

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

Updated: March, 2023



## CONTACT INFORMATION

Applicant's Name	PETER VERDICCHIO	Property Owner	
Company	SEC Planning, LLC	Company	CCMCCOY LLC / REMME-MCCOY PROPERTY SOLUTIONS, LLC
Applicant's Mailing Address	3600 W. PARMER LANE, SUITE 210, AUSTIN, TEXAS 78727	Owner's Mailing Address	13608 OVERLAND PASS, BEE CAVE, TX 78738-6109 / 11809 YAUPON HOLLY LN AUSTIN, TX 78738-6068
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

## PROPERTY INFORMATION

Subject Property Address(es): 1620 SH 123. SAN MARCOS. TEXAS 78666

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

Total Acreage: 26.798 Tax ID #: R 11871, 15913, 71251, 100696

Preferred Scenario Designation: MIXED USE MEDIUM Existing Zoning: FD

Existing Land Use(s): N/A

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): CHARACTER DISTRICT 5 (CD-5)

Proposed Land Uses / Reason for Change: UPDATE ZONING TO ALLOW FOR FUTURE DEVELOPMENT

## AUTHORIZATION

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

Filing Fee\* \$1,000 plus \$150 per acre Technology Fee \$15 MAXIMUM COST \$5,015

*\*Existing Neighborhood Regulating Plan Included.*

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

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

PROPERTY OWNER AUTHORIZATION

I, Kristen Nunnally (owner name) on behalf of  
CCMcCoy LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
1620 SH 123, SAN MARCOS, TEXAS 78666 (address).

I hereby authorize PETER VERDICCHIO (agent name) on behalf of  
SEC PLANNING, LLC (agent company) to file this application for  
ZONING APPLICATION (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Kristen Nunnally Date: 9/8/25  
Printed Name, Title: Kristen Nunnally, President

Signature of Agent: Peter Verdicchio Date: 9/9/2025  
Printed Name, Title: Peter Verdicchio, Principal

Form Updated October, 2019

## PROPERTY OWNER AUTHORIZATION

I, PHILLIP ENDSLEY (owner name) on behalf of  
REMME-McCOY PROPERTY SOLUTIONS, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
2200 N SH 123, SAN MARCOS, TEXAS 78666 (address).

I hereby authorize PETER VERDICCHIO (agent name) on behalf of  
SEC PLANNING, LLC (agent company) to file this application for  
ZONING APPLICATION (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Phillip C. Endsley Date: 9/9/25

Printed Name, Title: PHILLIP ENDSLEY, PRESIDENT

Signature of Agent: Peter Verdicchio Date: 9/9/2025

Printed Name, Title: Peter Verdicchio, Principal

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: \_\_\_\_\_

Date: 9/9/2025

Print Name: PETER VERDICCHIO

Form Updated March, 2023



**LEGAL DESCRIPTION:****EXHIBIT - 26.76 ACRES**

BEING A 26.76 ACRES TRACT OF LAND SITUATED IN THE BARNETT D. KANE SURVEY, ABSTRACT 281, HAYS COUNTY, TEXAS; BEING ALL OF A CALLED 0.98 ACRE TRACT OF LAND DESCRIBED TO CCMCCOY LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 5089, PAGE 389, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (O.P.R.H.C.T.), BEING A PORTION OF A CALLED 22.62 ACRES TRACT OF LAND DESCRIBED TO CCMCCOY LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 5098, PAGE 394, O.P.R.H.C.T., BEING A PORTION LOT 1, BLOCK 1, DENNIS P. MCCOY SUBDIVISION, A LEGAL SUBDIVISION, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 4, PAGE 136, OF THE PLAT RECORDS OF HAYS COUNTY TEXAS, (P.R.H.C.T.), AND BEING A PORTION OF A CALLED 2.97 ACRES TRACT OF LAND DESCRIBED TO MCCOY INVESTMENTS, LTD, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 2625, PAGE 767, (O.P.R.H.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT AN IRON ROD WITH ALUMINUM CAP STAMPED "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" FOUND, FOR THE NORTHEAST CORNER OF THE REMAINDER OF SAID 22.62 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF A 2.174 ACRES TRACT OF LAND DESCRIBED TO THE STATE OF TEXAS, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 4921, PAGE 371, O.P.R.H.C.T., AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WONDER WORLD DRIVE, A CALLED 100-FOOT RIGHT-OF-WAY, WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 123, A VARIABLE WIDTH RIGHT-OF-WAY,

**THENCE**, WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 123, SAME BEING THE EAST BOUNDARY LINES OF THE REMAINDER OF THE 22.62 ACRES TRACT, THE REMAINDER OF SAID 2.97 ACRES TRACT, AND THE REMAINDER OF SAID LOT 1, SOUTH 04°25'27" WEST, A DISTANCE OF 1,584.01 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTH CORNER OF SAID REMAINDER OF THE 2.97 ACRES TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 1.215 ACRES TRACT OF LAND DESCRIBED TO THE STATE OF TEXAS, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 4908, PAGE 8, O.P.R.H.C.T., ALSO BEING AN ANGLE CORNER IN THE EAST LINE OF A CALLED 109.42 ACRES TRACT OF LAND DESCRIBED TO WB SAN MARCOS SH123 LAND LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 22026019, O.P.R.H.C.T.,

**THENCE**, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 123, WITH THE EAST LINE OF SAID 109.42 ACRES TRACT, SAME BEING THE WEST BOUNDARY LINES OF THE 2.97 ACRES TRACT, THE 22.62 ACRES TRACT, AND SAID LOT 1, NORTH 42°11'31" WEST, A DISTANCE OF 1,477.38 FEET TO A 1/2-INCH IRON ROD FOUND, IN THE EAST BOUNDARY LINE OF SAID 0.98 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 22.62 ACRES TRACT, SAME BEING AN ANGLE CORNER IN THE EAST BOUNDARY LINE OF SAID 109.42 ACRES TRACT,

**THENCE**, WITH SAID EAST BOUNDARY LINE OF THE 0.98 ACRE TRACT, SAME BEING SAID EAST BOUNDARY LINE OF THE 109.42 ACRES TRACT, SOUTH 45°24'51" WEST, A DISTANCE OF 65.65 FEET TO A FENCE POST FOUND, FOR THE SOUTHEAST CORNER OF SAID 0.98 ACRE TRACT, SAME BEING AN ANGLE CORNER IN THE EAST BOUNDARY LINE OF SAID 109.42 ACRES TRACT,

**THENCE**, CONTINUING WITH THE EAST BOUNDARY LINE OF SAID 109.42 ACRES TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 0.98 ACRE TRACT, NORTH 46°58'04" WEST, A DISTANCE OF 36.53 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF RIVERSTONE SUBDIVISION, A LEGAL SUBDIVISION, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 20016940, O.P.R.H.C.T, ALSO BEING THE TERMINUS OF THE SOUTH RIGHT-OF-WAY LINE OF RIVERSTONE DRIVE, A CALLED 45-FOOT RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID RIVERSTONE SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF SAID 0.98 ACRE TRACT,

**THENCE**, DEPARTING SAID EAST BOUNDARY LINE OF THE 109.42 ACRES TRACT, WITH THE EAST BOUNDARY LINE OF SAID RIVERSTONE SUBDIVISION, SAME BEING THE WEST BOUNDARY LINE OF SAID 0.98 ACRE TRACT, NORTH 43°53'42" EAST, PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "BTS" FOUND, AT A DISTANCE OF 45.06 FEET, FOR THE TERMINUS OF THE NORTH RIGHT-OF-WAY LINE OF SAID RIVERSTONE DRIVE, PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" FOUND, AT A DISTANCE OF 1,212.65 FEET, FOR THE NORTHEAST CORNER OF SAID RIVERSTONE SUBDIVISION, AND CONTINUING FOR A TOTAL DISTANCE OF 1,220.16 FEET TO A CALCULATED POINT, IN THE WEST RIGHT-OF-WAY LINE OF WONDER WORLD DRIVE, A CALLED 100-FOOT RIGHT-OF WAY, FOR THE NORTHWEST CORNER OF SAID 0.98 ACRE TRACT, AND THE BEGINNING OF A CURVE,

**THENCE**, WITH SAID SOUTH RIGHT-OF-WAY LINE OF WONDER WORLD DRIVE, SAME BEING THE NORTH BOUNDARY LINE OF SAID 0.98 ACRE TRACT, WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°32'11", A RADIUS OF 3,769.72 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 43°01'15" EAST, 35.29 FEET, AND AN ARC LENGTH OF 35.29 FEET TO A CALCULATED POINT, FOR THE NORTH CORNER OF SAID 22.62 ACRES TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 0.98 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 22.62 ACRES TRACT,

**THENCE**, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF WONDER WORLD DRIVE, SAME BEING THE NORTH BOUNDARY LINE OF SAID 22.62 ACRES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 42°00'25" EAST, A DISTANCE OF 64.67 FEET TO A CALCULATED POINT, AND FROM WHICH A DISTURBED 1/2-INCH IRON ROD FOUND, BEARS SOUTH 20°03'40" WEST, A DISTANCE OF 0.68 FEET,
- 2) SOUTH 42°30'25" EAST, A DISTANCE OF 406.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.76 ACRES OF LAND, MORE OR LESS, IN HAYS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

**SURVEYOR'S NOTES:**

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



*[Signature]*

MICHAEL A. MONTGOMERY II, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6890

**EXHIBIT**  
**26.76 ACRES**  
**BEING A PORTION OF THE**  
**BARNETT D. KANE SURVEY, ABSTRACT 281**  
**HAYS COUNTY, TEXAS**

**Kimley»Horn**

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771  
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	THH	MMII	10/16/2025	065053400	1 OF 3

# LINETYPE LEGEND

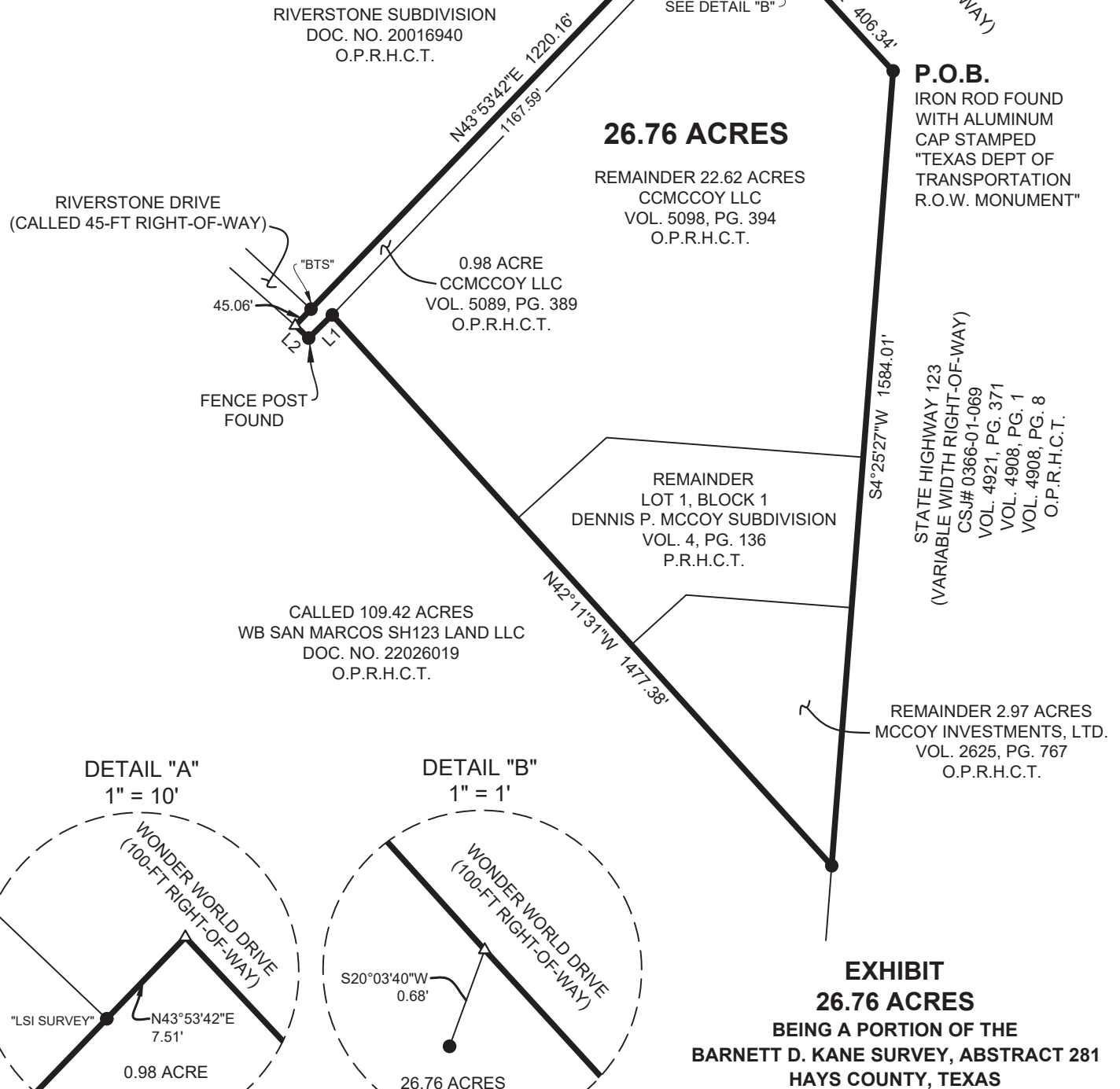
BOUNDARY LINE  
ADJOINER LINE

## LEGEND

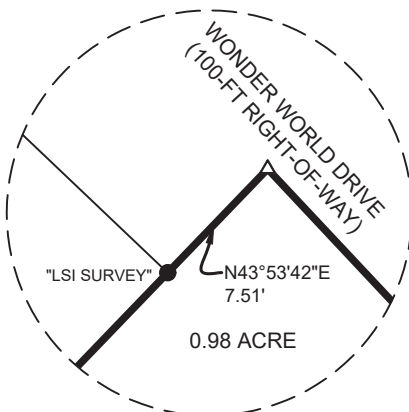
● = 1/2" IRON ROD FOUND (CAP NOTED)  
 Δ = CALCULATED POINT  
 P.O.B. = POINT OF BEGINNING  
 O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS  
 P.R.H.C.T. = PLAT RECORDS HAYS COUNTY TEXAS



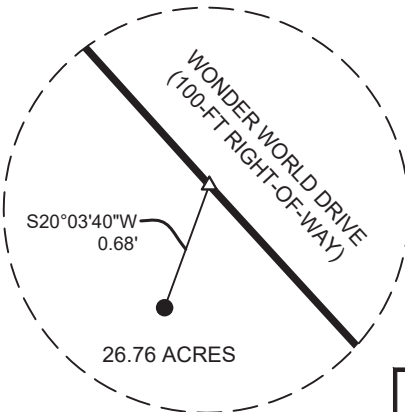
0 150 300  
GRAPHIC SCALE IN FEET



DETAIL "A"  
1" = 10'



DETAIL "B"  
1" = 1'



**EXHIBIT**  
**26.76 ACRES**  
 BEING A PORTION OF THE  
 BARNETT D. KANE SURVEY, ABSTRACT 281  
 HAYS COUNTY, TEXAS

### SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

**Kimley»Horn**

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771  
 TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM


SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 300'	THH	MMII	10/16/2025	065053400	2 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°24'51"W	65.65'
L2	N46°58'04"W	36.53'
L3	S42°00'25"E	64.67'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°32'11"	3769.72'	35.29'	S43°01'15"E	35.29'

**EXHIBIT**  
**26.76 ACRES**  
 BEING A PORTION OF THE  
**BARNETT D. KANE SURVEY, ABSTRACT 281**  
**HAYS COUNTY, TEXAS**

**SURVEYOR'S NOTES:**  
 BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983,  
 CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN  
 HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S.  
 SURVEY FEET.



10814 JOLLYVILLE ROAD, CAMPUS IV  
SUITE 200, AUSTIN, TEXAS 78759

TBPELS FIRM # 10194624

TEL. NO. (512) 418-1771  
WWW.KIMLEY-HORN.COM

<u>SCALE</u>	<u>DRAWN BY</u>	<u>CHECKED BY</u>	<u>DATE</u>	<u>PROJECT NO.</u>	<u>SHEET NO.</u>
N/A	THH	MMII	10/16/2025	065053400	3 OF 3



**September 22, 2025**

**Re:** CCMcCoy & Remme-McCoy Zoning Application Cover letter

**Municipality:** City of San Marcos

**Tax ID #:** R11871, R15913, R71251, and R100696

**Addresses:** 1620 SH 123 and 2200 N SH 123, SAN MARCOS, TEXAS 78666

**Existing Zoning:** Future Development District (FD)

**Preferred Growth Scenario:** Mixed Use Medium

The subject tracts are currently zoned Future Development District (FD). Rezoning to Character District-5 (CD-5) would ensure consistency with the Vision SMTX Comprehensive Plan and allow for a broader range of land uses for the properties. The CD-5 zoning district is compatible with the current Mixed-Use Medium designation in the Preferred Growth Scenario, which is identified as appropriate within the Comprehensive Plan (Table 4.1). The rezoning of the properties to CD-5 provides flexible development opportunities that support the long-term vision for the area and may be applied based on the future development needs of the properties.

**Surrounding zoning districts to the subject property include:**

*North - Commercial (CM) and Character District-5 (CD-5)*

*East - General Commercial (GC) and Character District-5 (CD-5)*

*South - Character District-4 (CD-4), Character District-5 (CD-5), and Character District-1(CD-1)*

*West – Multiple-Family Residential District (24 units) (MF-24)*

With this in consideration, rezoning from Future Development District to Character District-5 is a logical and appropriate course of action to ensure that the future development of the subject properties is consistent with the surrounding established uses. Furthermore, the properties are located within a designated *Community Center*, which the City identifies as areas intended to accommodate a mix of medium-intensity commercial and residential uses. Community Centers are planned to serve as activity nodes that draw patrons from multiple neighborhoods and support a balanced mix of land uses. The subject properties are located within the designated *Medical District*, an area characterized by a concentration of medical facilities and nearby multi-family residential development. This existing mix of uses establishes a strong foundation for additional supportive land uses, such as shopping, dining, and service-oriented businesses, which can enhance the district's role as a community hub. By introducing complementary commercial and mixed-use opportunities, the area can better serve the daily needs of nearby residents, employees, and visitors, while also reinforcing the Medical District's function as a destination that attracts activity from surrounding neighborhoods.

NO LIEN HOLDERS.



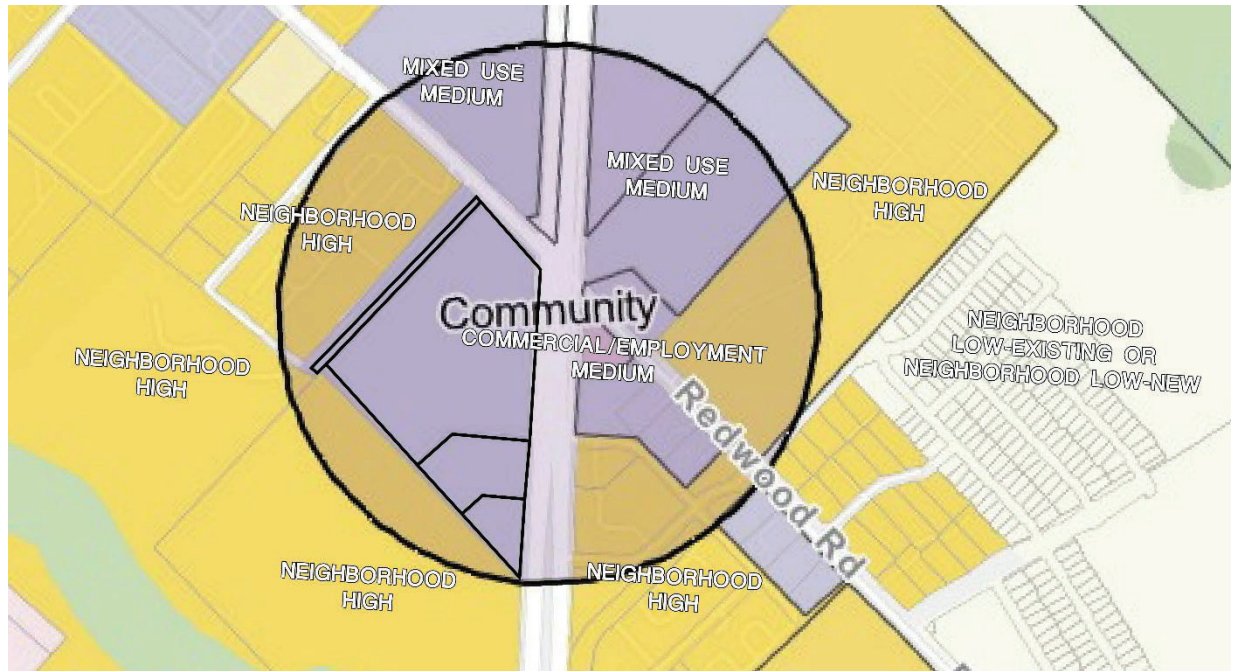


**Location Map**



**Existing Zoning Map**





***Preferred Growth Scenario***

EXHIBIT A

County: Hays  
Parcel No.: 3  
Highway: SH 123  
Project Limits: From: 3500' North of FM 3407  
To: 3500' South of FM 3407  
CSJ: 14-0366-01-066

PROPERTY DESCRIPTION FOR PARCEL 3

BEING 0.793 OF ONE ACRE OF LAND MORE OR LESS, OUT OF AND A PART OF THE BARNETT O. KANE SURVEY, ABSTRACT NO. 281 IN HAYS COUNTY, TEXAS, SAME BEING A PART OF LOT 1, BLOCK 1, DENNIS P. MCCOY SUBDIVISION, RECORDED IN BOOK 4, PAGE 136 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, CONVEYED TO REMME-MCCOY PROPERTY SOLUTIONS, LLC., BY SPECIAL WARRANTY DEED EXECUTED ON MARCH 16, 2005, FILED FOR RECORD ON MARCH 22, 2005 RECORDED IN VOLUME 2652, PAGE 734 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 0.793 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/2 inch iron rod with TxDot aluminum cap set 180.00 feet right of Engineer's Centerline Station 96+98.96, in the proposed westerly right-of-way line of S.H. 123 (R.O.W. varies), in a southerly line of said Lot 1 and in a northerly line of the tract conveyed to McCoy Investments, Ltd. by deed recorded in Volume 582, Page 756 of the Deed Records of Hays County, Texas, for the Point of Beginning and southwesterly corner of the herein described parcel of land, from which a 1/2 inch iron rod found at the most southerly corner of said Lot 1 bears North 85°38'24" West, a distance of 216.48 feet and South 47°44'36" West, a distance of 146.37 feet;

1) THENCE, North 04°23'21" East, a distance of 300.26 feet, leaving the southerly line of said Lot 1 and the northerly line of said McCoy Investments, Ltd. tract and crossing said Lot 1 with the proposed westerly right-of-way line of S.H. 123, to a 1/2 inch iron rod with TxDot aluminum cap set 180.00 feet right of Engineer's Centerline Station 93+98.70 in a northerly line of said Lot 1 and in a southerly line of the tract conveyed to Cindy Cox McCoy by deed recorded in Volume 582, Page 761 of the Deed Records of Hays County, Texas, for the northwesterly corner of the herein described parcel of land, from which a 1/2 inch iron rod found at the most westerly corner of said Lot 1 bears North 85°38'24" West, a distance of 397.54 feet and South 47°44'36" West, a distance of 239.83 feet;

2) THENCE, South 85°38'24" East, a distance of 115.00 feet, leaving the proposed westerly right-of-way line of S.H. 123, with the northerly line of said Lot 1 and the southerly line of said Cindy Cox McCoy tract, to a calculated point 65.00 feet right of Engineer's Centerline Station 93+98.64 in the existing westerly right-of-way line of S.H. 123 (130' R.O.W.) at the northeasterly corner of said Lot 1 and at the southeasterly corner of said Cindy Cox McCoy tract, for the northeasterly corner of the herein described parcel of land, from which a 1/2 inch iron rod found bears South 85°38'24" East, a distance of 0.48 feet;

3) THENCE, South 04°23'21" West, a distance of 300.26 feet, with the existing westerly right-of-way line of S.H. 123 and the easterly line of said Lot 1, to a calculated point 65.00 feet right of Engineer's Centerline Station 96+98.88 at the southeasterly corner of said Lot 1 and the northeasterly corner of said McCoy Investments, Ltd. tract, for the


southeasterly corner of the herein described parcel of land, from which a 1/2 inch iron rod found bears South 85°38'24" East, a distance of 1.10 feet;

4) THENCE, North 85°38'24" West, a distance of 115.00 feet, leaving the existing westerly right-of-way line of S.H. 123, with a southerly line of said Lot 1 and a northerly line of said McCoy Investments, Ltd. tract, to the Point of Beginning and containing an area of 0.793 of one acre of land, more or less.

This is not an access controlled facility.

Bearing basis: Texas State Plane, South Central Zone, NAD 83

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

  
David Edward Martinez  
Registered Professional Land Surveyor 5434

02/19/13  
Date

MWM DesignGroup  
305 East Huntland Drive, Suite 200  
Austin, Texas, 78752 (512) 453-0767





CINDY COX McCOY  
22.62 AC.  
VOL. 582, PG. 781  
D.R.H.C.T.

SCALE:  
1"=100'

PARCEL ③

2.000 AC.  
LOT 5 BLOCK 1  
R AND R S/D, SECTION TWO  
VOL. II, PG. 26'  
PRHCT

JAIME J. RUSSEK  
MARTINEZ  
VOL. 2221, PG. 204  
OPRHCT

REMME-McCOY PROPERTY  
SOLUTIONS, LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY  
VOL. 2652, PG. 734 OPRHCT

BARNETT O. KANE SURVEY  
ABSTRACT No. 281  
4.91 AC.  
LOT 1 BLOCK 1  
DENNIS P. McCOY S/D  
BK. 4, PG. 136  
PRHCT

McCOY INVESTMENTS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
(2.97 AC.)  
VOL. 582, PG. 756 DRHCT

# LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 1/2" IRON PIN W/TXDOT ALUMINUM CAP SET
- CALCULATED POINT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED R.O.W.
- RECORD INFORMATION
- POINT OF REFERENCE
- POINT OF BEGINNING
- DEED RECORDE HAYS CO. TX
- PLAT RECORDS HAYS CO. TX
- OFFICIAL PUBLIC RECORDS HAYS CO. TX

PARCEL NUMBER

BEARING BASIS: TEXAS STATE PLANE,  
NAD 83, SOUTH CENTRAL ZONE



*David E. Martinez*  
02/19/13

PAGE 3 OF 3 PAGES

ACCT NO.	CSJ NO. 0366-01-069
DIST: AUSTIN	COUNTY: HAYS
EXISTING:	4.406 AC.
TAKING:	0.793 AC.
REMAINDER:	3.613 AC. RIGHT

SKETCH TO ACCOMPANY  
FIELD NOTES

A PORTION OF LOT 1, BLOCK 1  
DENNIS P. McCOY SUBDIVISION

**Design Group**

305 East Huntland Dr.  
Suite 200  
Austin, Texas 78752  
P 512.453.0267  
F 512.453.1734

Hays County  
Liz Q. Gonzalez  
County Clerk  
San Marcos, Texas 78666



70 2015 15008613

Instrument Number: 2015-15008613

As

Recorded On: March 26, 2015

OPR RECORDINGS

Parties: MCCOY INVESTMENTS LTD

Billable Pages: 3

To REMME MCCOY PROPERTY SOLUTIONS LLC

Number of Pages: 4

Comment:

( Parties listed above are for Clerks reference only )

**\*\* THIS IS NOT A BILL \*\***

OPR RECORDINGS	34.00
Total Recording:	34.00

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2015-15008613  
Receipt Number: 392683  
Recorded Date/Time: March 26, 2015 03:48:06P  
Book-Vol/Pg: BK-OPR VL-5170 PG-268  
User / Station: K Hobbs - Cashering #2

Record and Return To:

DANIEL W NELSON  
112 EAST SCHUBERT STREET  
FREDERICKSBURG TX 78624



State of Texas |  
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and  
time stamped hereon and was recorded on the volume and page of the named records  
of Hays County, Texas

*Liz Q. Gonzalez*

Liz Q. Gonzalez, County Clerk

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

### **SPECIAL WARRANTY DEED**

Date: March 11, 2015

Grantor: McCoy Investments, Ltd., a Texas limited partnership

Grantor's Mailing Address (including county):

2206 Lake Austin Blvd.  
Austin, Travis County, Texas 78703-4548

Grantee: Remme-McCoy Property Solutions, LLC, a Texas limited liability company

Grantee's Mailing Address (including county):

2206 Lake Austin Blvd.  
Austin, Travis County, Texas 78703-4548

Consideration:

In consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

That certain 1.755 acre tract of land out of the Barnett O. Kane Survey, Abstract No. 281 Hays County, Texas, and more particularly described as that certain 2.970 acre tract described by metes and bounds in the Special Warranty Deed dated January 27, 2005, from McCoy Corporation to Grantor recorded at Document No. 05003164 and Book 2625, Page 767 of the Official Public Records of Hays County, Texas, which description is incorporated herein by reference for all pertinent purposes SAVE AND EXCEPT that certain 1.215 acre tract



described by metes and bounds in Exhibit "A" attached to the Deed dated March 24, 2014, from Grantor to the State of Texas, acting by and through the Texas Transportation Corporation, recorded at Document No. 2014-14011179 of the Official Public Records of Hays County, Texas, which description is incorporated herein by reference for all pertinent purposes.

Reservations from and Exceptions to Conveyance and Warranty:

All easements, conditions, covenants and restrictions of record in Hays County, Texas, or visible and apparent on the property, to the extent that they affect the above-described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, and except as to the reservations from and exceptions to conveyance and warranty.

Current ad valorem taxes having been prorated, the payment thereof is assumed by Grantee.



When the context requires, singular nouns and pronouns include the plural.

McCOY INVESTMENTS, LTD, a Texas limited partnership

By: McCOY-REMME, LLC, a Texas limited liability company, General Partner

By: [Signature]  
Matthew D. McCoy, President

STATE OF TEXAS

COUNTY OF TRAVIS

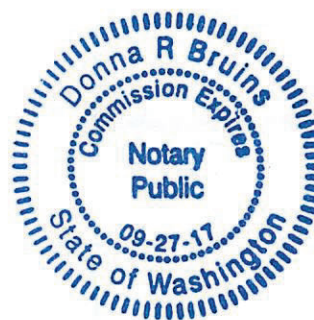
This instrument was acknowledged before me on this 11<sup>th</sup> day of March, 2015, by Matthew D. McCoy, President of McCoy-Remme, LLC, a Texas limited liability company, General Partner of McCoy Investments, Ltd., a Texas limited partnership, on behalf of said company and partnership.

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

[Signature]  
(type or print name)

My Commission Expires: 9/27/15

After recording, please return to:  
Daniel W. Nelson  
112 East Schubert Street  
Fredericksburg, TX 78624



H. S. BETTERS WORTH & ASSOCIATES, INC.

10288

290-52

289-S-M

February 11, 1986

Kenneth L. Reininger, P.E. & R.P.S.

Engineers

315 S. Crockett Street

Seguin, Texas 78155

A.C. 512/379-5552

H.S. Betterworth, P.E. & R.P.S.

Surveyors

Ernest Jimenez, R.P.S.

4.41 ACRE TRACT

Field notes describing 4.41 acres of land situated in the Barnett O. Kane Survey, Hays County, Tx. Said 4.41 acre tract is part of a tract called 271.99 acres in conveyance from Tad Wheeler, et ux to Leonard Leighton, Trustee recorded in Volume 378 at Page 826 of the Deed Records of said county and being described by metes and bounds, as follows:

BEGINNING at an iron stake set in a fence marking the northeast corner of the tract herein described and lying in the west line of State Hwy. 123 said iron stake bears, S 6° 31'W 769.6 feet from a concrete monument found marking the east corner of said 271.99 acre tract and being the intersection of the southwest line of FM Hwy. 3407 and the west line of State Hwy. 123;

THENCE with said fence and west line, as follows:

S 6° 31'W 148.9 feet to a concrete monument found and;  
S 6° 37'W 151.2 feet to an iron stake set marking the southeast corner of the tract herein described;

THENCE into said 271.99 acre tract, as follows;

N 83° 23'W 332.0 feet to an iron stake set and;  
S 50° 00'W 146.8 feet to an iron stake set marking the southwest corner of the tract herein described said iron stake bears, N 40° 00'W 185.8 feet from an iron stake found;

THENCE with the southwest line of the tract herein described, N 40° 00'W at 223.9 feet an iron stake found and at 338.0 feet an iron stake set marking the west corner of the tract herein described;

THENCE N 50° 00'E 240.0 feet to an iron stake set marking the northwest corner of the tract herein described;

THENCE S 83° 23'E 513.4 feet to the PLACE OF BEGINNING and containing 4.41 acres of land.

I hereby certify the foregoing field notes represent the results of an on-the-ground survey made under my supervision in February, 1986.



*Ken L. Reininger*  
KEN L. REININGER

EXHIBIT "A"

**SPECIAL WARRANTY DEED**

74

**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 RECORDS IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Effective Date: December 15, 2004

Grantor: McCoy Investments, Ltd., a Texas limited partnership

Client Remme McCoy  
Year Property Solutions  
Section PERM

Grantor's Mailing Address (including county):

cc: McCoy INVEST  
PERM

124 Pinto Lane  
San Marcos, TX 78666

Grantee: Remme-McCoy Property Solutions, LLC, a Texas limited liability company

Grantee's Mailing Address (including county):

P.O. Box 1315  
San Marcos, Texas 78667-1315

Consideration:

In consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot One (1), Block One (1), Dennis P. McCoy Subdivision, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 4, page 136 of the Plat Records of Hays County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:



All easements, conditions, covenants and restrictions of record in Hays County, Texas, or visible and apparent on the properties, to the extent that they affect the above-described properties.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, and except as to the reservations from and exceptions to conveyance and warranty.

Current ad valorem taxes having been prorated, the payment thereof and all subsequent ad valorem taxes is assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

MCCOY INVESTMENTS, LTD., a Texas  
limited partnership

By: McCoy Remme, LLC, a Texas limited  
liability company, General Partner

By:   
Matthew D. McCoy, President



STATE OF TEXAS

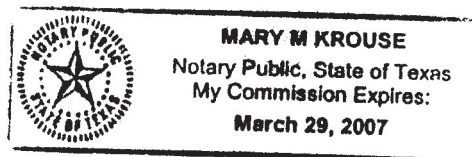
COUNTY OF Hays

This instrument was acknowledged before me on this 16<sup>th</sup> day of March, 2005, by Matthew D. McCoy, President of McCoy Remme, LLC, a Texas limited liability company, General Partner of McCoy Investments, Ltd., a Texas limited partnership, on behalf of said limited partnership.

Notary Public in and for  
the State of Texas

Mary M. Krouse  
(type or print name)

My Commission Expires: \_\_\_\_\_



**AFTER RECORDING  
PLEASE RETURN TO:**

Daniel W. Nelson  
Attorney At Law  
2414 Exposition Blvd. #D210  
Austin, TX 78703

Filed for Record in:  
Hays County  
On: Mar 22, 2005 at 02:56P  
Document Number: 05007843  
Amount: 18.00  
Receipt Number - 121147  
By,  
Rose Robinson, Deputy  
Lee Carlisle, County Clerk  
Hays County

# Daniel W. Nelson

ATTORNEY AT LAW  
2414 Exposition Blvd., Suite D-210  
Austin, Texas 78703  
(512) 457-8003  
(512) 457-8007 [fax]

April 13, 2005

Mr. Matthew McCoy  
Remme-McCoy Property Solutions  
P.O. Box 1315  
San Marcos, Texas 78667-1315

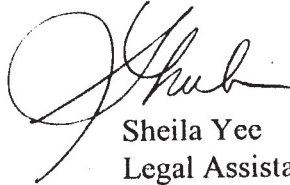
Re: Lot 1, Block 1, Dennis P. McCoy Subdivision, Hays County, Texas

Dear Mr. McCoy:

Enclosed for your file, please find the original recorded Special Warranty Deed executed in connection with the above referenced property in Hays County, Texas.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sheila Yee', with a large, stylized initial 'S'.

Sheila Yee  
Legal Assistant

SAY:ms  
Enclosure

HAYS COUNTY TAX ASSESSOR - COLLECTOR

Property	Owner	Property Address	Tax Year	2024 Assessed Value
R71251	REMME-MCCOY PROPERTY SOLUTIONS LLC	2200 N SH 123 SAN MARCOS 78666	2024	CERTIFIED \$159,030

[Details](#)

[Bills](#)

[Payment History](#)

[Ag Rollback](#)

2024 GENERAL INFORMATION

Property Status	Active
Property Type	Real
Legal Description	D P MCCOY, BLOCK 1, PT LOT 1, ACRES 3.617
Neighborhood	-
Account	11-5195-0100-00100-3
Map Number	-
Effective Acres	-

2024 OWNER INFORMATION

Owner Name	REMME-MCCOY PROPERTY SOLUTIONS LLC
Owner ID	
Exemptions	Agriculture Use (Active )
Percent Ownership	100%
Mailing Address	11809 YAUPON HOLLY LN AUSTIN, TX 78738-6068
Agent	-

TOTAL TAXES DUE	Effective Date: 9/9/2025
Current Amount Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

2024

 Tax Statement

[Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City Of San Marcos	\$958.96	12-13-2024	\$958.96	\$0.00
Hays County	\$490.61	12-13-2024	\$490.61	\$0.00
San Marcos CISD	\$1,614.47	12-13-2024	\$1,614.47	\$0.00
Special Road Dist	\$66.00	12-13-2024	\$66.00	\$0.00
York Creek Improvement District	\$7.16	12-13-2024	\$7.16	\$0.00
TOTALS	\$3,137.20		\$3,137.20	\$0.00

2023

[Tax Statement](#)[Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City Of San Marcos	\$958.89	1-7-2024	\$958.89	\$0.00
Hays County	\$457.18	1-7-2024	\$457.18	\$0.00
San Marcos CISD	\$1,576.68	1-7-2024	\$1,576.68	\$0.00
Special Road Dist	\$31.80	1-7-2024	\$31.80	\$0.00
York Creek Improvement District	\$7.63	1-7-2024	\$7.63	\$0.00
<b>TOTALS</b>	<b>\$3,032.18</b>		<b>\$3,032.18</b>	<b>\$0.00</b>

2022

[Tax Statement](#)[Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City Of San Marcos	\$684.41	11-15-2022	\$684.41	\$0.00
Hays County	\$334.83	11-15-2022	\$334.83	\$0.00
San Marcos CISD	\$1,286.84	11-15-2022	\$1,286.84	\$0.00
Special Road Dist	\$19.86	11-15-2022	\$19.86	\$0.00
York Creek Improvement District	\$5.45	11-15-2022	\$5.45	\$0.00
<b>TOTALS</b>	<b>\$2,331.39</b>		<b>\$2,331.39</b>	<b>\$0.00</b>

2021

[Tax Statement](#)[Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City Of San Marcos	\$526.84	12-6-2021	\$526.84	\$0.00
Hays County	\$317.06	12-6-2021	\$317.06	\$0.00
San Marcos CISD	\$1,022.91	12-6-2021	\$1,022.91	\$0.00
Special Road Dist	\$20.79	12-6-2021	\$20.79	\$0.00
York Creek Improvement District	\$4.19	12-6-2021	\$4.19	\$0.00
<b>TOTALS</b>	<b>\$1,891.79</b>		<b>\$1,891.79</b>	<b>\$0.00</b>

2020

[Tax Statement](#)[Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City Of San Marcos	\$518.10	12-15-2020	\$518.10	\$0.00
Hays County	\$342.84	12-15-2020	\$342.84	\$0.00
San Marcos CISD	\$1,039.62	12-15-2020	\$1,039.62	\$0.00
Special Road Dist	\$25.16	12-15-2020	\$25.16	\$0.00
York Creek Improvement District	\$4.19	12-15-2020	\$4.19	\$0.00
<b>TOTALS</b>	<b>\$1,929.91</b>		<b>\$1,929.91</b>	<b>\$0.00</b>

**DISCLAIMER**

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HAYS COUNTY TAX ASSESSOR - COLLECTOR

Property

R100696

Owner

REMME-MCCOY  
PROPERTY  
SOLUTIONS LLC

Property Address

SH 123 SAN  
MARCOS 78666

Tax Year

2024

2024 Assessed Value

CERTIFIED \$54,420

[Details](#)

[Bills](#)

[Payment History](#)

[Ag Rollback](#)

2024 GENERAL INFORMATION

Property Status

Active

Property Type

Real

Legal Description

A0281 BARNETT O KANE SURVEY,  
ACRES 1.755

Neighborhood

-

Account

10-0281-0019-00003-3

Map Number

-

Effective Acres

-

2024 OWNER INFORMATION

Owner Name

REMME-MCCOY PROPERTY SOLUTIONS  
LLC

Owner ID

Exemptions

Agriculture Use (Active )

Percent Ownership

100%

Mailing Address

11809 YAUPON HOLLY LN AUSTIN, TX  
78738-6068

Agent

-

TOTAL TAXES DUE	Effective Date: 9/9/2025
Current Amount Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

2024

Tax Statement

Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City Of San Marcos	\$328.15	12-13-2024	\$328.15	\$0.00
Hays County	\$167.88	12-13-2024	\$167.88	\$0.00
San Marcos CISD	\$552.47	12-13-2024	\$552.47	\$0.00
Special Road Dist	\$22.58	12-13-2024	\$22.58	\$0.00
York Creek Improvement District	\$2.45	12-13-2024	\$2.45	\$0.00
TOTALS	\$1,073.53		\$1,073.53	\$0.00

2023

[Tax Statement](#)[Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City Of San Marcos	\$1.63	1-7-2024	\$1.63	\$0.00
Hays County	\$0.77	1-7-2024	\$0.77	\$0.00
San Marcos CISD	\$2.68	1-7-2024	\$2.68	\$0.00
Special Road Dist	\$0.05	1-7-2024	\$0.05	\$0.00
York Creek Improvement District	\$0.01	1-7-2024	\$0.01	\$0.00
<b>TOTALS</b>	<b>\$5.14</b>		<b>\$5.14</b>	<b>\$0.00</b>

2022

[Tax Statement](#)[Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City Of San Marcos	\$1.69	11-15-2022	\$1.69	\$0.00
Hays County	\$0.83	11-15-2022	\$0.83	\$0.00
San Marcos CISD	\$3.17	11-15-2022	\$3.17	\$0.00
Special Road Dist	\$0.05	11-15-2022	\$0.05	\$0.00
York Creek Improvement District	\$0.01	11-15-2022	\$0.01	\$0.00
<b>TOTALS</b>	<b>\$5.75</b>		<b>\$5.75</b>	<b>\$0.00</b>

2021

[Tax Statement](#)[Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City Of San Marcos	\$1.63	12-6-2021	\$1.63	\$0.00
Hays County	\$0.98	12-6-2021	\$0.98	\$0.00
San Marcos CISD	\$3.16	12-6-2021	\$3.16	\$0.00
Special Road Dist	\$0.06	12-6-2021	\$0.06	\$0.00
York Creek Improvement District	\$0.01	12-6-2021	\$0.01	\$0.00
<b>TOTALS</b>	<b>\$5.84</b>		<b>\$5.84</b>	<b>\$0.00</b>

2020

 Tax Statement Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City Of San Marcos	\$1.66	12-15-2020	\$1.66	\$0.00
Hays County	\$1.10	12-15-2020	\$1.10	\$0.00
San Marcos CISD	\$3.33	12-15-2020	\$3.33	\$0.00
Special Road Dist	\$0.08	12-15-2020	\$0.08	\$0.00
York Creek Improvement District	\$0.01	12-15-2020	\$0.01	\$0.00
<b>TOTALS</b>	<b>\$6.18</b>		<b>\$6.18</b>	<b>\$0.00</b>

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