

# PREFERRED SCENARIO MAP AMENDMENT APPLICATION

Updated: March, 2023



## CONTACT INFORMATION

Applicant's Name	Michael J. Whellan	Property Owner	Multiple; See Insert
Company	Armbrust & Brown, PLLC	Company	
Applicant's Mailing Address	100 Congress Ave., #1300 Austin, TX 78701	Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

## PROPERTY INFORMATION

Subject Property Address(es): 900 Francis Harris Ln. and a portion of 1789 York Creek Rd.

Legal Description: Lot -- Block -- Subdivision --

Total Acreage: 199.49 Tax ID #: R Tract 1 (70024), Tract 2 (10808, 10877)

Existing Preferred Scenario Designation: Conservation/Cluster

Existing Zoning: T1: CD-2.5 T2: Unzoned Existing Land Use(s): Undeveloped

## DESCRIPTION OF REQUEST

Proposed Preferred Scenario Designation: Commercial/Employment Low

Proposed Zoning: L1 Proposed Land Use(s): Data Center

Reason for the Change: To update the Preferred Scenario for the property to be more consistent with the adjacent property, and to allow the property to proceed as a data center project.

## AUTHORIZATION

*I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.*

Filing Fee \$1,000 plus \$150 per acre

Technology Fee \$15

MAXIMUM COST \$5,015

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

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

## Owner Information

### Tract 1

Property Owner: Highlander SM One, LLC (John Maberry)  
Mailing Address: P.O. Box 470249, Fort Worth, TX 76147  
Phone Number: [REDACTED]  
Email Address: [REDACTED]

### Tract 2

Property Owner: Donald and Germaine Tuff (Attorney: Kristen Quinney Porter)  
Mailing Address: P.O. Box 312643, New Braunfels, Texas 78131  
Phone Number: [REDACTED]  
Email Address: [REDACTED]

PROPERTY OWNER AUTHORIZATION

I, Germaine Tuff (owner name) on behalf of  
-- (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
1789 York Creek Rd. (address).

I hereby authorize Michael J. Whellan (agent name) on behalf of  
Armbrust & Brown, PLLC (agent company) to file this application for  
annexation, preferred (application type), and, if necessary, to work with  
scenario map amendment, and zoning  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Germaine Tuff Date: 12/10/24  
Printed Name, Title: Germaine Tuff

Signature of Agent: Michael J. Whellan Date: 12/11/24  
Printed Name, Title: Michael J. Whellan, Agent

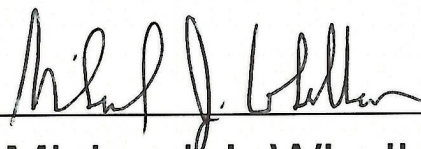
Form Updated October, 2019

PROPERTY OWNER AUTHORIZATION

I, Donald Tuff (owner name) on behalf of  
-- (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
1789 York Creek Rd. (address).

I hereby authorize Michael J. Whellan (agent name) on behalf of  
Armbrust & Brown, PLLC (agent company) to file this application for  
annexation, preferred (application type), and, if necessary, to work with  
scenario map amendment, and zoning  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 12/10/24  
Printed Name, Title: Donald Tuff

Signature of Agent:  Date: 12/11/24  
Printed Name, Title: Michael J. Whellan, Agent

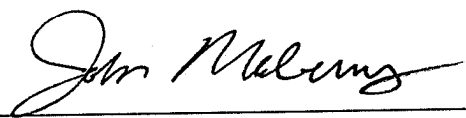
Form Updated October, 2019



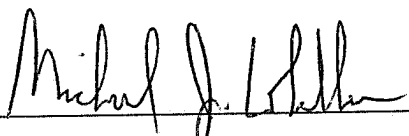
PROPERTY OWNER AUTHORIZATION

I, John Maberry (owner name) on behalf of  
Highlander SM One, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
900 Francis Harris Ln. (address).

I hereby authorize Michael J. Whellan (agent name) on behalf of  
Armbrust & Brown, PLLC (agent company) to file this application for  
preferred scenario map (application type), and, if necessary, to work with  
amendment and zoning change  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 12/11/24

Printed Name, Title: John Maberry

Signature of Agent:  Date: 12/11/24

Printed Name, Title: Michael J. Whellan

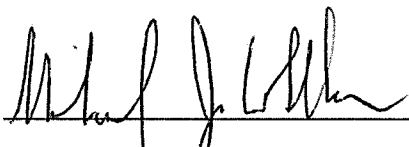
Form Updated October, 2019

**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 \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

Signature:   
Print Name: Michael J. Whellan

Date: 12-11-2024

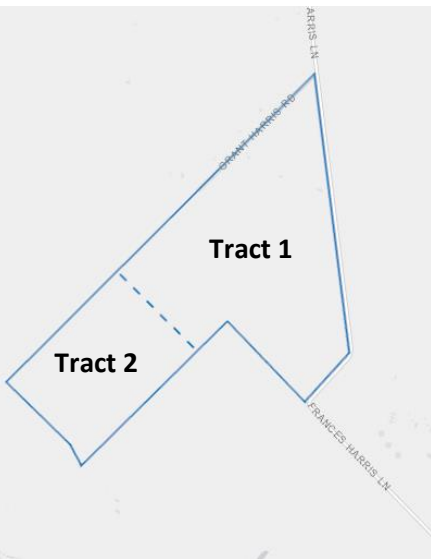
Form Updated March, 2023

## Francis Harris Lane Data Center – Case Summary

- **The applicant is seeking to develop a data center at 900 Francis Harris Ln. (also known as 904 Francis Harris Lane) – a site formerly planned for a large single-family subdivision.**
  - The applicant has submitted annexation, Preferred Scenario Map amendment, and zoning cases related to a 200-acre assemblage at the edge of San Marcos (Figure 1).
  - In 2022, the owner of a portion of the site (Tract 1) requested the city annex Tract 1 for a 470-unit residential subdivision – though that project ultimately did not proceed.

**Figure 1. The Property**

	Tract 1	Tract 2
Size	135.91 acres	63.58 acres
Cases		
Annexation	<i>(Already Annexed)</i>	Requested
Place Type		
Current	Conservation/Cluster	Conservation/Cluster
Request	Commercial/ Employment Low	Commercial/ Employment Low
Zoning		
Current	Character District 2.5	Unzoned
Request	Light Industrial	Light Industrial



- **Today, the owners have re-envisioned the site for a data center – a use that meaningfully improves over the previous residential proposal and better meets city goals and good planning principles.**
  - The site is located on the edge of the city limits, currently has only one main connection to the rest of the city (Francis Harris Lane), and is adjacent to an existing power plant.
  - A data center offers new tax revenue while generating *lower* overall demand for city services and *lower* traffic than a single-family project, and it is more compatible with the adjacent power plant.

**Figure 2. Fiscal Impact Summary**

Area	Data Center	Large Single-Family Subdivision
New Tax Revenues	Meaningful New Revenues	Meaningful New Revenues
Demand on City Service	Limited Overall Demand	Meaningful New Demand
<i>Police, Fire, EMS</i>	<i>Limited Demand</i>	<i>Meaningful New Demand</i>
<i>Street Maintenance</i>	<i>Limited Demand</i>	<i>Meaningful New Demand</i>
<i>Parkland</i>	<i>No Demand</i>	<i>Meaningful New Demand</i>
Water and Electricity	(Other Providers; <b>Not</b> City Service)	(Other Providers; <b>Not</b> City Service)
<b>Overall Fiscal Impact</b>	<b>New Revenue, Limited Service Needs</b>	<b>New Revenue, More Service Need</b>

# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

January 17, 2025

Amanda Hernandez, Director of Planning & Development Services  
Planning & Development Services Department  
City of San Marcos  
630 E. Hopkin St.  
San Marcos, TX 78666

Subject: Applications for 900 Francis Harris Ln. and a portion of 1789 York Creek Rd. (also known as 904 Francis Harris Ln.)

Dear Ms. Hernandez,

On behalf of Highlander SM One, LLC and Donald and Germaine Tuff (collectively, the “Owners”), I am submitting the attached application packages to allow 900 Francis Harris Ln. (“Tract 1”) and a portion of 1789 York Creek Rd. (“Tract 2”) (collectively, the “Property”) to be developed as a data center. This letter replaces the letter dated December 11, 2024.

At this time, we believe the Property will need the following approvals to provide for the ability to develop a data center use on the Property:

- **Annexation.** The Owners request that the City annex Tract 2 into the City’s full-purpose jurisdiction. (Tract 1 is already located within the City of San Marcos.)
- **Preferred Scenario Map Amendment.** The Owners request that the City amend the Preferred Scenario Map to designate the Property for Commercial/Employment Low.
- **Zoning.** The Owners request that the City designate the Property for Light Industrial (“LI”) zoning.

I have summarized these requests in Figure 1 below.

**Figure 1. Application Package Summary**

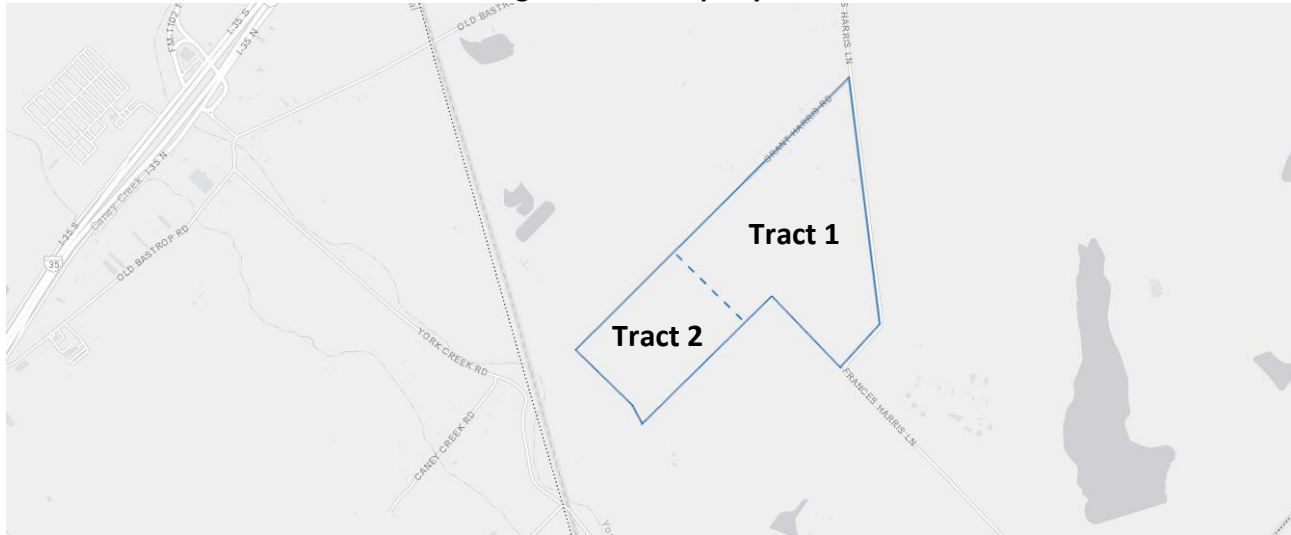
	Tract 1	Tract 2
<b>Size</b>	135.91 acres	63.58 acres
<b>Jurisdiction</b>		
<b>Current Jurisdiction</b>	City of San Marcos	Extraterritorial Jurisdiction
<b>Requested Jurisdiction</b>	City of San Marcos	City of San Marcos
<b>Zoning</b>		
<b>Current Zoning</b>	Character District 2.5	Unzoned
<b>Requested Jurisdiction</b>	Light Industrial	Light Industrial



## Land Use Context

The Property consists of a nearly 200-acre assemblage of two large tracts between Francis Harris Lane and York Creek Road, as shown in Figure 2 below.

**Figure 2. The Property**



The City has designated the entire Property for “Conservation/Cluster” on the Preferred Scenario Map and has designated Tract 1 for Character District 2.5 (“CD-2.5”) zoning. Tract 2 is in the City’s extraterritorial jurisdiction (“ETJ”) and is unzoned.

The Property features the following land-use context:

- **The Property is primarily surrounded by ETJ parcels designated for Conservation/Cluster** (with one exception, as described below). The Property is located in the southernmost part of San Marcos, connected to the rest of the City by Francis Harris Lane. Most of the surrounding parcels (including Tract 2 of the Property) are in the ETJ and thus are not subject to San Marcos zoning. The Preferred Scenario Map generally designates these parcels for Conservation/Cluster.
- **The Property is immediately adjacent to a power plant – the only other zoned parcel in the area.** Tract 1 is one of only two parcels in this area of San Marcos that is within City limits (and, thus, is zoned). As noted, Tract 1 is currently zoned for CD-2.5. The only other zoned parcel in the area – 109 acres of land immediately adjacent to Tract 1 – is designated for Commercial/Employment Low, zoned for Heavy Industrial (“HI”), and used for a power plant.

## Case Background

In 2022, Highlander SM One, LLC requested that the City annex Tract 1 and zone it to allow for development of approximately 470 single-family lots. Council later voted to annex Tract 1 and designate it for the corresponding CD-2.5 single-family zoning district. However, this project failed to proceed.

Since then, the Owners have collaborated on a new vision for the broader Property: assembling Tracts 1 and 2 together and developing a data center – a use much more consistent with the adjacent power plant

and with a lower overall traffic footprint for Francis Harris Lane. (Example images of data center developments are attached to this letter. These images are intended to provide a general reference point for this type of use and are not renderings for this particular Property.)

To accomplish this, the Owners are submitting the attached applications for annexation, zoning, and a Preferred Scenario Map amendment. In accordance with San Marcos policy, I met with City staff for two pre-development meetings (on Wednesday, October 16, 2024 and Monday, November 4, 2024), to review our forthcoming applications and seek initial feedback. During those meetings, staff provided information on City policies and procedures and specified the zoning designation required to seek a data center use (Light Industrial).

### **Utilities**

The project intends to use the Crystal Clear Special Utility District (“CCSUD”) for water service, the City for wastewater service, and Pedernales Electric Cooperative (“PEC”) for electricity. Ultimately, information on water service and electricity consumption will be finalized through the site development process and will be subject to CCSUD, PEC, and Lower Colorado River Authority (“LCRA”) approval.

### **Environmental**

The Owners are not aware of any floodplain or other environmentally sensitive features impacting the Property at this time, and the Property is not located in the ‘Environmental Overlay’ shown in Vision SMTX. Through this process, the Owners are proposing to annex the Property into San Marcos, which will provide greater protections than are otherwise afforded in the ETJ.

### **Case Rationale**

We believe that these requests are appropriate, reasonable, and consistent with the City’s goals and with good planning and land use practices. Specifically, we believe that:

- **A data center use will produce new tax revenues with limited need for City services.** Vision SMTX prioritizes development patterns that have a positive fiscal impact, with new revenues balanced against long-term responsibilities for providing City services and maintaining City infrastructure. This is particularly important at this location, given that it is located on the edge of the city limits in an area that is mostly undeveloped today. While a data center use will generate meaningful new tax revenues, it will have only limited needs for City services – and thus will have a positive fiscal impact as described in greater detail in the *Fiscal Analysis* section below. In contrast, the previous proposal for this Property – a 470-unit single-family subdivision – would generate a higher demand for City services for things like police, fire, emergency services, transportation infrastructure, and parkland, among other things.
- **A data center use will have a lower traffic footprint and produce less ‘wear and tear’ on roads.** The Property is currently connected to the rest of the City via one roadway, Francis Harris Lane. Thus, any traffic entering or exiting the Property will largely be concentrated on that one road. Higher-volume uses will thus generate greater congestion and ‘wear and tear’ for the City to manage. This is discussed in greater detail in the *Fiscal Analysis* section below.

- **This is the right location for a data center use, from a planning perspective.** Data center uses often require large tracts of land that an owner can readily secure against unauthorized access and that are not vulnerable to environmental hazards or other such features. These characteristics generally mean that properties on the edge of the City are likelier to be appropriate for a data center use.

Of those areas, Vision SMTX notes that large portions of the northwest are environmentally sensitive, thus prioritizing development in *other* areas. Vision SMTX also prioritizes developing within Hays County, noting that “Most of the city and its future growth potential is within Hays County, which is more convenient for service provision since San Marcos is the Hays County seat” and that “New development in other counties generates greater coordination needs and added service burdens.” Finally, data centers often benefit from proximity to other uses with robust electrical infrastructure, like power plants.

In this case, the Property is located in the southernmost part of San Marcos (*not* in the more sensitive northwest), in Hays County, and is directly adjacent to an existing power plant – all of which indicates that this is a desirable location for this particular use.

- **This proposal is fully consistent with City precedent in this area and will complement the existing adjacent power plant use.** The City has already designated the adjacent power plant use for the Commercial/Employment Low Place Type and for Heavy Industrial zoning. The Owners’ request is fully consistent with this precedent. We are requesting the same Preferred Scenario designation as the power plant (Commercial/Employment Low) and a less intense zoning designation (Light Industrial). Additionally, a data center use is fully consistent with and complementary to the adjacent power plant use – and can help serve as a ‘transition area’ buffer between the more intense power plant and lower intensity ETJ areas.

We believe that this information demonstrates that a data center use is valuable generally – and that, from a planning perspective, this particular location is both appropriate and desirable for a data center.

### **Fiscal Analysis**

As part of its Vision SMTX planning process, the City considered how different development patterns affect both “the estimated revenues generated by new development” and “the estimated costs of public services required to serve that development,” with the goal of ensuring that the City grows in a fiscally responsible and sustainable manner.

In short, the City generally prioritizes development patterns that balance new tax revenues against the long-term costs of public services (for infrastructure, policing, fire and emergency services, and more). Development patterns that produce greater tax revenues than they demand in public services will help support the City’s fiscal sustainability over the long term.

By this metric, a data center is a prudent choice at this location. When compared to the most recent proposed use of this site (single-family subdivision), a data center will have a lower overall need for City services while producing meaningful tax revenues.

As noted above, the Property is located on the edge of San Marcos' city limits and is connected to the rest of the City by a single roadway, Francis Harris Lane. This site context has several important implications for fiscal sustainability:

- **Property Location.** First, the Property's location at the edge of the city limits means that development patterns which demand higher levels of City services will stress City resources over time. Vision SMTX notes that outlying development that demands higher levels of police, fire, and emergency services coverage can lengthen response times and generate the need for more facilities and personnel. Location can also affect other important City services; for instance, outlying residential development in areas without existing amenities often adds pressure for the City to develop and maintain new parkland, which can spread parks resources out more thinly over a larger parks system.

Data centers require less police, fire, and emergency services coverage than single-family subdivisions – and have little to no impact on other City services like parks and open space.

Given the sensitive nature of data centers – as well as the large amount of expensive technology that they hold – owners operate their own on-site security, which deters crime and reduces the need for police services; they also invest in fire suppression systems to protect their investment. In contrast, even in safe and secure subdivisions, residents often expect their City to ensure a certain level of police presence, and the large volume of households increases the probability that one or more will likely require fire or emergency services at some point.

Likewise, residents often expect their City to invest in parks and other recreational amenities near their homes. This becomes particularly important in outlying areas without easy access to existing parkland, pressuring the City to acquire and develop new parks spaces that ultimately serve a limited number of households. Data centers produce no such demand, allowing the City to use its resources to maintain and improve its existing parks system without stressing existing resources.

Finally, as described above, the project intends to use CCSUD for water service and PEC for electricity, and thus will not require City service for either utility.

- **Limited Connectivity.** Second, the limited connectivity to the City means that traffic traveling to and from the Property will largely be concentrated on one roadway (Francis Harris Lane); higher-volume uses would result in greater 'wear and tear' on this roadway and will require more maintenance and more frequent replacement.

Data centers produce very little traffic compared to other uses. Residential subdivisions generally feature a large volume of morning and evening commuting, in addition to trips to grocery stores, libraries, friends' homes, and more. Commercial uses generally operate by attracting as many customers as possible. Industrial uses often feature heavy trucks dropping off and picking up various materials. Data centers, instead, feature none of these dynamics. They are secure facilities that feature fewer people than a residential subdivision and that neither attract outside visitors nor require trucking. As a result, data centers have a meaningfully lower impact on roadway infrastructure and maintenance.

For reference, the Urban Land Institute, a respected land-use think tank, has reported that data centers "require fewer employees to operate than most other commercial properties, leaving



minimal impacts on traffic in surrounding areas” and that “[u]nlike industrial facilities, there is no fleet of trucks going in and out, which further minimizes traffic congestion.”

The other major consideration related to fiscal sustainability is the Property’s ability to produce tax revenues that can help cover the costs of the services described above.

While single-family subdivisions often generate new tax revenues, they also meaningfully increase demand for City services. Vision SMTX notes that development patterns similar to that previously proposed for this Property (a 470-unit single-family subdivision) have the “the “Highest cost to serve (per new person) of all Place Types” and “generates [the] largest increase in new streets to maintain.”<sup>1</sup>

Data centers, instead, often produce meaningful new property tax revenues – buoyed by the types of improvements needed to house expensive computing technology – while generating a *lower* demand on City services. While Vision SMTX found that the Commercial/Employment Low Place Type (the designation requested for the Property) generally has a negative fiscal impact it also caveated this finding by specifying that the “value of non-residential development will vary fiscal impact” and that “[i]mpact on calls for service varies by use (e.g. retail more, industrial less).” In this case, as demonstrated above, the data center use in particular has a *positive* fiscal impact, producing meaningful new revenues with only a limited need for City services.

A briefing in the American Planning Association’s *Zoning Practice* publication sums up the comparison between the previous proposed use (single-family subdivision) and the current proposed use (data center) concisely, stating that data centers can be “highly desirable from an economic development perspective because they often generate a large property tax surplus that can subsidize more service-intensive land uses, such as single-family homes.”

## Conclusion

We believe that this revised cover letter demonstrates that our annexation, Preferred Scenario Map amendment, and zoning requests, to allow for the development of a data center use on the Property, are reasonable, appropriate, and consistent with the City’s policies and with good planning principles.

We appreciate your consideration – and I am available to discuss this case further and answer questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Michael J. Whellan', with a stylized, flowing script.

Michael J. Whellan

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<sup>1</sup> Technically, the Preferred Scenario Map currently designates the Property for Conservation/Cluster, which primarily consists of parks, open space, and agricultural or ranchland. However, Vision SMTX notes that Conservation/Cluster actually “has the potential to perform like a Neighborhood Low or Medium Place Type if a cluster-style development is pursued.” In this case, the Property has most recently been planned for a new subdivision consisting of an estimated 470 detached single-family homes, a development pattern that more closely reflects the Neighborhood Low-New Place Type (primary land use: detached single-family).

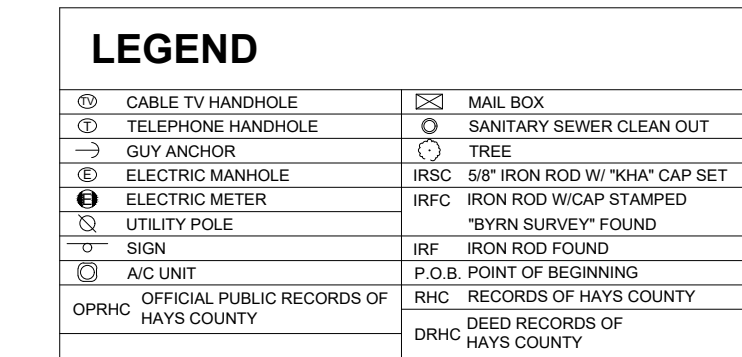
## Attachment A: Example Images

*(These images are intended to provide a general reference point for the data center use and are **not** renderings for this particular Property.)*









ADDRESS: Francis Harris Road



**A METES AND BOUNDS  
DESCRIPTION OF A  
63.578 ACRE TRACT OF LAND**

**BEING** a 63.578 acre (2,769,448 square feet) tract of land situated in the A.M. Esnaurizar Survey, aka A. M. Esnanrizar Survey, Abstract No. 6, Hays County, Texas, and being a portion of the A.M. Esnaurizar Eleven League Grant Subdivision 149, plat of which is recorded in Volume 34, Page 303, Deed Records Comal County, and containing all of that certain tract 50.00 acre Tract A, and a portion of that certain 50.00 acre Tract B, both described in instrument to Donald W. Tuff and Germaine Tuff in Volume 312, Page 837, Deed Records Hays County, and Volume 802, Page 397, Deed Records Comal County; and being more particularly described as follows:

**BEGINNING** at a 6-inch wood fence post found on the southwesterly line of that certain 4.56 acre tract described in instrument to Hays Energy Limited Partnership in Volume 1512, Page 495, Official Public Records Hays County, marking the North corner of said 50.00 acre Tract A, and the East corner of that certain 0.80 acre tract described in instrument to Hays Energy Limited Partnership in Volume 1648, Page 485, Official Public Records Hays County; and marking the north corner of the herein described tract;

**THENCE**, South 60°09'54" East, 2.99 feet along the southwesterly line of said 4.56 acre tract to a 1/2-inch iron rod found marking the West corner of that certain 136.912 acre tract described in instrument to Highlander SM, LLC in Document No. 22004858, Official Public Records Hays County;

**THENCE**, along the common line of said 136.912 acre tract and said 50.00 acre Tract A, the following three (3) calls:

1. South 45°04'42" East, 413.36 feet to a wood fence post found for corner;
2. South 45°21'46" East, 733.15 feet to a wood fence post found for corner;
3. South 45°19'47" East, at 256.73 feet passing a 60d-nail with washer stamped "BYRN Survey" found marking the southwest corner of said 136.912 acre tract; continuing for a total distance of 262.16 feet to a 1/2-inch iron rod with cap stamped "KHA" set under a barbed wire fence on the northwesterly line of that certain 75.9 acre Tract One, described in instrument to John D. Doster and Eva J. Doster, recorded in Volume 265, Page 178, Deed Records Hays County, and marking the East corner of herein described tract;

**THENCE**, South 44°24'42" West, 1736.82 feet along the common line of said 50.00 acre Tract A and said 75.9 acre tract, to a found 1-inch iron pipe called for as the west corner of said 75.9 acre tract, and the northeast corner of that certain 46.8 acre Tract Three, recorded in said in Volume 265, Page 178;

**THENCE**, along the common line of said 46.8 acre tract and aforesaid 50.00 acre Tract A, the following two (2) calls:

1. South 44°40'50" West, 283.13 feet to a 6-inch wood corner post marking the South corner of herein described tract, and an interior North corner of said 46.8 acre tract;
2. North 29°48'52" West, 286.88 feet to an 8-inch wood corner post found marking the northern-most northwest corner of said 46.8 acre tract, and a southeast corner of aforesaid 50.00 acre Tract B;

**THENCE**, North 45°16'07" West, 1151.95 feet crossing said 50.00 acre Tract B to a 1/2-inch iron rod with cap stamped "KHA" set on the southeasterly line of that certain called 49.68 acre tract described in instrument to Connie D. Martin in Document No. 80031113, Official Public Records Hays County, and marking the West corner of the herein described tract; said set rod bears South 44°58'19" West, 687.46 feet to a 1/2-inch iron rod with illegible cap found at the called North corner of Subdivision 124 of Esnaurizar Grant, and marking:

1. the South corner of said 49.68 acre tract;
2. the East corner of that certain tract 3.02 acre tract described in instrument to Connie Martin in Document No. 2008-80031897, Official Public Records Hays County, and Document No. 20080604468 Official Public Records Comal County;
3. the North corner of that certain 2.54 acre tract out of a 3.74 acre tract, described in instrument to Donald and Germaine Tuff in Volume 928, Page 471, Deed Records Comal County; said found rod bears: South 67°37'49" East, 36.85 feet to a found 25" fallen live oak (called 15" live oak in Volume 312, Page 831, Deed Records Hays County - shot in center of root ball), and North 11°50'10" West, 56.35 feet to a found 22" fallen live oak (called 15" live oak in Volume 312, Page 831, Deed Records Hays County - shot in center of root ball);

**THENCE**, along common line of said 49.68 acre tract, and of said 50.00 acre Tract A and said 50.00 acre Tract B, the following three (2) calls:

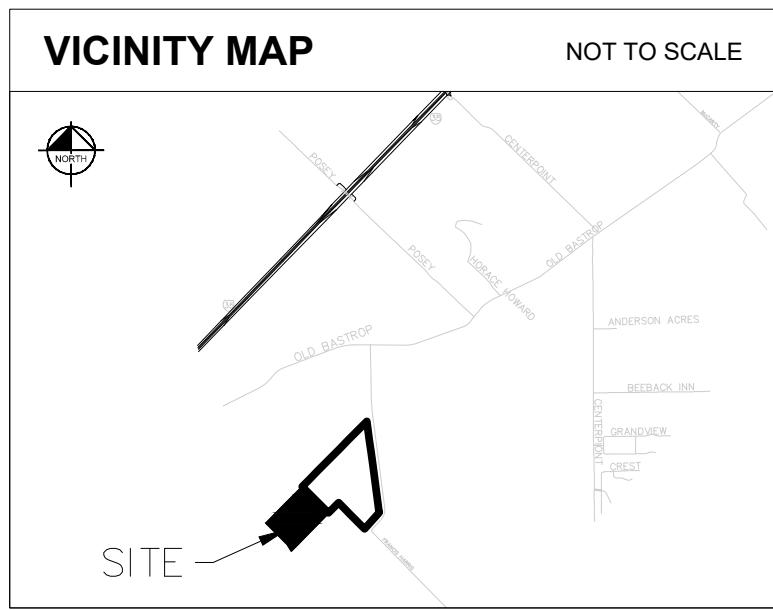
1. North 44°58'19" East, 1,073.33 feet to a 1/2-inch iron rod with cap stamped "ASH 5687" found for corner;
2. North 44°53'34" East, 869.27 feet to the **POINT OF BEGINNING**, and containing 63.578 acres of land in Hays County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid South Central Zone (FIPS 4204) (NADd'83). All distances are on the Grid and shown in U.S. Survey Feet. This description was generated on 8/28/2024 at 2:31 pm, based on geometry in the drawing file k:\sna\_survey\highlander real estate partners\068727800-Francis Harris\Dwg\Francis Harris Base.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

*John G. Mosier 1-16-2025*

John G. Mosier  
Registered Professional Land Surveyor No. 6330  
Kimley-Horn and Associates, Inc.  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
Ph. 210-541-9166  
greg.mosier@kimley-horn.com







TITLE COMMITMENT  
LEGAL DESCRIPTION:

TRACT 1: BEING 50 ACRES OF LAND, MORE OR LESS, IN THE A. M. ESNAURIZAR ELEVEN LEAGUE GRANT, SITUATED IN HAYS COUNTY, TEXAS AND COMAL COUNTY, TEXAS, BEING THAT SAME TRACT CALLED TRACT A CONVEYED IN VOLUME 312, PAGE 837, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 802, PAGE 397, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO.

TRACT 2: BEING 50 ACRES OF LAND, MORE OR LESS, IN THE A. M. ESNAURIZAR ELEVEN LEAGUE GRANT, SITUATED IN HAYS COUNTY, TEXAS AND COMAL COUNTY, TEXAS, BEING THAT SAME TRACT CALLED TRACT B CONVEYED IN VOLUME 312, PAGE 837, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 802, PAGE 397, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO.

TRACT 3: BEING 1.2 ACRES OF LAND, MORE OR LESS, IN THE A. M. ESNAURIZAR SURVEY, SITUATED IN COMAL COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN VOLUME 496, PAGE 300, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 386, PAGE 188, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "C" ATTACHED HERETO.

TRACT 4: BEING 2.54 ACRES OF LAND, MORE OR LESS, IN THE A. M. ESNAURIZAR SURVEY, SITUATED IN COMAL COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN VOLUME 928, PAGE 471, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	IRON ROD FOUND
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	TRACT CORNER (CALCULATED POINT UNLESS OTHERWISE LABELED)

LEGEND

---	GUY ANCHOR
---	UTILITY POLE
---	1/2" IRON ROD W/ "KHA" CAP SET
---	IRON ROD FOUND
---	POINT OF BEGINNING
---	RECORDS OF HAYS COUNTY
---	RECORDS OF COMAL COUNTY
---	BYRN SURVEY FOUND
---	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
---	DEED RECORDS OF HAYS COUNTY
---	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
---	DEED RECORDS OF COMAL COUNTY
---	PLAT RECORDS OF COMAL COUNTY
---	DEED CALL

A METES AND BOUNDS  
DESCRIPTION OF A  
63.578 ACRE TRACT OF LAND

BEING A 63.578 ACRE (2,769,448 SQUARE FEET) TRACT OF LAND SITUATED IN THE A. M. ESNAURIZAR SURVEY AKA A. M. ESNAURIZAR, ABSTRACT NO. 6, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THE A. M. ESNAURIZAR ELEVEN LEAGUE GRANT SUBDIVISION 149, PLAT OF WHICH IS RECORDED IN VOLUME 34, PAGE 303, DEED RECORDS COMAL COUNTY, AND CONTAINING ALL OF THAT CERTAIN TRACT A AND A PORTION OF THAT CERTAIN 50.00 ACRE TRACT B, BOTH DESCRIBED IN INSTRUMENT TO DONALD W. TUFF AND GERMAINE TUFF IN VOLUME 312, PAGE 837, DEED RECORDS HAYS COUNTY, AND VOLUME 802, PAGE 397, DEED RECORDS COMAL COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 6-INCH WOOD FENCE POST FOUND ON THE SOUTHWESTERLY LINE OF THAT CERTAIN 4.56 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAYS ENERGY LIMITED PARTNERSHIP IN VOLUME 1512, PAGE 495, OFFICIAL PUBLIC RECORDS HAYS COUNTY, MARKING THE NORTH CORNER OF SAID 50.00 ACRE TRACT A, AND THE EAST CORNER OF THAT CERTAIN 0.80 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAYS ENERGY LIMITED PARTNERSHIP IN VOLUME 1648, PAGE 485, OFFICIAL PUBLIC RECORDS HAYS COUNTY, AND MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 60°09'54" EAST, 2.99 FEET ALONG THE SOUTHWESTERLY LINE OF SAID 4.56 ACRE TRACT TO A 1/2-INCH IRON ROD FOUND MARKING THE WEST CORNER OF THAT CERTAIN 136.912 ACRE TRACT DESCRIBED IN INSTRUMENT TO HIGHLANDER SM, LLC IN DOCUMENT NO. 22004858, OFFICIAL PUBLIC RECORDS HAYS COUNTY;

THENCE, ALONG THE COMMON LINE OF SAID 136.912 ACRE TRACT AND SAID 50.00 ACRE TRACT A, THE FOLLOWING THREE (3) CALLS:

- SOUTH 45°04'42" EAST, 413.36 FEET TO A WOOD FENCE POST FOUND FOR CORNER;
- SOUTH 45°21'40" EAST, 733.15 FEET TO A WOOD FENCE POST FOUND FOR CORNER;
- SOUTH 45°19'47" EAST, AT 256.73 FEET PASSING A 600-NAIL WITH WASHER STAMPED "BYRN SURVEY" FOUND MARKING THE SOUTHWEST CORNER OF SAID 136.912 ACRE TRACT; CONTINUING FOR A TOTAL DISTANCE OF 262.16 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "KHA" SET ON THE NORTHWESTERLY LINE OF THAT CERTAIN 75.9 ACRE TRACT ONE, DESCRIBED IN INSTRUMENT TO JOHN D. DOSTER AND EVA J. DOSTER, RECORDED IN VOLUME 265, PAGE 178, DEED RECORDS HAYS COUNTY, AND MARKING THE EAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 44°24'42" WEST, 1736.82 FEET ALONG THE COMMON LINE OF SAID 50.00 ACRE TRACT A AND SAID 75.9 ACRE TRACT, TO A FOUND 1-INCH IRON PIPE CALLED FOR AS THE WEST CORNER OF SAID 75.9 ACRE TRACT, AND THE NORTHEAST CORNER OF THAT CERTAIN 46.8 ACRE TRACT THREE, RECORDED IN SAID IN VOLUME 265, PAGE 178;

THENCE, ALONG THE COMMON LINE OF SAID 46.8 ACRE TRACT AND AFORESAID 50.00 ACRE TRACT A, THE FOLLOWING TWO (2) CALLS:

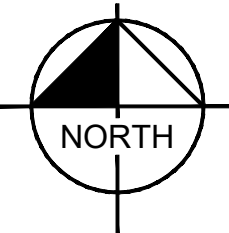
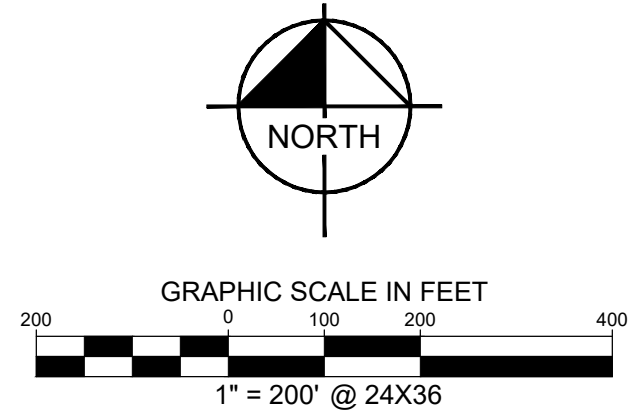
- SOUTH 44°40'50" WEST, 283.13 FEET TO A 6-INCH WOOD CORNER POST MARKING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT, AND AN INTERIOR NORTH CORNER OF SAID 46.8 ACRE TRACT;
- NORTH 29°48'52" WEST, 286.88 FEET TO A 8-INCH WOOD CORNER POST MARKING THE NORTHWEST-MOST NORTHWEST CORNER OF SAID 46.8 ACRE TRACT, AND A SOUTHEAST CORNER OF AFORESAID 50.00 ACRE TRACT B;

THENCE, NORTH 45°16'07" WEST, 1151.95 FEET CROSSING SAID 50.00 ACRE TRACT B TO A 1/2-INCH IRON ROD WITH CAP STAMPED "KHA" SET ON THE SOUTHEASTERLY LINE OF THAT CERTAIN CALLED 46.8 ACRE TRACT, DESCRIBED IN INSTRUMENT TO CONNIE D. MARTIN IN DOCUMENT NO. 80031113, OFFICIAL PUBLIC RECORDS HAYS COUNTY, AND MARKING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT; SAID SET ROD BEARS SOUTH 44°58'19" WEST, 687.46 FEET TO A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND AT THE CALLED NORTH CORNER OF SUBDIVISION 124 OF ESNAURIZAR GRANT, AND MARKING:

- THE SOUTH CORNER OF SAID 49.68 ACRE TRACT;
- THE EAST CORNER OF THAT CERTAIN TRACT 3.02 ACRE TRACT DESCRIBED IN INSTRUMENT TO CONNIE MARTIN IN DOCUMENT NO. 2008-80031897, OFFICIAL PUBLIC RECORDS HAYS COUNTY, AND DOCUMENT NO. 2008060468 OFFICIAL PUBLIC RECORDS COMAL COUNTY;
- THE NORTH CORNER OF THAT CERTAIN 2.54 ACRE TRACT OUT OF A 3.74 ACRE TRACT, DESCRIBED IN INSTRUMENT TO DONALD AND GERMAINE TUFF IN VOLUME 928, PAGE 471, DEED RECORDS COMAL COUNTY; SAID FOUND ROD BEARS: SOUTH 67°37'49" EAST, 36.85 FEET TO A FOUND 25" FALLEN LIVE OAK, CALLED 15" LIVE OAK IN VOLUME 312, PAGE 831, DEED RECORDS HAYS COUNTY (SHOT IN CENTER OF ROOT BALL), AND NORTH 11°50'10" WEST, 56.35 FEET TO A FOUND 22" FALLEN LIVE OAK, CALLED 15" LIVE OAK IN VOLUME 312, PAGE 831, DEED RECORDS HAYS COUNTY (SHOT IN CENTER OF ROOT BALL);

THENCE, ALONG COMMON LINE OF SAID 49.68 ACRE TRACT, AND OF SAID 50.00 ACRE TRACT A AND SAID 50.00 ACRE TRACT B, THE FOLLOWING THREE (2) CALLS:

- NORTH 44°58'19" EAST, 1,073.33 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "ASH 5687" FOUND FOR CORNER;
- NORTH 44°53'34" EAST, 869.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 63.578 ACRES OF LAND IN HAYS COUNTY, TEXAS. THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE (FIPS 4204) (NAD83). ALL DISTANCES ARE ON THE GRID AND SHOWN IN U.S. SURVEY FEET. THIS DESCRIPTION WAS GENERATED ON 8/26/2024 AT 2:31 PM, BASED ON GEOMETRY IN THE DRAWING FILE K:\SNA SURVEY\HIGHLANDER REAL ESTATE PARTNERS\0827780-FRANCIS HARRIS\DWG\FRANCIS HARRIS BASE DWG, IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES IN SAN ANTONIO, TEXAS.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S67°37'49"E	36.85'
L2	N11°50'10"W	56.35'

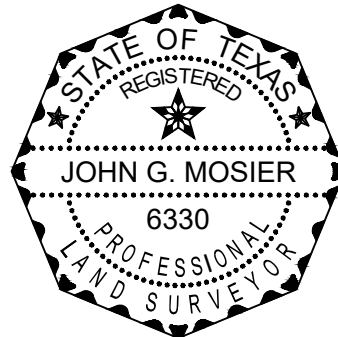
SURVEYORS CERTIFICATION:

TO: HIGHLANDER REAL ESTATE PARTNERS, LLC,  
DONALD W. TUFF AND WIFE, GERMAINE TUFF;  
FIRST AMERICAN TITLE GUARANTEE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,3,4,8,9,13 AND 16 OF TABLE A THEREOF.

FIELD WORK DATE: AUGUST 15, 2024  
SURVEY DATE: SEPTEMBER 12, 2024  
REVISED DATE: OCTOBER 3, 2024  
REVISED DATE: OCTOBER 4, 2024  
REVISED DATE: JANUARY 16, 2025

John G. Mosier  
JOHN GREGORY MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: 210-541-9166  
GREG.MOSIER@KIMLEY-HORN.COM



No.	DATE	REVISION DESCRIPTION
3	1/16/25	ESNAURIZAR AKA ESNANRIZAR
2	10/4/24	CORRECTED BEARING CALL
1	10/3/24	UPDATE 10K REFERENCE

ALTA/NSPS LAND TITLE SURVEY  
63.578 ACRES  
A. M. ESNAURIZAR SURVEY AKA A. M.  
ESNANRIZAR SURVEY, ABSTRACT NO. 6  
HAYS COUNTY, TEXAS

Scale		Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'		MAV	JGM	11/10/2021	068727800	1 OF 1

EXCEPTIONS FROM COVERAGE

IN ADDITION TO THE EXCLUSIONS AND CONDITIONS AND STIPULATIONS, YOUR POLICY WILL NOT COVER LOSS, COSTS, ATTORNEYS' FEES, AND EXPENSES RESULTING FROM:

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
  - DELETED
- RIGHTS OF PARTIES IN POSSESSION (OWNER'S POLICY ONLY) THIS EXCEPTION MAY A. BE DELETED AT THE REQUEST OF THE PROPOSED INSURED, UPON A PHYSICAL INSPECTION BY THE TITLE COMPANY AND PAYMENT OF ITS REASONABLE AND ACTUAL COSTS THEREOF.
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING IN THE EVENT OF A CONFLICT BETWEEN THIS EXCEPTION AND COVERED RISK "I" (C); THIS EXCEPTION SHALL CONTROL (APPLIES TO OWNER'S POLICY ONLY)
- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
- ALL CONVEYANCES, CONTRACTS, DEEDS, RESERVATIONS, EXCEPTIONS, LIMITATIONS, LEASES, AND SIMILAR INTERESTS IN OR TO ANY GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, ALL AS PROVIDED BY SECTION 2703.056 (A) OF THE TEXAS INSURANCE CODE.
- EASEMENT EXECUTED BY JOHANAH HARDEMAN, TO HOPE ENGINEERING AND SUPPLY COMPANY, A CORPORATION, DATED JANUARY 11, 1928, RECORDED IN VOLUME 54, PAGE 638, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, FURTHER AFFECTED BY INSTRUMENT RECORDED IN VOLUME 144, PAGE 359 (SUBJECT TO), OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- EASEMENT RESERVED IN PARTITION DEED EXECUTED BY AND BETWEEN EMMA GLENEWINKEL, AND IDA H. SOECHTING (NEE GLENEWINKEL) JOINED BY HUSBAND EGON SOECHTING, RICHARD O. GLENEWINKEL, HARRY GLENEWINKEL, AND CARL W. GLENEWINKEL, DATED JUNE 8, 1942, RECORDED IN VOLUME 125, PAGE 32 (SUBJECT TO), OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, FURTHER AFFECTED BY INSTRUMENTS RECORDED IN VOLUME 146, PAGE 407 (SUBJECT TO), VOLUME 146, PAGE 409 (SUBJECT TO), AND VOLUME 146, PAGE 413 (SUBJECT TO), OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- EASEMENT EXECUTED BY JOHANAH HARDEMAN, TO UNITED GAS PIPE LINE COMPANY, DATED MARCH 10, 1949, RECORDED IN VOLUME 90, PAGE 624 (SUBJECT TO), OF THE COMAL RECORDS OF HAYS COUNTY, TEXAS, FURTHER AFFECTED BY INSTRUMENT RECORDED IN VOLUME 144, PAGE 359 (SUBJECT TO), OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- EASEMENT EXECUTED BY JEROME DIETERT AND WIFE, MARGARET DIETERT, TO LOWER COLORADO RIVER AUTHORITY, DATED MARCH 20, 1972, RECORDED IN VOLUME 250, PAGE 446 (SUBJECT TO AS SHOWN), OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- RESERVATION OF ALL SUBTERRANEAN WATERS INCLUDING, WITHOUT LIMITATION, ALL PERCOLATING WATERS AND UNDERGROUND RESERVOIRS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME, AS SET FORTH BY INSTRUMENT(S) EORDED IN VOLUME 125, PAGE 32 (SUBJECT TO), OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, FURTHER AFFECTED BY INSTRUMENTS RECORDED IN VOLUME 146, PAGE 407 (SUBJECT TO), AND VOLUME 146, PAGE 409 (SUBJECT TO), OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN AGREEMENT, BY AND BETWEEN IDA H. SOECHTING AND RICHARD O. GLENEWINKEL AND WIFE, HEDWIG GLENEWINKEL, AS RECORDED IN VOLUME 146, PAGE 411, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, FURTHER AFFECTED BY INSTRUMENT RECORDED IN VOLUME 158, PAGE 383, (DOES NOT AFFECT) OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- UNDIVIDED INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS IN, ON, UNDER OR THAT L. MAY BE PRODUCED FROM THE HEREIN DESCRIBED PROPERTY, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED UNTO JEROME DIETERT AND MARGARET DIETERT IN DEED TO DONALD W. TUFF AND WIFE, GERMAINE TUFF, DATED JUNE 27, 1978, AND RECORDED IN VOLUME 312, PAGE 837, (NOT A SURVEY MATTER) OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 802, PAGE 397, (NOT A SURVEY MATTER) OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE CITED INSTRUMENT.
- SUBJECT PROPERTY LINES WITHIN THE BOUNDARIES OF YORK CREEK IMPROVEMENT DISTRICT. (SUBJECT TO)

GENERAL NOTES:

- TITLE COMMITMENT NOTES: THIS SURVEY WAS PERFORMED UTILIZING THAT CERTAIN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE GUARANTEE COMPANY, G.F. NO. 24-1545-C, (ISSUE DATE: JUNE 3, 2024, EFFECTIVE DATE: MAY 28, 2024) AND REFLECTS ONLY THOSE ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENT REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.
- FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48209C0467F DATED SEPTEMBER 2, 2005 AND 48209C0470F DATED SEPTEMBER 2, 2005 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON ARE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
- GEODETIC BASIS STATEMENT:  
HORIZONTAL CONTROL: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- ENCROACHMENTS: PER ALTA/NSPS SURVEY STANDARDS ITEM 5, SECTION C, PARAGRAPH III, THE TERM "ENCROACHMENT" IMPLIES A LEGAL OPINION, "EVIDENCE OF POTENTIALLY ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK" RELATIVE TO TITLE LINES, SETBACKS, ADJOINING PROPERTIES, AND RIGHTS-OF-WAYS, WILL BE SHOWN, BUT THE SURVEY WILL MAKE NO JUDGMENT OF "ENCROACHMENT" OR "NON-ENCROACHMENT".
- ZONING: A PRIVATE ZONING REPORT WAS NOT PROVIDED BY THE OWNER OR THE INSURER PER ALTA/NSPS OPTIONAL TABLE A ITEMS 8(A)&(B). THIS SURVEY DOES NOT REFLECT ZONING STATUS OR RESTRICTIONS.
- UTILITIES NOTE: ANY UNDERGROUND UTILITIES SHOWN HEREON ARE FROM TEXAS 811 MARKINGS OR OTHER THIRD PARTY UTILITY LOCATORS, AND LOCATED BY SURVEY CREWS, OR RECORD DRAWINGS OBTAINED FROM UTILITY COMPANIES REPRESENTATIVES. KIMLEY-HORN CANNOT GUARANTEE THE LOCATION OF SAID UTILITIES, EXCEPT THOSE THAT ARE OBSERVED AND READILY VISIBLE ON THE SURFACE AT THE TIME OF THIS SURVEY. KIMLEY-HORN ASSUMES NO LIABILITY FOR POORLY OR IMPROPERLY MARKED UTILITY LOCATIONS. PRIVATE INTERIOR SERVICE LINES ARE NOT SHOWN.
- THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTES (OR ANY OTHER ENVIRONMENTAL ISSUE), ARCHEOLOGICAL SITES OR OBSCURED OR POORLY MARKED GRAVESITES. AN EXPERT CONSULTANT SHOULD ADDRESS SUCH MATTERS.
- KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING SURVEY.
- THE EXTERIOR "FOOT PRINT" DIMENSIONS OF ALL BUILDING SHOWN HEREON ARE USED FOR SQUARE FOOTAGE CALCULATIONS.



Upon recording, please return to:  
Highlander SM One, LLC  
2505 Allston Lane  
Austin, TX 78746  
Attn: John Maberry

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

**DEED**

STATE OF TEXAS           §  
                                      §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HAYS       §

THAT, ENGIE DEVELOPMENT, LLC, a Delaware limited liability company, whose address is 1360 Post Oak Blvd., Suite 400, Houston, TX 77056 (herein referred to as "Grantor"), for and 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 consideration are hereby acknowledged, and the further consideration of the execution and delivery by Grantee of one certain promissory note of even date herewith in the principal sum of \$3,087,500.00, payable to the order of FIRST FINANCIAL BANK, N.A., a national association ("Lender"), and bearing interest as therein provided, the payment of which note is secured by the Vendor's Lien herein retained, and is secured by a Deed of Trust of even date herewith, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL and CONVEY unto HIGHLANDER SM ONE, LLC, a Texas limited liability company, whose address is 2505 Allston Lane, Austin, TX 78746, their successors and assigns (herein referred to as "Grantee"), the property more fully described on Exhibit A attached hereto and incorporated herein for all purposes by this reference (the "Property"), together with all improvements located thereon and all rights and appurtenances thereto in any wise belonging to Grantor; subject only to those items described on Exhibit B attached hereto and incorporated herein for all purposes (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the above-described Property, subject only to the Permitted Encumbrances, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, unto the said Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

COVENANTS. As a part of the consideration supporting this Deed, Grantee hereby covenants and agrees, on its own behalf and on behalf of its successors and assigns, that Grantee shall not use, nor allow to be used, the Property in any manner that would interfere with the continued use and operation of the property more fully described on Exhibit C attached hereto and incorporated herein for all purposes by this reference (the "Retained Property"), as a power plant in the same manner as used by Hays Energy, LLC ("Hays Energy") as of January 5, 2017 (the "Interference Restriction"); *provided, however*, that the development, subdivision, and use of the

Corridor Title Co. GF# 21-4431-C



Property for single family residential purposes shall not be deemed to violate the Interference Restriction.

As a further part of the consideration supporting this Deed, specifically with respect to the Retained Property and the Interference Restriction, Grantee agrees and covenants not to contest, protest, or otherwise challenge any application that Hays Energy or any subsidiary, affiliate or assignee of Hays Energy or Vistra Corp., formerly known as Energy Future Holdings Corp. and TXU Corp. (collectively referred to as "Applicant"), may file or make to any local, state or federal agency, including but not limited to the Texas Commission on Environmental Quality ("TCEQ"), the Nuclear Regulatory Commission ("NRC"), U.S. Army Corps of Engineers, and/or the United States Environmental Protection Agency, for any environmental, development, construction, operation or other authorization, including, but not limited to any local, state or federal permit, license, registration or any other authorization for any facility or any portion of a facility, any sources of air emissions or contaminant discharge, or any other structure or process in Hays County, Texas, or otherwise take a position adverse to Applicant, in any proceeding, in any form or forum, including, but not limited to, before or to the NRC, the TCEQ, the Texas State Office of Administrative Hearings, and/or state or federal court (the "Protest Restriction"). Grantee's agreement and covenant not to contest, protest, or otherwise challenge any such actions or applications includes Grantee's express agreement and covenant not to file any public comments, requests for party status, motions to overturn, motions for reconsideration, objections or any other administrative or judicial appeals regarding such application or any authorization that Applicant obtains as a result of such application. Specifically with respect to the Retained Property and the Interference Restriction, Grantee's agreement and covenant not to contest, protest, or otherwise challenge such application also extends to any subsequent amendment or modification of any authorization that Applicant obtains or seeks to obtain as a result of any such application. Specifically with respect to the Retained Property and the Interference Restriction, Grantee further agrees and covenants not to seek or pursue revocation of any authorization that Applicant obtains or has previously obtained (whether as a result of such application or otherwise), or to attempt to enjoin, cease or restrain any operations or activities under such authorization, or take a position adverse to Applicant in any such revocation or injunction action, or in any other way attempt to otherwise constrain any operations or activities under such authorization, in any form or forum whatsoever.

As a further part of the consideration supporting this Deed, Grantee covenants that the Property will not be used for the commercial production or commercial generation of electricity in any form, nor will it be used for the siting of a commercial power station or energy storage facility of any kind (the "Power Generation Restriction", and collectively with the Interference Restriction and the Protest Restriction, the "Restrictions").

The Restrictions shall be covenants running with, touching, and encumbering the Property, and benefiting the Retained Property, binding upon the Grantee and all successors in interest or title, transferees, vendees, lessees, mortgagees, and assigns who are owners and/or users of the Property. Hays Energy may enforce the provisions hereof by any appropriate legal action.

Each and every contract, deed, or other instrument hereafter executed conveying the Property or portion thereof (excluding instruments granting security interests) shall expressly

provide that such conveyance is subject to this restrictive covenant, provided, however, that the Restrictions shall survive and be effective regardless of whether such contract, deed or other instrument hereafter executed conveying the Property or portion thereof provides that such conveyance is subject to the restrictive covenant.

The covenants given by each of Grantor and Grantee in this Deed are material to Grantor and Grantee and shall be permanent covenants running with the land, and each party shall be entitled to specific performance of the covenant of the other party. Any violation or breach of the covenants of this paragraph may be enforced in law or in equity, including, without limitation, injunction to cease any violation and to enforce specific performance hereof.

[signature pages follow]

EXECUTED to be effective as of the 28 day of January, 2022.

GRANTOR:

ENGIE Development, LLC,  
a Delaware limited liability company

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

Name: Stefaan Sercu

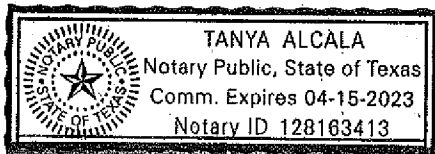
Title: President and CEO

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on January 27, 2022, by Stefaan Sercu, the President and CEO of ENGIE Development, LLC, a Delaware limited liability company, on behalf of said company.

\_\_\_\_\_  
Notary Public

(PERSONALIZED SEAL)



## GRANTEE:

Highlander SM One, LLC,  
a Texas limited liability company

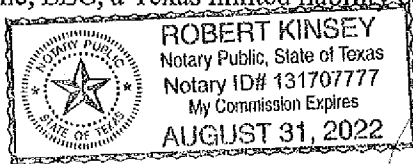
By: Highlander Real Estate Partners, LLC,  
a Delaware limited liability company,  
its sole Manager,

By:   
John Maberry, Manager

MABERRY  
(M) (JM)

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

This instrument was acknowledged before me on the 26<sup>th</sup> day of JANUARY, 2022, by John Maberry, Manager of Highlander Real Estate Partners, LLC, a Delaware limited liability company, on behalf said limited liability company in its capacity as sole Manager of Highlander SM One, LLC, a Texas limited liability company, on behalf of said limited liability company.



  
Notary Public

(PERSONALIZED SEAL)

Grantee's Address for Tax Purposes: 2505 Allston Lane, Austin, TX 78746

**EXHIBIT "A"**  
**THE PROPERTY**

**METES AND BOUNDS**

**BEING** a 136.912 acre (5,963,888 square feet) tract of land less and except a one acre tract reserved for cemetery purposes for a total Net Acreage of 135.912 (5,920,320 square feet) of land situated in the A.M. Eshnarizar Survey, Abstract No. 6, Hays County, Texas; and being a all of that certain 136.96 acre tract (less and except one acre) in instrument to Hays Energy Limited Partnership in Document No. 9918986 of the Official Public Records of Hays County; and being more particularly described as follows:

**BEGINNING** at a mag nail found in concrete on the intersection of the westerly line of Francis Harris Lane (variable public width public right-of-way) with the southeasterly line of Grant Harris Road (30 feet wide private drive) marking the northeast corner of the said 136.96 acre tract and the east corner of that certain 1.00 acre tract described in Volume 4187 Page 894 of the Official Public Records of Hays County;

**THENCE**, along the westerly right-of-way line of Francis Harris Lane the following ten (10) courses and distances:

1. South 07°26'45" East, 744.57 feet to a 3-inch metal fence post found for corner;
2. South 07°41'05" East, 396.75 feet to a 2-inch metal fence post found for corner;
3. South 07°47'16" East, 523.44 feet to a 3-inch metal fence post found for corner;
4. South 07°38'01" East, 1774.02 feet to a 3-inch metal fence post found for corner;
5. South 01°00'30" East, 10.17 feet to a 3-inch metal fence post found for corner;
6. South 08°04'14" West, 10.46 feet to a 3-inch metal fence post found for corner;
7. South 18°48'44" West, 12.34 feet to a 3-inch metal fence post found for corner;
8. South 25°03'13" West, 19.77 feet to a 3-inch metal fence post found for corner;
9. South 37°42'10" West, 23.94 feet to a 3-inch metal fence post found for corner;
10. South 41°44'05" West, 787.05 feet to a 3-inch metal fence post found for corner;

**THENCE**, departing the westerly right-of-way line of Francis Harris Lane and following along the northeasterly line of that certain 75.9 acre tract described as tract No. One (1) in instrument to John D. Doster and Eva J. Doster In Volume 265 Page 178 Deed Records Hays County the following three (3) courses and distances:

1. North 43°42'49" West, 225.80 feet to a ½-inch capped iron rod found for corner;
2. North 44°31'20" West, 542.09 feet to a ½-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. North 44°53'03" West, 622.24 feet to a 3-inch metal post found for corner;

THENCE, South 45°02'40" West, 542.77 feet along the northwesterly line of said 75.9 acre tract to a 60D nail with washer stamped "BYRN SURVEY" found for corner;

THENCE, departing the aforesaid 75.9 acre tract and following along the northeasterly line of that certain 50.00 acre tract described in instrument to Donald Tuff in Volume 312 Page 837 in the Deed Records of Hays County the following three (3) courses and distances:

1. North 45°16'38" West, 256.47 feet to a wood post found for corner;
2. North 45°21'46" West, 733.15 feet to a wood post found for corner;
3. North 45°04'42" West, 413.36 feet to a ½-inch iron rod found for corner;

THENCE, North 44°35'39" East, 409.86 feet to a 3-inch iron fence post found for corner along the southeasterly line of that certain 4.56 acre tract described in instrument to Hays Energy Limited Partnership in Volume. 1512, Page 495 of the Official Public Records of Hays County;

THENCE, North 44°25'59" East, 410.99 feet to a ½-inch capped iron rod found for corner along the southeasterly line of that certain 4.56 acre tract described in instrument to David Alvarado-Vasquez and spouse Claudia V. Alvarado Document. No. 18044130 of the Official Public Records of Hays County;

THENCE, along the southeasterly right-of-way line of the said Grant Harris Road the following seven (7) courses and distances:

1. North 44°43'49" East, 411.16 feet to a ½-inch capped iron rod found for corner;
2. North 44°58'05" East, 407.88 feet to a ½-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. North 44°51'54" East, 404.86 feet to a 100D nail found for corner;
4. North 44°32'48" East, 405.35 feet to a ½-inch capped iron rod found for corner;
5. North 44°19'19" East, 410.59 feet to a ½-inch capped iron rod found for corner;
6. North 45°29'28" East, 450.37 feet to a ½-inch capped iron rod found for corner;

THENCE, North 45°29'21" East, 169.58 feet along southeasterly right-of-way line of Grant Harris Road to the POINT OF BEGINNING and containing 136.912 acres in Hays County, Texas Less and Except that certain 1.00 acre tract reserved for cemetery purposes, and being more particularly described as follows:

COMMENCING at a ½-inch drill hole in a 3-inch metal fence post found at a three-way fence corner for an interior corner said 136.96 acre tract;

THENCE, North 44°04'47" East 625.64 feet along a fence line to a ½-inch iron rod with a plastic cap stamped "KHA" to the POINT OF BEGINNING of the Save and Except described herein;

THENCE the following three (3) courses and distances across the said 136.96 acre tract:

1. North 44°04'47" East, 208.71 feet to a ½-inch iron rod with a plastic cap stamped "KHA" set for corner;



2. South 45°55'13" East, 208.71 feet to a to a ½-inch iron rod with a plastic cap stamped "KHA" set fore corner;
3. South 44°04'47" West, 208.71 feet to a to a ½-inch iron rod with a plastic cap stamped "KHA" set for corner;

**THENCE**, North 45°55'13" West 208.71 feet to the **POINT OF BEGINNING**, and containing 1.000 acre (43,560 square feet), for a total of 135.912 acres of land in Hays County, Texas.

The basis of bearing for this description is the Texas State Plane Coordinate System Grid South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

**EXHIBIT "B"**  
**THE PERMITTED EXCEPTIONS**

1. Document No. 17003581, of the Official Public Records of Hays County, Texas.
2. Subject to the rights of ingress and egress in and to a cemetery, as reserved in Deed recorded in Volume 61, Page 509, Deed Records of Hays County, Texas.
3. Easement awarded to Lower Colorado River Authority, by Judgment dated October 18, 1972, under Cause No. 9,413, District Court Records, Hays County, Texas, as recorded in Volume R, Page 462, Civil Minute Records of District Court of Hays County, Texas, and amended by instrument recorded in Volume 1348, Page 104, Official Public Records of Hays County, Texas.
4. Easement granted to Pedernales Electric Cooperative, Inc., recorded in Volume 857, Page 640, Official Public Records of Hays County, Texas.
5. Easements, terms, conditions, and stipulations in that certain Easement Agreement, as recorded in Document No. 9926160, of the Official Public Records of Hays County, Texas.
6. Easement granted to Crystal Clear W.S.C., recorded in Volume 3826, Page 630, Official Public Records of Hays County, Texas.
7. Taxes or special assessments of York Creek Improvement District as provided by law.
8. Location of overhead utility lines, utility poles, guy anchors, electric manhole(s), sign(s), within the boundary of subject property and being situated outside any designated easement, together with all easement rights appurtenant thereto, as shown on Survey dated December 16, 2021, prepared by John G. Mosier, Registered Professional Land Surveyor No. 6330.
9. Encroachment and/or protrusion of fences the boundary lines of subject property, together with any assertion of ownership of land lying between said fences and the boundary lines of subject property, as shown on Survey dated December 16, 2021, prepared by John G. Mosier, Registered Professional Land Surveyor No. 6330.
10. Terms, conditions and restrictions as set forth in that certain Deed dated 1-28-2022, from Hays Energy, LLC, as Grantor to ENGIE Development, LLC, as Grantee, recorded in Document No. 22004594 in the Official Public Records of Hays County, Texas.

**EXHIBIT "C"**  
**THE RETAINED PROPERTY**

DESCRIPTION OF 100.87 ACRES, MORE OR LESS OF LAND AREA BEING ALL OF LOT 1, HENK ADDITION, AS RECORDED IN VOLUME 9, PAGE 27 OF THE HAYS COUNTY PLAT RECORDS, LESS AND EXCEPT THAT TRACT DESCRIBED AS 7.845 ACRES IN A DEED FROM HAYS ENERGY LIMITED PARTNERSHIP TO L.C.R.A. DATED FEBRUARY 16, 2000 AND RECORDED IN VOLUME 1635, PAGE 88 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod found with a plastic cap stamped "Byrn Survey" in the occupied north line of that tract described as 0.15 acres in a quit claim deed from Agnes Henk to Hays Energy Limited Partnership dated June 21, 1999 and recorded in Hays County Document No. 9914620 of the Hays County Deed Records for the common southwest corner of Lot 1, Henk Addition and the southeast corner of that 2.71 acre tract dedicated to the Public by the plat recorded in Volume 9, Page 27 of the Hays County Plat Records;

Thence leaving the Hays Energy Limited Partnership 0.15 acre tract and the Place of Beginning with the common southwest line Lot 1, Henk Addition and the east line of the 2.71 acre tract dedicated to the Public, as shown on that plat numbered 24939 - 00 - d dated September 5, 2000 as prepared for Hays Energy Limited Partnership by Byrn & Associates, Inc. of San Marcos, Texas, N 42 degrees 30' 33" W (this course being the Bearing Basis for this description) 2558.92 feet to a 1/2" iron rod found with a plastic cap stamped "Byrn Survey";

Thence with a right-breaking curve having the following characteristics: central angle = 86 degrees 55' 28", radius = 270.00, arc length = 409.62 feet and a chord which bears N 00 degrees 57' 04", E 371.45 feet to a 1/2" iron rod found with a plastic cap stamped "Byrn Survey";

Thence with the common northwest line of Lot 1, Henk Addition and the southeast line of the 2.71 acre tract dedicated to the Public, the following three courses:

1. N 44 degrees 24' 50" E 437.79 feet to a 1/2" iron rod found with a plastic cap stamped "Byrn Survey"
2. with a left-breaking curve having the following characteristics: central angle = 48 degrees 00' 50", radius = 270.00 feet, arc length = 226.26 feet and a chord which bears N 20 degrees 24' 26" E 219.70 feet to a 1/2" iron rod found with a plastic cap stamped "Byrn Survey", and
3. N 03 degrees 35' 49" W 68.34 feet to a 1/2" iron rod found with a plastic cap stamped "Byrn Survey" for the common northwest corner of Lot 1, Henk Addition and the northeast corner of the 2.71 acre tract dedicated to the Public and being in

the occupied south line of that tract described as 436.54 acres in a deed from Betty Jo Jackson Crocker to B. Naylor Morton dated August 15 , 1989 and recorded in Volume 797, page 321 of the Hays County Official Public Records;

Thence leaving the 2.71 acre tract dedicated to the Public with the common north line of Lot 1, Henk Addition and a south line of the Morton tracts, S 88 degrees 42' 07 " E 666.02 feet to a calculated point;

Thence leaving the south line of the Morton tract and entering Lot 1, Henk Addition, S 01 degrees 17' 53" W 24.26 feet to an iron rod found with a plastic cap stamped "LCRA" for the north corner of the previously mentioned LCRA 7.845 acre tract;

Thence with the northwest line of the LCRA tract, the following three courses:

1. S 17 degrees 48' 59" W 310.95 feet to an iron rod found with a plastic cap stamped "LCRA",
2. S 79 degrees 39' 13" W 51.02 feet to an iron rod found with a plastic cap stamped "LCRA", and
3. S 17 degrees 51' 21" W 172.47 feet to an iron rod found with a plastic cap stamped "LCRA" for the west corner of the LCRA tract;

Thence with the southwest line of the LCRA tract, S 72 degrees 11' 58" E 702.19 feet to a calculated point that falls in a chain link fence corner post for the south corner of the LCRA tract;

Thence with the southeast line of the LCRA tract, N 1 7 degrees 4 7' 57" E 507.50 feet to an iron rod found with a plastic cap stamped "LCRA" for the east corner of the LCRA tract;

Thence with the northeast line of the LCRA tract, N 72 degrees 12' 03" W 656.94 feet to the previously mentioned north corner of the LCRA 7.845 acre tract;

Thence leaving the LCRA, N 01 degrees 17' 53" E 24.26 feet to a calculated point in the common north line of Lot 1, Henk Addition and the south line of the Morton tract;

Thence with said common line, S 88 degrees 42' 07" E 1237.71 feet to a 1/2" iron rod found for the northeast corner of Lot 1, Henk Addition and an interior corner of the Morton tract;

Thence with the east line of Lot 1, Henk Addition, the following three courses:

1. with a west line of the Morton tract, S 09 degrees 32' 16" E 56.84 feet to a 6" cedar post for an angle point in fence,
2. with a west line of the Morton tract, S 00 degrees 00' 39" W 1380.77 feet to a 1/2" iron rod found for a southwest corner of the Morton tract and a northwest corner of that tract described as 43.58 acres in a deed from the Estate of Hanno F. Guenther, Sr. to Sharon Guenther and Hanno F.

Guenther, Jr. dated December 20, 1993 and recorded in Volume 1040, Page 211 of the Hays County Official Public Records, and

3. with the west line of the Guenther tract, S 00 degrees 35' 43" E 1357.16 feet to a 1/2" iron rod found for the southeast corner of Lot 1, Henk Addition and the northeast corner of the previously mentioned Hays Energy 0.15 acre tract;

Thence leaving the Guenther tract with the common south line of Lot 1, Henk Addition and the north line of the Hays Energy 0.15 acre tract, S 89 degrees 15' 26" W 582.34 feet to the Place of Beginning.

There are contained within these metes and bounds 100.87 acres, more or less, of land area as prepared from public records and a survey made on the ground on September 5, 2000 by Byrn and Associates, Inc. of San Marcos, Texas.

SAVE AND EXCEPT:

7.845 ACRE TRACT OWNED BY LCRA TRANSMISSION SERVICES CORPORATION:

PART OF LOT 1 OF HENK ADDITION AS SHOWN ON THE MAP RECORDED IN PLAT BOOK 9, PAGE 27 OF THE MAP RECORDS OF SAID HAYS COUNTY, TEXAS, EMBRACING ALL OF A 7.845 ACRES TRACT OF LAND DESCRIBED IN VOLUME 1635, PAGE 88, OF SAID DEED RECORDS.

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1.

THENCE NORTH 88 DEGREES 42 MINUTES 34 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1,237.79 FEET TO A POINT.

THENCE SOUTH 01 DEGREE 17 MINUTES 53 SECONDS WEST, A DISTANCE OF 24.26 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 72 DEGREES 12 MINUTES 20 SECONDS EAST, A DISTANCE OF 657.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER.

THENCE SOUTH 17 DEGREES 47 MINUTES 40 SECONDS WEST, A DISTANCE OF 507.50 FEET TO A POINT FOR A CORNER.

THENCE NORTH 72 DEGREES 12 MINUTES 20 SECONDS WEST, A DISTANCE OF 702.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER.

THENCE NORTH 17 DEGREES 47 MINUTES 40 SECONDS EAST, A DISTANCE OF 172.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER.

THENCE NORTH 79 DEGREES 43 MINUTES 19 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER.

THENCE NORTH 17 DEGREES 47 MINUTES 40 SECONDS EAST, A DISTANCE OF 311.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,394,366 SQUARE FEET OR 100.881 ACRES, MORE OR LESS.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TRACT 1 ALSO BEING DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 9914621, HAYS COUNTY, TEXAS; SAVE AND EXCEPT 2.71 ACRES DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES IN THE FINAL PLAT OF LOT 1, HENK ADDITION TO HAYS COUNTY, TEXAS, DATED APRIL 14, 1999 RECORDED IN PLAT BOOK 9, PAGE 27; AND FURTHER SAVE AND EXCEPT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 3767 BOOK OFFICIAL PUBLIC RECORDS IN VOLUME 1635 PAGE 88, HAYS COUNTY, TEXAS.

**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.

22004858 DEED  
02/01/2022 09:56:01 AM Total Fees: \$70.00

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



## WARRANTY DEED RESERVING VENDOR'S LIEN

312532

From: JEROME DIETERT and MARGARET DIETERT  
To: DONALD W. TUFF and wife, GERMAINE TUFF

THE STATE OF TEXAS  
COUNTY OF HAYS

§  
§ KNOW ALL MEN BY THESE PRESENTS:  
§

That we, JEROME DIETERT and MARGARET DIETERT, of Comal County, Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to us cash in hand paid and secured to be paid by DONALD W. TUFF and wife, GERMAINE TUFF, the receipt of which is hereby conclusively acknowledged and confessed, and the execution and delivery of those four (4) vendor's lien promissory notes of even date herewith as follows:

1. That certain promissory note in the amount of THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$3,500.00) dated June 27, 1978, executed by Donald W. Tuff and wife, Germaine Tuff, and payable to the order of Margaret Dietert as therein provided;
2. That certain promissory note in the amount of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00) dated June 27, 1978, executed by Donald W. Tuff and wife, Germaine Tuff, and payable to the order of Margaret Dietert as therein provided;
3. That certain promissory note in the amount of THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$3,500.00) dated June 27, 1978, executed by Donald W. Tuff and wife, Germaine Tuff, and payable to the order of Jerome Dietert as therein provided;
4. That certain promissory note in the amount of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00) dated June 27, 1978, executed by Donald W. Tuff and wife, Germaine Tuff, and payable to the order of Jerome Dietert as therein provided;

and it being provided in each of said notes that failure to pay any installment thereof when due may at the option of the holder mature said entire indebtedness and the lien herein reserved become subject to foreclosure; said notes also providing for ten percent (10%) attorney's fee if not paid in full at maturity and placed in the hands of an attorney for collection, collected by law or through the probate court.



HAVE GRANTED, BARGAINED, SOLD and conveyed and by these presents do GRANT, BARGAIN, SELL and CONVEY unto the said DONALD W. TUFF and wife, GERMAINE TUFF, of Hays County, Texas, the following described property situated in the Counties of Hays and Comal, State of Texas, to-wit:

BEING that certain 100 acres, more or less, situated in Hays and Comal Counties, Texas, and being the same property described as Tracts (A) and (B) in a conveyance from Richard O. Glenewinkel et ux to Jerome Dietert et ux by deed dated May 11, 1950, recorded in Book No. 146, pages 415-417 of the Deed Records of Hays County, Texas, and more particularly described as follows, to-wit:

TRACT (A): All that certain tract, piece or parcel of land situated in Hays County, Texas, being 50 acres, more or less, being the N. E. part of a 109.52 acre tract out of Subdivision No. 149, of the A. M. Esnaurizar Eleven League Grant, and being described by metes and bounds as follows:

BEGINNING at a post set at the North corner of said 109.52 acre tract;

THENCE with its N. E. line S. 44° 45' E. 507.5 vrs. to a pile of rocks, the East corner of said 109.52 acre tract;

THENCE with the S.E. line of said 109.52 acre tract, S. 45° 12' W. 729.5 vrs. to an iron pin for South corner of this tract;

THENCE with fence N. 28° 27' W. 123.41 vrs. to an iron pin for corner;

THENCE with the boundary line of the Richard O. Glenewinkel 50 acre tract, N. 45° 12' E. 190.9 vrs. to an iron pin for East corner of the Richard O. Glenewinkel tract;

THENCE with the N. E. line of said Richard O. Glenewinkel tract, N. 44° 45' W. 395.07 vrs. to an iron pin in the N. W. line of Subdivision No. 149 for West corner of this tract, and North corner of the Richard O. Glenewinkel tract;

THENCE with said N. W. line N. 45° 53' E. 504 vrs. to the Place of Beginning.

The foregoing is the same tract of land which was set apart and allotted to Carl W. Glenewinkel in the certain deed of partition by and between Emma Glenewinkel et al, dated June 8, 1942, recorded in Volume 125, pages 32-35 of the Deed Records of Hays County, Texas, reference to which is hereby made, and is the same property conveyed by Carl W. Glenewinkel to Richard O. Glenewinkel by deed dated April 13, 1950, recorded in Volume 146, pages 405-406 of the Hays County Deed Records.

TRACT (B): All that certain tract, piece or parcel of land situated in Hays and Comal Counties, being 50 acres, more or less, being known as the West part of a 109.52 acre tract out of Subdivision No. 149 of the A.M. Esnaurizar Eleven League Grant, and being described by metes and bounds as follows;

BEGINNING at the West corner of the said 109.52 acre tract, a point in bed of York Creek, whence a live oak 15" in diameter bears S. 71° 45' E. 14.2 vrs. and another live oak 15" in diameter bears N. 7° 30' W. 20-1/4 vrs;

THENCE with the N.W. line of said 109.52 acre tract, N. 45° 53' E. 442.8 vrs. to an iron pin for N. corner of this tract and West corner of the Carl W. Glenewinkel tract;

THENCE S. 44° 45' E. 395.07 vrs. to an iron pin for E. corner;

THENCE S. 45° 12' E. 190.9 vrs. to an iron pin in fence for corner;

THENCE with fence, S. 28° 27' E. 19.16 vrs. to an iron pin under fence for corner;

THENCE with the N. W. line of the Ida H. Soechting 50 acre tract S. 45° 12' W. 576.7 vrs. to a point in bed of York Creek for S. corner of this tract;

THENCE with meanders of York Creek: N. 61° 12' W. 95.3 vrs.; N. 12° 20' W. 52.6 vrs; N. 20° 58' W. 102 vrs; N. 18° 40' E. 62.1 vrs; N. 4° 50' W. 70.6 vrs; N. 21° 45' E. 175 vrs; N. 19° 00' W. 47.5 vrs; to the Place of Beginning;

The foregoing is the same tract of land which was set apart and allotted to Richard O. Glenewinkel in the certain deed of partition by and between Emma Glenewinkel et al, dated June 8, 1942, and recorded in Volume 125, pages 32-35 of the Deed Records of Hays County, Texas, reference to which is hereby made.

TRACT (C): The certain easement and right-of-way over and across a portion of the Ida H. Soechting 50 acre tract out of Subdivisions Nos. 148 and 149 of the A. M. Esnaurizar Eleven League Grant, in Hays and Comal Counties, Texas, which easement and right-of-way is established and described in the Agreement made and entered into by and between Ida H. Soechting, as party of the first part, and Richard O. Glenewinkel and wife, Hedwig Glenewinkel, as parties of the second part, dated April 28, 1950, and being filed for record in the office of the County Clerk of Hays County, Texas, in Volume 146, pages 411-413, reference to which instrument is hereby made for all purposes.

It is, however, agreed and understood that this conveyance is made subject to the grants of certain water rights affecting a portion of the land described under TRACT (B) above, as evidenced by the Agreement made and entered into by and between Richard O. Glenewinkel and wife, Hedwig Glenewinkel, as parties of the first part, and Ida H. Soechting, as party of the second part, and the Agreement made and entered into by and between Richard O. Glenewinkel and wife, Hedwig Glenewinkel as parties of the first part and Harry A. Glenewinkel and wife, Alma E. Glenewinkel, as parties of the second part, said Agreements being dated April 28, 1950, and being filed for record in the office of the County Clerk of Hays County, Texas, reference to which instruments is hereby made for all pertinent purposes.

It is expressly stipulated and agreed that an undivided one-eighth (1/8) interest of all oil, gas and other minerals in, on, under and that may be produced from the above described lands is not included in this conveyance. Such undivided one-eighth (1/8) interest of all such oil, gas and other minerals is hereby accepted and reserved from this conveyance, together with all incidental rights of ingress and egress for the purpose of finding, saving, treating, storing and removing any and all such minerals.

312 840

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging and all improvements thereon situated to DONALD W. TUFF and wife, GERMAINE TUFF, their heirs and assigns, forever; and,

We do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said DONALD W. TUFF and wife, GERMAINE TUFF, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to EASEMENTS, RESTRICTIONS, and RESERVATIONS, if any of record, and all taxes not now due and payable.

Said above described indebtednesses are further secured by a Deed of Trust of even date herewith from DONALD W. TUFF and wife, GERMAINE TUFF, to JAMES M. CORNELIUS, Trustee for JEROME DIETERT and MARGARET DIETERT, and it is expressly agreed and stipulated that a vendor's lien and superior title is reserved against the above described property, premises and improvements until the above described notes and all interest thereon are fully paid according to their face and tenor, effect and reading, when this deed is to become absolute.

And, it is further agreed that the said DONALD W. TUFF and wife, GERMAINE TUFF, shall keep all taxes and assessments against said property paid as the same become due and payable, and shall permit no taxes to become delinquent against said property.

Failure on the part of the said DONALD W. TUFF and wife, GERMAINE TUFF, to keep and observe all terms, conditions and stipulations of this deed and of the above described notes may mature said notes at the option of the holders, and the liens reserved in this deed may become subject to foreclosure.

WITNESS OUR HANDS, this the 27<sup>th</sup> day of June, 1978.

Jerome Dietert  
JEROME DIETERT

Margaret Dietert  
MARGARET DIETERT

THE STATE OF TEXAS

COUNTY OF COMAL

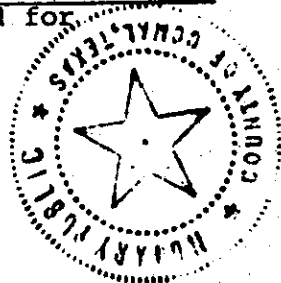
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312 841

BEFORE ME, the undersigned authority, on this day personally appeared MARGARET DIETERT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27<sup>th</sup> day of June, 1978.

*John R. Powell*  
NOTARY PUBLIC, in and for  
Comal County, Texas



THE STATE OF TEXAS

COUNTY OF COMAL

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VC: 312 842

BEFORE ME, the undersigned authority, on this day personally appeared JEROME DIETERT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27<sup>TH</sup> day of June, 1978.

*John R. Powell*  
NOTARY PUBLIC, in and for  
Comal County, Texas



STATE OF TEXAS }  
COUNTY OF HAYS }

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Hays County, Texas, as stamped hereon by me, on



*Jul 14 1978*  
*Lydia B. Clayton*  
COUNTY CLERK  
HAYS COUNTY, TEXAS

COUNTY CLERK

*Lydia B. Clayton*

HAYS COUNTY, TEXAS  
78 JUL 13 PM 4 42

### **List of Lienholders**

- **Tract 1:** First Financial Bank, N.A.  
1000 Forest Park Blvd.  
Fort Worth, TX 76110
- **Tract 2:** (None)

**Francis Harris Lane Data Center  
Question and Answer Report**

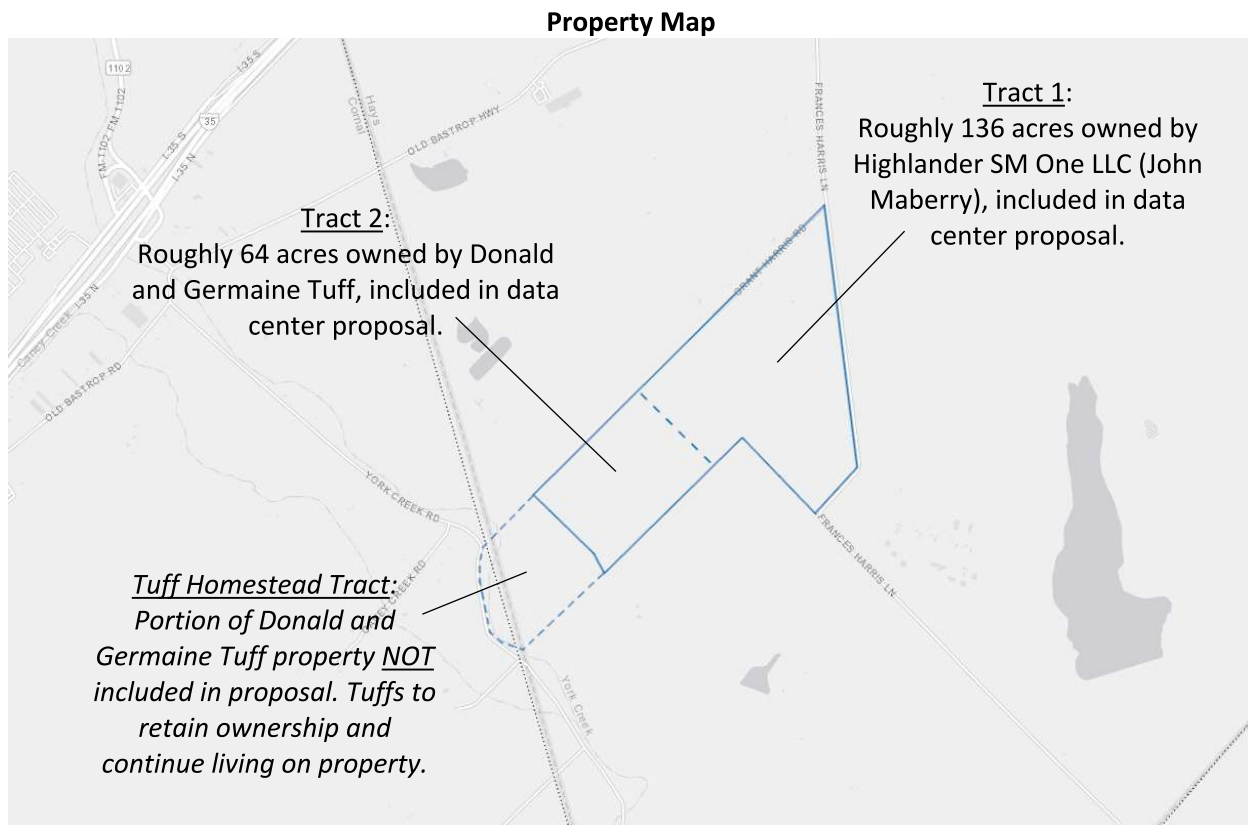
**Clarifying Questions**

- ***Tract 2 has 93 acres according to Hays CAD. Are the 60 acres of Tract 2 being sold or leased to Highlander SM One, LLC? Will the data center have access to the remaining 30 acres either above or below the ground?***

Highlander SM One, LLC currently owns Tract 1, which consists of roughly 136 acres. Donald and Germaine Tuff currently own Tract 2, which consists of roughly 64 acres that Highlander SM One, LLC has under contract to purchase as part of the proposed data center project.

The Tuff family is retaining the remainder of the property that they currently own (the Tuff Homestead Tract), and plans to continue living on that land as their homestead. Highlander SM One, LLC does not have that property under contract, has not included that property in its applications to develop a data center, and has no above-ground or below-ground access to that property.

Figure 1 below roughly illustrates this information.



- ***With the floodplain extending into Tract 2 and the land contour elevations flowing downward from Tract 1 into Tract 2, will there be any resilient building or hazard mitigation plans?***

Tract 2 does not feature floodplain. The Tuff Homestead Tract appears to feature floodplain but will remain a low-density homestead property.

Currently, Tract 2 is located in the City's extraterritorial jurisdiction (ETJ), which subjects it to fewer City regulations than if it were located within the City limits. As part of this data center proposal, the applicants are requesting to annex Tract 2 into the City limits, which would subject it to more City rules and regulations – including zoning regulations. (Tract 1 is already located within the City limits.)

For instance, while City regulations impose some limited impervious cover restrictions in the ETJ, they are mostly contingent upon certain circumstances or site features. In contrast, zoning imposes broader impervious cover limitations that will apply regardless of individual circumstances.

#### **Community Impact**

- ***How long will construction impact the surrounding areas?***

The applicant estimated construction on the prior proposal for a large residential subdivision to be roughly five to seven years – and believes that construction on a data center project may be either roughly the same length of time or shorter. As a point of reference, CBRE reported in 2023 that “Average construction timelines [for data centers] ranged between one and three years from 2015 to 2020,” though difficult projects can take as long as six years.

- ***How many employees are anticipated? Are operational hours standard M-F 8-5 or specialized?***

In general, data centers tend to feature fewer people than residential, commercial, or other industrial uses. The Urban Land Institute, a respected planning think tank, has reported that data centers “require fewer employees to operate than most other commercial properties, leaving minimal impacts on traffic in surrounding areas.” Additionally, given the sensitive nature of such projects, access to the properties is generally restricted and some security personnel are available at all times of day.

Other online sources generally reflect this information. For instance, large data centers report that they generally have an estimated 50 employees per data center building.

#### **Air/Noise/Light**

- ***Any noise pollution, decibel range we need to be aware of?***

The data center will fully comply with San Marcos regulations related to noise and decibel levels. Chapter 7, Article 4 of the San Marcos Development Code defines the standards for measuring noise and regulating maximum noise levels.



➤ ***Will wildlife friendly or dark skies lighting be implemented on the outside of buildings?***

Because the entire site will be within the City, Chapter 7, Article 5 of the Development Code regulates light distribution, fixtures, and intensity, among other things, “based on the model lighting ordinance developed by the International Dark Sky Association.” The proposed data center project will be designed to these standards, enforceable by the City. For reference, the Development Code exempts single-family properties from these exterior lighting standards.

**Roads**

➤ ***Will the roads be widened or repaved on Francis Harris Lane?***

Ultimately, the City retains the authority to require right-of-way dedication and improvements. In general, however, the City has established street dimensional standards through its Thoroughfare Plan and enforces those standards through its Development Code and its site planning and permitting process. Chapter 3 of the Development Code generally requires dedication of right-of-way width to meet Thoroughfare Plan standards, as well as other requirements. Cities also generally retain the ability to require new construction to provide or fund improvements that are ‘roughly proportionate’ to the project’s impact.

➤ ***Will any drainage features be improved along the roads?***

As noted above, the City ultimately retains authority over its right-of-way. New construction is generally required to demonstrate that it meets all applicable requirements related to drainage.

**Environmental Impact**

➤ ***Will an Environmental Impact Assessment be required?***

Chapter 2, Article 6 of the Development Code requires applicants to complete and submit a Watershed Protection Plan for City review and approval as part of any permit authorizing land disturbance.

The City’s application for a Watershed Protection Plan requires applicants to provide the City with a list of different reports, documentation, and information to assess potential environmental impacts broadly. These include: slope, contour, and soil maps, documentation of both existing and proposed drainage patterns, documentation and calculations related to drainage and water quality facilities, identification of waterways and other sensitive features, a geological assessment, tree survey, and an environmental assessment report, among numerous other things.

The application requires that a qualified environmental professional conduct the environmental assessment report and review potential impacts to federally listed threatened or endangered species, archeological sites, historical structures, contaminated soils, and hazardous spills, among other things.

➤ ***If not required, will the company conduct one to address any concerns the public or the neighbors might have?***

As described in more detail above, the City will require various reports, documentation, and information to assess potential environmental impacts as part of site planning and permitting processes.

### Wildlife

- ***Will the local wildlife that includes wild turkeys and bobcats be part of the Environmental Impact Assessment?***

The City's application for a Watershed Protection Plan (described in more detail above) requires the environmental assessment report to include a review of whether proposed site development would impact federally listed threatened or endangered species.

### Water/Wetlands

- ***Does the proposed data center use water as a cooling method and, if so, how many gallons per day would be used?***

It is our understanding that the data center will utilize a 'closed loop' water system that continues to reuse the same water after the system is filled and set. The property is currently approved for 559 LUEs of Crystal Clear water. A closed loop system for a data center campus of this size will use significantly less water than the currently approved amount.

- ***If water is used as a cooling method, how does the data center plan to handle the discharge of water and how many gallons per day would be discharged?***

As noted above, it is our understanding that the data center will use a 'closed loop' system that reuses the same water on an ongoing basis.

- ***How do you plan to treat the discharged water in relation to water quality standards?***

As noted above, it is our understanding that the data center will use a 'closed loop' system that reuses the same water on an ongoing basis. The applicants are requesting to use the City's system for wastewater services, which would include treatment in accordance with City standards.

Additionally, the data center will need to meet City regulations related to managing stormwater, including drainage and water quality. As described earlier, the Development Code requires a Watershed Protection Plan as part of any permit authorizing land disturbance, which includes documentation and calculations related to drainage and water quality facilities.

- ***Where will the water be discharged to? A retention pond or do you plan to discharge into York Creek?***

As noted above, it is our understanding that the data center will use a 'closed loop' system that reuses the same water on an ongoing basis. Additionally, the Development Code requires a Watershed Protection Plan as part of any permit authorizing land disturbance, which includes reviewing both existing and proposed drainage patterns as well as proposed water quality facilities.

- ***How will a retention pond affect the runoff from Tract 2 into York Creek?***

Neither Tract 1 nor Tract 2 touch York Creek. In terms of stormwater management more generally, the City's application for a Watershed Protection Plan provides for the City to review a number of different reports related to waterways and sensitive features, drainage patterns, stormwater and water quality

facilities, among other things, to ensure compliance with the City's environmental and development regulations.

➤ ***Will either of the existing ponds or tanks on the property be used as retention ponds?***

The City will require any drainage and water quality facilities proposed for the data center project to meet their requirements, which will likely dictate the size, placement, and design of such facilities, among other things. The City will also require the owner to design these facilities to modern standards. Ultimately, those types of site planning determinations will be made through the development review and permitting process.

➤ ***Will there be a plan to have rainwater catchment systems in place to adhere to any potential water stage restrictions?***

As noted above, it is our understanding that the data center will utilize a 'closed loop' water system that continues to reuse the same water after the system is filled and set.

Although we are not aware of the specific systems that the data center will implement to ensure its ability to operate continuously, given the significant investments required to develop a data center and the importance of maintaining continuous service, data center owners generally plan ahead to limit exposure to external risks that could disrupt their service and damage their business.

### **Land**

➤ ***Are there any plans to plant native trees, plants or grasses to mitigate clearing of the land?***

Both Tracts 1 and 2 are generally clear today; neither tract currently features a significant amount of trees or landscaping.

However, while the property does not currently feature a significant number of trees, annexing Tract 2 into the City limits – as proposed in this application – would subject the entire property to the tree regulations contained in Chapter 6, Article 4 of the Development Code (Tract 1 is already within the City limits). This article generally establishes tree protection and mitigation standards.

Additionally, while final landscaping decisions will ultimately occur during the site planning phase of development – and will ultimately be subject to the City's approval – Chapter 7, Article 2 of the Development Code generally requires that landscaping materials comply with the City's "preferred plant list" and other such regulations.

➤ ***Will any consideration be made to save well-established trees?***

As noted above, annexing Tract 2 into the City limits will extend the regulations of Chapter 6, Article 4 of the Development Code – which generally establishes tree protection and mitigation standards – to the entire property.

➤ ***Will there be any open space or green space incorporated and, if so, how many acres?***

Given the sensitive nature of data centers, the owner will likely broadly restrict access to the site, so public open space is unlikely. In terms of private areas on the property, annexing and zoning Tract 2 will impose broader coverage restrictions than exist on unzoned land. This zoning restriction requires that any property with Light Industrial zoning (as requested) must ensure that at least 20 percent of the site remains pervious and unencumbered by pavement or buildings. Additionally, Chapter 7, Article 2 of the Development Code establishes landscaping requirements that applicants must meet before the City issues a Certificate of Occupancy.

➤ ***Will the cemetery on the property remain intact or be removed?***

The cemetery is located on a separate property, is not part of Tract 1 or Tract 2, is not owned by the applicants, and is not included in these applications. However, the cemetery is surrounded by Tract 1. To that end, state law explicitly requires property owners provide access to cemeteries in cases in which no public access exists. Section 711.041 of the Texas Health and Safety Code states that: “Any person who wishes to visit a cemetery or private burial grounds for which no public ingress or egress is available shall have the right to reasonable ingress and egress for the purpose of visiting the cemetery or private burial grounds.”

**Francis Harris Lane Data Center  
Supplemental Question and Answer Report: Cemetery**

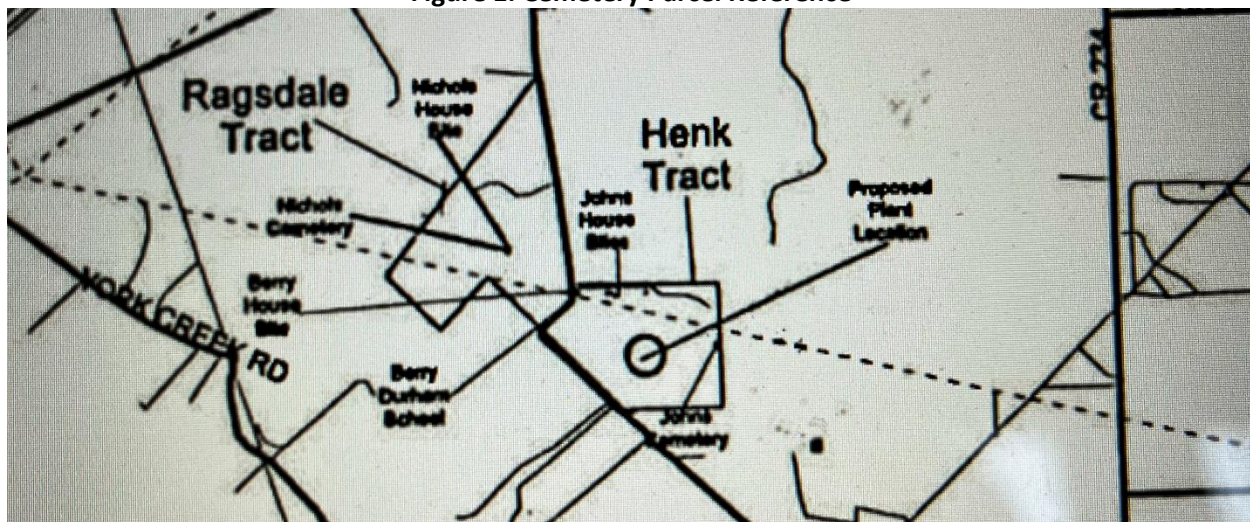
➤ ***Is there a cemetery on the property?***

The applicant is aware of two cemeteries near the property:

- **Nichols Cemetery**, which is located on a *separate* parcel of land surrounded by the property proposed for the Francis Harris Lane Data Center. The applicants do not own this cemetery and have not included this cemetery in their applications to the City of San Marcos.
- **Johns Cemetery**, which is located on a separate tract southeast of the property. The Johns Cemetery appears to be located either on the Hays Energy Power Plant tract or on adjacent ranchland.

These cemeteries are shown in Figure 1 below. (The Francis Harris Lane Data Center property includes the area marked in Figure 1 as the “Ragsdale Tract.”)

**Figure 1. Cemetery Parcel Reference**



➤ ***Will the Nichols Cemetery remain intact or be removed?***

As noted above, the Nichols Cemetery is located on a separate parcel, is not part of the property, is not owned by the applicants, and is not included in these applications. However, the cemetery is surrounded by the property.

To that end, state law explicitly requires property owners provide access to cemeteries in cases in which no public access exists. Section 711.041 of the Texas Health and Safety Code states that: “Any person who wishes to visit a cemetery or private burial grounds for which no public ingress or egress is available shall have the right to reasonable ingress and egress for the purpose of visiting the cemetery or private burial grounds.”

➤ ***Have the applicants denied access to the Nichols Cemetery?***

No. As noted above, the Texas Health and Safety Code requires property owners provide reasonable visitation access to cemeteries that lack public ingress or egress, like the Nichols Cemetery.

Highlander SM One, LLC (John Maberry) has owned the portion of the property that surrounds the Nichols Cemetery since 2022. To date, Highlander SM One, LLC has not received visitor requests to access the cemetery – but has stated that they will work with visitors to ensure reasonable access.

Highlander SM One, LLC bought the property from Hays Energy in 2022. Hays Energy had previously purchased the property from Mr. James Ragsdale in 1999.

The Hays Historical Commission lists the Nichols Cemetery on their website and notes that access has historically been provided to the cemetery:

*“Permission must be obtained before crossing private property to visit the cemetery. Mr. Ragsdale has been very cooperative with us and with descendants of the family visiting the cemetery. We are grateful to him for taking the time to accompany us to this little cemetery.”*

Highlander SM One, LLC, likewise, has stated that they will ensure reasonable access to visitor requests.

➤ ***Have the applicants used the Nichols Cemetery or the surrounding area for cattle grazing?***

No. As noted above, Highlander SM One, LLC (John Maberry) has owned the portion of the property that surrounds the Nichols Cemetery since 2022. Highlander SM One, LLC has not located any cattle on the property nor used it for grazing.

An old image on the Hays Historical Commission website shows cattle grazing near the Nichols Cemetery and identifies the property’s owner as Mr. Ragsdale. Deed records indicate that Mr. Ragsdale sold the property to Hays Energy in 1999. Highlander SM One, LLC has not used the property for grazing during its ownership tenure.

➤ ***Has the applicant studied the cemetery area?***

Yes. Previously, Highlander SM One, LLC had evaluated the property for development as a large residential subdivision. At that time, the City of San Marcos asked Highlander SM One, LLC to study the cemetery – and a surrounding buffer area – to determine the actual limits of the cemetery and the extent of human burials.

In an effort to be responsive to city and community interest, Highlander SM One, LLC hired a licensed Texas geoscientist to perform a ground-penetrating radar study of the cemetery and buffer area. This study found that “the current limits of the cemetery have been preserved throughout history” and that “the surveyed outer buffer zone [around the cemetery] lacks evidence suggestive of human burials” [emphasis added].



# HREP

## RE-ZONING HEARING

JULY 2025

## HIGHLANDER REAL ESTATE PARTNERS

Currently platted for 500 homes, Highlander Real Estate Partners is proposing a data center development at 904 Francis Harris Lane - a less intensive use that serves as a strategic buffer between heavy industrial and rural residential areas. HREP is seeking to rezone the property to Light Industrial - Data Center, with City Staff recommendation, prioritizing environmental stewardship, sustainable development, and a smarter approach to growth in San Marcos.

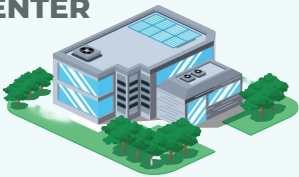


## LESS IMPACT, MORE BENEFITS: A PROPOSED DATA CENTER FOR SAN MARCOS



## LOCATED DIRECTLY ADJACENT TO HEAVY INDUSTRIAL ZONING

### DATA CENTER



VS

### RESIDENTIAL



**\$10M+  
ANNUAL  
TAX REVENUE**

Providing Much-Needed  
Funds to Support City and  
School District Budgets



**50% LESS  
WATER USE  
THAN 500+ HOMES**

A More Sustainable  
Alternative to  
High-Density Single  
Family Residential



**ENHANCED  
WATER  
QUALITY\***

Cleaner Runoff,  
Less Impact on  
Local Waterways



**ENHANCED  
STORMWATER  
MANAGEMENT\***

Reducing Flood  
Risk, Protecting  
York Creek



**CLOSED  
LOOP**

Non-evaporative  
water system to  
reduce water  
waste



**REDUCED  
IMPACT ON  
CITY SERVICES  
COMPARED TO  
500+ NEW HOMES**

Less Traffic,  
Fewer Police  
and Fire Calls



**LEED  
CERTIFIED  
BUILDING**



CONTACT

**HIGHLANDER**



[SanMarcosDataCenterProject.com](http://SanMarcosDataCenterProject.com)



**HREP**

\* Exceeds San Marcos development code