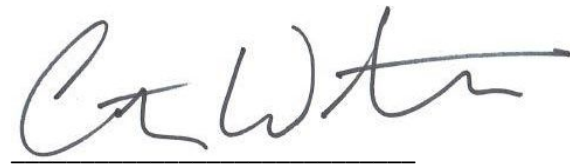
THENCE with the south right-of-way line of West Centerpoint Road, being the north line of the said 34.368 acre tract, the following two (2) courses and distances:

1. North 87°39'35" East, a distance of 17.34 feet to a 1/2-inch iron rod with "BCG" cap found for point of curvature;
1. With a curve turning to the right, with a radius of 20.00 feet, an arc length of 30.60 feet, with a chord bearing of south 48°30'55" East, with a chord length of 27.70 feet, to the **POINT OF BEGINNING** and containing 28.189 acres of land, more or less, within these metes and bounds.

Notes:

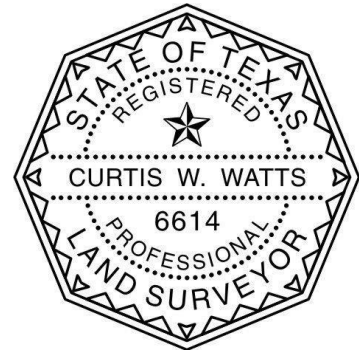
1. Bearing basis is Texas Coordinate System, South Central Zone, NAD83.
2. Distances shown hereon are based on surface measurements, to convert surface distances to grid, multiply by the combined scale factor.
3. The combined scale factor for this project is 0.999875.

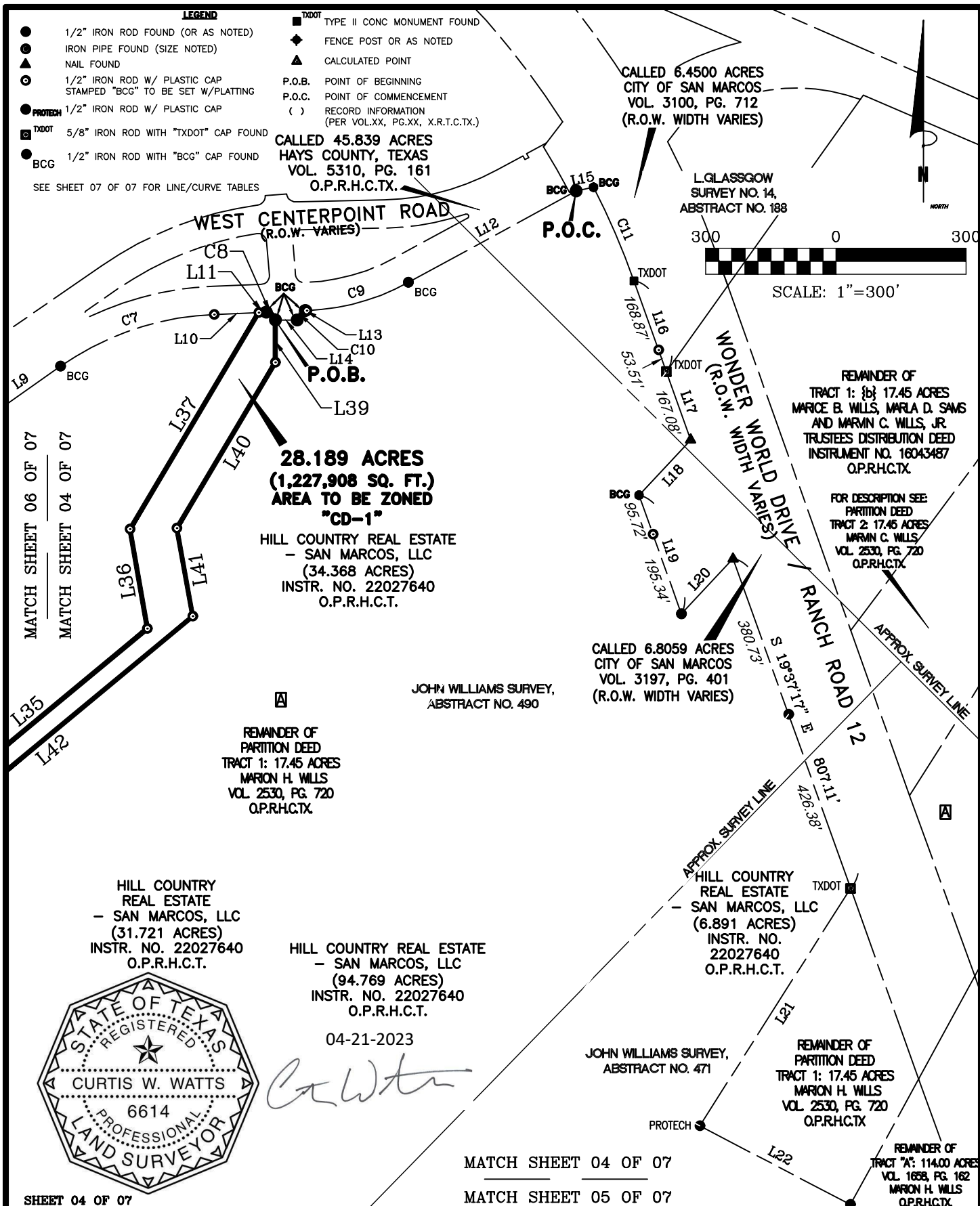
Witness my hand and seal at Austin, Travis County, Texas, on this 21st day of April 2023 A.D.



Curtis Wayne Watts
Texas Registered Professional Land Surveyor #6614

04-21-2023





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BEING A 28.189 ACRE TRACT OF LAND OUT OF
AND A PORTION OF THE JOHN WILLIAMS
SURVEY, ABSTRACT NO. 471 AND THE JOHN
WILLIAMS SURVEY, ABSTRACT NO. 490 IN
HAYS COUNTY, TEXAS

MATCH SHEET 04 OF 07

MATCH SHEET 05 OF 07

MATCH SHEET 06 OF 07
MATCH SHEET 05 OF 07

APPROX. SURVEY LINE

JOHN WILLIAMS SURVEY,
ABSTRACT NO. 471

HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(94.769 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

28.189 ACRES
(1,227,908 SQ. FT.)
AREA TO BE ZONED
"CD-1"

CALLLED 151.00 ACRES
THE CITY OF SAN MARCOS, TEXAS
SPECIAL WARRANTY DEED
INSTRUMENT #18037662
O.P.R.H.C.TX.

CALLLED 3.00 ACRES
CATHERINE WONDERLY AND
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VOL. 2108, PG. 386
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REMAINDER OF
TRACT "A": 114.00 ACRES
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MARION H. WILLS
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CALLLED 326.30 ACRES
THE CITY OF SAN MARCOS
WARRANTY DEED
VOL. 1922, PG. 338
O.P.R.H.C.TX.



04-21-2023

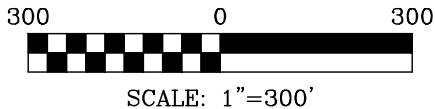
C. Watts

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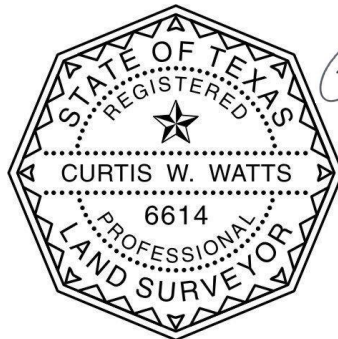


MATCH SHEET 06 OF 07
MATCH SHEET 04 OF 07

CALLED 45.839 ACRES
HAYS COUNTY, TEXAS
VOL. 5310, PG. 161
O.P.R.H.C.T.X.

WEST CENTERPOINT ROAD
(R.O.W. VARIES)

JOHN WILLIAMS SURVEY,
ABSTRACT NO. 490



04-21-2023

HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(31.721 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

LA CIMA PHASE I SEC 2

HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(42.147 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

28.189 ACRES
(1,227,908 SQ. FT.)
AREA TO BE ZONED
"CD-1"

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM,
SOUTH CENTRAL ZONE, NAD83, GRID.

2. DISTANCES SHOWN HEREON ARE BASED ON
SURFACE MEASUREMENTS, TO CONVERT SURFACE
DISTANCES TO GRID, MULTIPLY BY THE COMBINED
SCALE FACTOR.

3. THE COMBINED SCALE FACTOR FOR THIS PROJECT
IS 0.999875.

HILL COUNTRY
REAL ESTATE
- SAN MARCOS, LLC
(94.769 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

CALLLED 151.00 ACRES
THE CITY OF SAN MARCOS, TEXAS
SPECIAL WARRANTY DEED
INSTRUMENT #18037662
O.P.R.H.C.T.X.

MATCH SHEET 06 OF 07
MATCH SHEET 05 OF 07

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AND A PORTION OF THE JOHN WILLIAMS
SURVEY, ABSTRACT NO. 471 AND THE JOHN
WILLIAMS SURVEY, ABSTRACT NO. 490 IN
HAYS COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 80°38'20" E	135.06'
L2	N 41°02'43" E	25.98'
L3	N 65°11'33" E	77.25'
L4	N 41°02'43" E	33.26'
L5	N 20°59'57" E	92.20'
L6	N 66°27'44" E	46.30'
L7	N 27°17'24" E	262.04'
L8	N 47°11'53" E	60.61'
L9	N 54°59'28" E	190.21'
L10	N 87°39'35" E	103.15'
L11	N 87°39'35" E	17.34'
L12	S 61°22'58" W	440.55'
L13	S 87°39'35" W	3.21'
L14	S 89°31'27" W	50.14'
L15	N 77°54'50" E	41.30'
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L18	S 43°01'57" W	174.50'
L19	S 19°37'17" E	291.06'
L20	N 43°01'57" E	174.50'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S 32°24'03" W	648.97'
L22	S 62°24'22" E	392.10'
L23	N 88°23'17" W	252.71'
L24	N 86°36'50" W	331.41'
L25	N 03°30'38" E	65.87'
L26	N 07°18'58" W	104.18'
L27	N 19°13'11" W	21.88'
L28	N 27°27'35" W	422.53'
L29	N 37°34'51" W	281.91'
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L32	N 44°17'57" W	9.44'
L33	N 10°02'03" E	104.63'
L34	N 21°28'49" W	32.52'
L35	N 50°22'47" E	807.44'
L36	N 09°56'45" W	232.63'
L37	N 30°44'43" E	581.34'
L38	S 43°09'44" W	155.92'
L39	S 00°00'00" E	97.49'
L40	S 30°42'48" W	444.76'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	S 10°15'01" E	206.33'
L42	S 50°22'47" W	891.84'
L43	S 18°43'35" W	397.66'
L44	S 23°15'18" E	1147.06'
L45	S 41°24'15" E	955.59'
L46	S 88°23'17" E	454.99'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	635.00'	438.81'	N 60°50'32" E	430.13'
C2	565.00'	250.53'	N 53°45'34" E	248.48'
C3	585.00'	399.96'	N 46°52'34" E	392.21'
C4	465.00'	136.70'	N 35°42'42" E	136.21'
C5	20.00'	35.33'	S 85°15'25" E	30.91'
C6	20.00'	31.29'	N 10°10'19" E	28.19'
C7	665.00'	379.17'	N 71°19'32" E	374.05'
C8	20.00'	30.60'	S 48°30'55" E	27.70'
C9	535.00'	245.36'	S 74°31'16" W	243.22'
C10	20.00'	32.23'	S 41°29'52" W	28.85'
C11	1809.86'	235.38'	S 23°21'07" E	235.21'

Curtis W. Watts

04-21-2023



SHEET 7 OF 7

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CONSULTING

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

BEING A 28.189 ACRE TRACT OF LAND OUT OF
AND A PORTION OF THE JOHN WILLIAMS
SURVEY, ABSTRACT NO. 471 AND THE JOHN
WILLIAMS SURVEY, ABSTRACT NO. 490 IN
HAYS COUNTY, TEXAS