

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

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Burt Wellmann, P.E.	Property Owner	Blair Warren
Company	KFW Engineers	Company	Warren Realty Ltd.
Applicant's Mailing Address	162 W Mill Street New Braunfels, TX 78130	Owner's Mailing Address	1910 B Centerpoint Rd. San Marcos, TX 78666
Applicant's Phone #	(830) 220-6042	Owner's Phone #	(512) 353-0635
Applicant's Email	bwellmann@kfwengineers.com	Owner's Email	calebbwarren@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): North of IH-35 & Posey Rd.; San Marcos, TX 78666

Legal Description: Lot N/A Block N/A Subdivision Posey Road Industrial, Phase 2

Total Acreage: 18.33

Tax ID #: R 19079

Preferred Scenario Designation: Industrial

Existing Zoning: N/A

Existing Land Use(s): Agricultural/Undeveloped

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Heavy Industrial

Proposed Land Uses / Reason for Change: Employment Center

AUTHORIZATION

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

Filing Fee* \$1,057 plus \$100 per acre Technology Fee \$13 MAXIMUM COST \$3,013

**Existing Neighborhood Regulating Plan Included.*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Blair Warren (owner name) on behalf of
Warren Realty Ltd. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
North of IH-35 & Posey Rd.; San Marcos, TX 78666 (address).

I hereby authorize Burt Wellmann (agent name) on behalf of
KFW Engineers (agent company) to file this application for
Zoning Change (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 2/10/2022

Printed Name, Title: Blair Warren, Owner

Signature of Agent:  Date: 2/10/22

Printed Name, Title: Burt Wellmann, Vice President

Form Updated October, 2019

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

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

Signature: Blair Warner

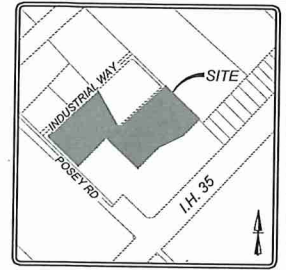
Date: 2/10/2022

Print Name: Blair Warner

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
3. "THIS DOCUMENT WAS PREPARED UNDER 22 SUB SECTION TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

SCALE: 1"=400'

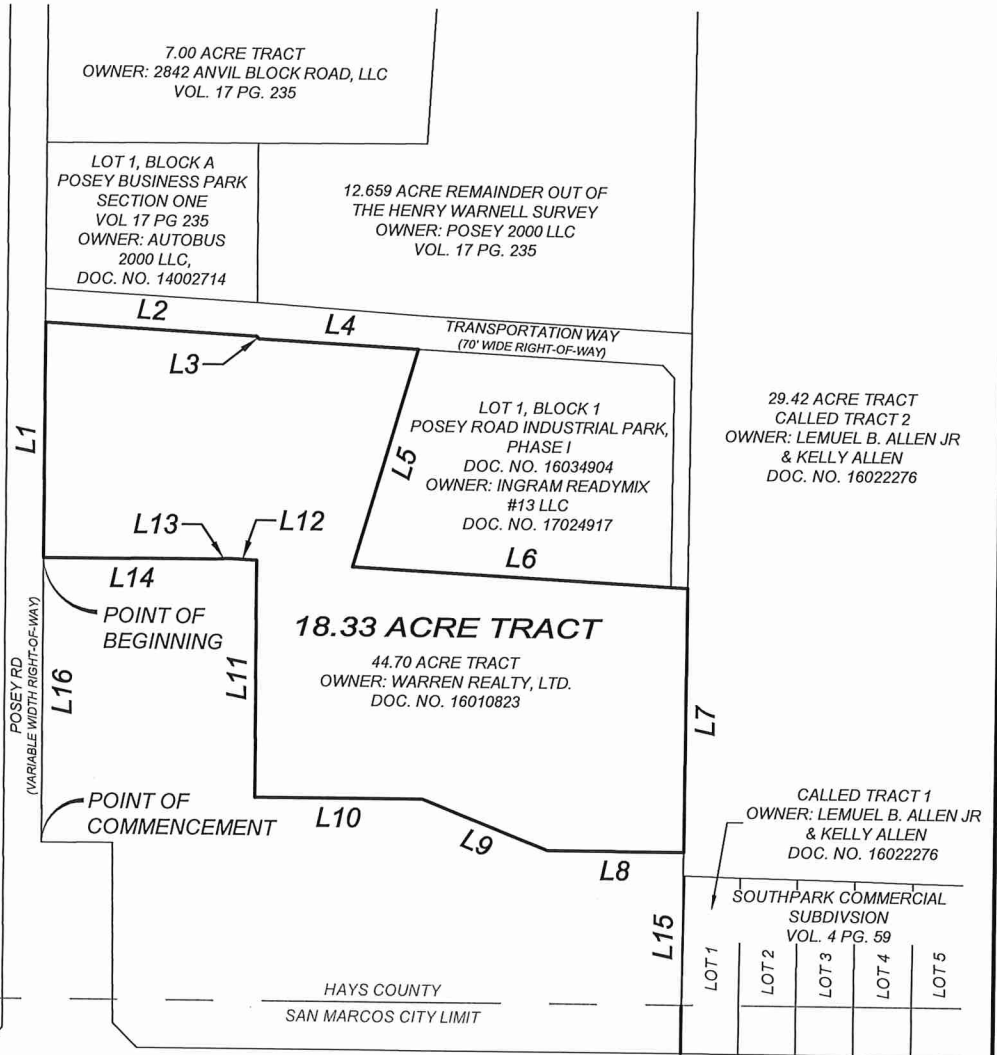


LOCATION MAP
NOT-TO-SCALE

Line Table

LINE #	LENGTH	DIRECTION
L1	489.90'	N46°43'00"W
L2	441.23'	N46°42'15"E
L3	7.28'	S89°56'03"E
L4	333.20'	N46°42'15"E
L5	472.23'	S30°14'01"E
L6	700.69'	N46°41'52"E
L7	548.86'	S46°13'36"E
L8	285.15'	S43°46'24"W
L9	280.91'	S65°19'05"W
L10	349.08'	S43°34'17"W
L11	492.92'	N46°43'00"W
L12	60.54'	S46°41'52"W
L13	15.04'	S39°07'46"W
L14	368.75'	S43°17'00"W
L15	417.95'	S46°13'36"E
L16	590.68'	N46°43'00"W

52.93 ACRE TRACT
OWNER: BOBBIE POLLARD GILBERT
VOL. 2872 PG. 852



[Signature]
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL: TSEIDEL@KFWENGINEERS.COM
DATE OF SURVEY: 01/27/2022
PROJECT NO.: 19-115

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND
SURVEYORS (TBPESL)
1917 S. INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-440-7723; FAX: 512-442-1414; EMAIL: INFO@PELS.TEXAS.GOV



ZONING EXHIBIT OF
A 18.33 ACRE TRACT OF LAND OUT OF A
44.70 ACRE TRACT, HAYS COUNTY, TEXAS

REVISIONS:	ISSUE DATE:
JOB NO. 19-115	DESIGNER: TAS
DATE: 01/27/2022	CHECKED: TAS
DRAWN: JSO	



SHEET: 1 OF 1



**ZONING NOTES
FOR
A 18.33 ACRE TRACT**

A **18.33 acre** tract of land out of a portion of a 44.70 acre tract as conveyed to Warren Realty, LTD., of record in Document No. 16010823 of the Official Public Records Hays County, Texas (O.P.R.) and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the northeast right-of-way line of Posey Road, a variable width right-of-way, for the most southerly corner of the 44.70 acre tract;

THENCE: N 46°43'00" E, along and with the common line of Posey Road and the 44.70 acre tract, a distance of 590.68 feet to a point for the **POINT OF BEGINNING** and the most southerly southeast corner of the tract described herein;

THENCE: N 46°43'00" W, continuing along and with the common line of Posey Road and the 44.70 acre tract, a distance of **489.90 feet** to a point at the intersection of Posey Road and Transportation Way, a 70 foot wide right-of-way, for the west corner of the 44.70 acre tract and the tract described herein;

THENCE: along and with the southeast right-of-way line of Transportation way and the northwest line of the 44.70 acre tract the following three (3) courses:

1. **N 46°42'15" E**, a distance of **441.23 feet** to a point, for an angle point of the 44.70 acre tract and the tract described herein,
2. **S 89°56'03" E**, a distance of **7.28 feet** to a point, for an interior angle point of the 44.70 acre tract and the tract described herein, and
3. **N 46°12'15" E**, a distance of **333.20 feet** to a point, for the common corner of the 44.70 acre tract and Lot 1, Block 1, Posey Road Industrial Park, Phase I, a subdivision plat of record in Document No. 16034904 of the Plat Record of Hays County, Texas (P.R.) as conveyed to Ingram Ready Mix #13 LLC of record in Document No. 17024917 (O.P.R.) and the westerly northwest corner of the tract described herein;

THENCE: along and with the common line of Lot 1, Block 1 and the 44.70 acre tract the following two (2) courses:

1. **S 30°14'01" E**, a distance of **472.23** to a point, for an interior corner of the 44.70 acre tract, Lot 1, Block 1 and the tract described herein, and
2. **N 46°41'52" E**, a distance of **700.69 feet** to a point in the southwest line of a 29.42 acre tract, called tract 2, as conveyed to Lemel B. Allen Jr. and Kelly Allen of record in Document No. 16022276 (O.P.R.), for the northerly northwest corner of the 44.70 acre tract and the tract described herein;

THENCE: S 46°13'36" E, along and with the common line of the 29.42 acre tract and the 44.70 acre tract, a distance of **548.86 feet** to a point, for the northeast corner of the tract described herein, from which a point in the northwest right-of-way line of Interstate Highway No. 35, a variable width right-of-way, for the common corner of the 44.70 acre tract and Lot 1 of the Southpark Commercial Subdivision, a plat of record in Volume 4 Page 59 (P.R.), called Tract 1, as conveyed to Lemuel B. Allen Jr. and Kelly Allen of record in Document No. 16022276 (O.P.R.) bears, S 46°13'36" E, a distance of 417.95 feet;

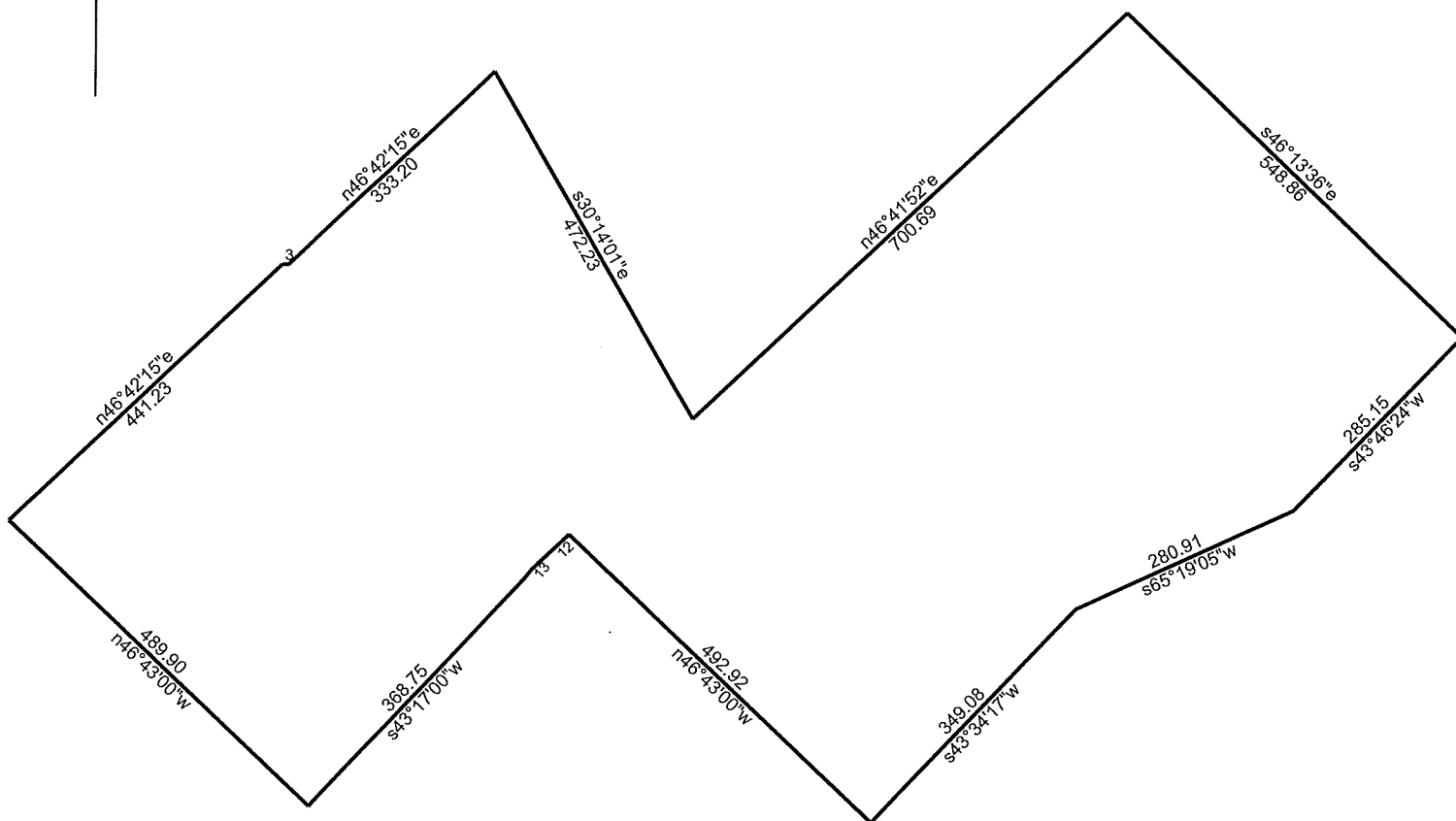
THENCE: into and across the 44.70 acre tract the following seven (7) courses:

1. **S 43°46'24" W**, a distance of **285.15 feet** to a point, for an angle point of the tract described herein,
2. **S 65°19'05" W**, a distance of **280.91 feet** to a point, for an interior angle point of the tract described herein,
3. **S 43°34'17" W**, a distance of **349.08 feet** to a point, for an easterly southeast corner of the tract described herein,
4. **N 46°43'00" W**, a distance of **492.92 feet** to a point, for an interior corner of the tract described herein,
5. **S 46°41'52" W**, a distance of **60.54 feet** to a point, for an angle point of the tract described herein,
6. **S 39°07'46" W**, a distance of **15.04 feet** to a point, for an angle point of the tract described herein, and
7. **S 43°17'00" W**, a distance of **368.75 feet** to the **POINT OF BEGINNING** and containing 18.33 acres, in Hays County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Job No.: 19-115
Prepared by: KFW Surveying
Date: January 27, 2022
File: S:\Draw 2019\19-115 Posey Road Detention Project\DOCS\FN 18.33AC.docx





1/25/2022

Scale: 1 inch= 220 feet

File: 18.33 ac.ndp

Tract 1: 18.3306 Acres, Closure: s06.1320w 0.01 ft. (1/341694), Perimeter=4846 ft.

01 n46.4300w 489.90
02 n46.4215e 441.23
03 s89.5603e 7.28
04 n46.4215e 333.20
05 s30.1401e 472.23
06 n46.4152e 700.69
07 s46.1336e 548.86
08 s43.4624w 285.15
09 s65.1905w 280.91
10 s43.3417w 349.08

11 n46.4300w 492.92
12 s46.4152w 60.54
13 s39.0746w 15.04
14 s43.1700w 368.75

**** Electronically Filed Document ****

Hays County Texas
Liz Q. Gonzalez
County Clerk

Document Number: 2016-16010823
Recorded As : ELECTRONIC RECORDING

Recorded On: April 07, 2016
Recorded At: 03:29:01 pm
Number of Pages: 7

Recording Fee: \$46.00

Parties:

Direct- TSY INVESTMENT ASSOCIATES LLC
Indirect- WARREN REALTY LTD

Receipt Number: 425664
Processed By: Barbara Rodriguez

***** 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.



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

AUSTIN TITLE COMPANY
STONEBRIDGE PLAZA II
9600 N. MOPAC EXPRESSWAY
SUITE 125

AUSTIN, TX 78759-6507 *ACT 1500685 7-6506*

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

GENERAL WARRANTY DEED

Date: April 5, 2016

Grantor: TSY INVESTMENT ASSOCIATES, LLC, a Texas limited liability company

Grantor's Mailing Address:

TSY Investment Associates, LLC
c/o Chean-Kung Cheng
11506 Chancellroy Dr.
Austin, TX 78759

Grantee: WARREN REALTY, LTD., a Texas limited partnership

Grantee's Mailing Address:

Warren Realty, Ltd.
c/o Blair Warren
1405 United Dr., Suite 115
San Marcos, TX 78666
Hays County

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING a called 44.70 acre tract of land situated in the Henry Warnell Survey No. 21, City of San Marcos, Hays County, Texas, same being that certain tract of land conveyed to TSY Investment Associates, LLC., by deed recorded in Volume 5170, Page 93 of the Official Public Records of Hays County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** attached hereto and incorporated herein for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

This conveyance is expressly made subject to the following matters (the "Exceptions"), but only to the extent the same are valid and enforceable and affect the Property:

1. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years, which are assumed by Grantee; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, which are assumed by Grantee, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
2. Rights of Ingress and egress in connection with easement(s) described in instrument recorded February 19, 1929, in Volume 97 at Page 540, Deed Records of Hays County, Texas.
3. Rights related to easement(s) described in instrument recorded February 2, 2007, in Volume 3102 at Page 157, Official Public Records of Hays County, Texas.
4. Rights related to easement(s) as awarded by Judgment, a certified copy of which is filed of record in instrument recorded in Volume 5285 at Page 106, Official Records of Hays County, Texas.
5. Matters contained in that certain document recorded January 4, 2016, as document number 201616000109, Official Public Records of Hays County, Texas

Grant, Habendum, and Warranty:


Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.


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

This instrument was administratively prepared by Granstaff, Gaedke & Edgmon, P.C. from information provided by the Grantor. Granstaff, Gaedke & Edgmon, P.C. has not examined the title to the subject property or otherwise investigated the accuracy of the information provided, and therefore makes no opinion of title.


GRANTOR:

TSY INVESTMENT ASSOCIATES, LLC, a Texas limited liability company

By:  4/5/16
Chean-Kung Cheng, Manager

THE STATE OF TEXAS §
 §
COUNTY OF  §

This instrument was acknowledged before me on April 5, 2016, by Chean-Kung Cheng in the capacity stated.


Notary Public for the State of Texas

AFTER RECORDING RETURN TO:

Ann Harris, Escrow Officer
Austin Title Company
9600 N. Mopac Expressway, #125
Austin, TX 78759
(512) 794-8585
(512) 342-1764

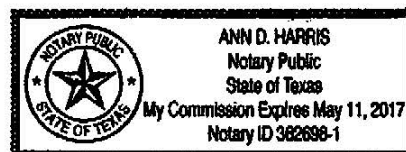


EXHIBIT "A"

Legal description of a called 44.70 acre tract of land situated in the Henry Warnell Survey No. 21, City of San Marcos, Hays County, Texas, same being that certain tract of land conveyed to TSY Investment Associates, LLC., by deed recorded in Volume 5170, Page 93 of the Official Public Records of Hays County, Texas.

{Metes & Bounds legal description follows on next 2 pages.}

Being a called 44.70 Acre tract of land situated in the Henry Warnell Survey No. 21, City of San Marcos, Hays County, Texas, same being that certain tract of land conveyed to TSY Investment Associates, LLC., by deed recorded in Volume 5170, Page 93 of the Official Public Records of Hays County, Texas, and being more particularly described by Metes and Bounds as follows:

Beginning at a 3/8-inch iron rod found at the East corner of said called 44.700 Acre tract, for the East corner of the tract of land herein described, same being at the common South corner of that certain called 0.275 Acre tract recorded in Volume 3039, Page 273 of the Official Public Records of Hays County, Texas, same being the common South corner of Lot 1 of South Park Commercial Subdivision, an addition to Hays County according to the map thereof recorded in Volume 4, Page 59 of the Plat Records of Hays County, Texas, and being in the Northwest line of Interstate Highway No. 35, a 300 foot wide public right-of-way;

THENCE along the Northwest line of said Interstate Highway No. 35, the following courses and distances numbered (1) through (4):

- 1) South 43 degrees 33 minutes 33 seconds West (South 44 degrees 08 minutes 00 seconds West Record), a distance of 1133.24 feet (1133.68 feet Record) to a 1/2-inch iron rod set with cap marked "ASH5687" for Easterly South corner of the tract of land herein described;
- 2) South 88 degrees 15 minutes 00 seconds West (South 88 degrees 49 minutes 27 seconds West Record), a distance of 72.32 feet (72.55 feet Record) to a TXDOT Type I concrete monument found for corner;
- 3) North 47 degrees 06 minutes 19 seconds West (North 46 degrees 26 minutes 14 seconds West Record), a distance of 374.97 feet (376.11 feet Record) to a TXDOT Type I concrete monument found for an interior corner of the tract of land herein described;
- 4) South 43 degrees 27 minutes 56 seconds West (South 43 degrees 39 minutes 46 seconds West Record), a distance of 148.02 feet (148.17 feet Record) to a TXDOT Type II brass disk found for the most Southerly corner of the tract of land herein described, same being at the East corner of that certain called 1.5142 Acre tract conveyed to Hays County by instrument recorded in Volume 1410, Page 548 of the Official Public Records of Hays County, Texas, and being at the intersection of said IH35, with the Northeast line of Posey Road - County Road No. 235, a variable width public right-of-way;

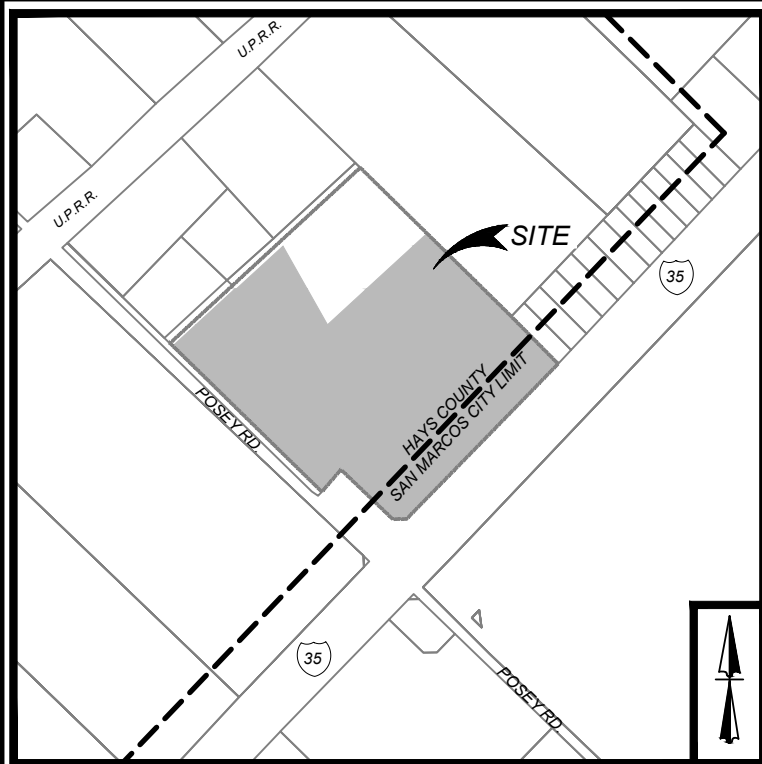
THENCE along the Northeast line of said Posey Road and the common North line of said Hays County called 1.5142 Acre tract, the following courses and distances numbered (1) and (2):

- 1) North 46 degrees 47 minutes 46 seconds West (North 46 degrees 07 minutes 47 seconds West Record), a distance of 901.55 feet (902.32 feet Record) to a 1/2-inch iron rod set with cap marked "ASH5687" set for a corner of the tract of land herein described;
- 2) North 46 degrees 48 minutes 18 seconds West (North 46 degrees 08 minutes 18 seconds West Record), a distance of 209.08 feet (209.26 feet Record) to a 1/2-inch iron rod found for the West corner of the tract of land herein described, same being at the common South corner of that certain called 23.249 Acre tract described in the deed to TSY Investment Associates, LLC., recorded in Volume 5170, Page 93 of the Official Public Records of Hays County, Texas, and being at the South corner of Transportation Way, a dedicated 40 foot public right-of-way, as shown by map of Posey Business Park Section One, an addition to Hays County according to the map thereof recorded in Volume 17, Page 235 of the Plat Records of Hays County, Texas;

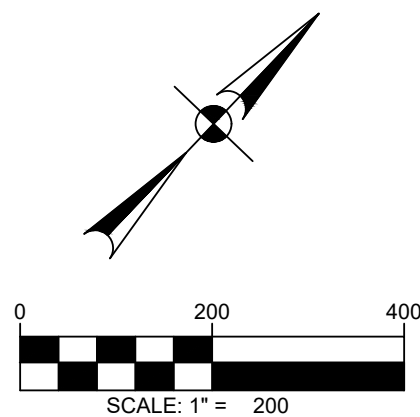
THENCE North 46 degrees 42 minutes 06 seconds East (North 47 degrees 19 minutes 43 seconds East

Record), along the common Southeast line of said 23.249 Acre tract, at a distance of 440.85 feet (Record) passing the East corner of said Transportation Way and continuing on for a total distance of 1351.47 feet (1349.75 feet Record) to a 1/2-inch iron rod set with cap marked "ASH5687" for the East corner of said 23.249 Acre tract and the common North corner of the tract of land herein described, same being in the Southeast line of that certain called 29.427 Acre tract recorded in Volume 3039, Page 273 of the Official Public Records of Hays County, Texas;

THENCE South 46 degrees 13 minutes 52 seconds East (South 49 degrees 39 minutes 25 seconds East Record), along the Southeast line of said 29.427 Acre tract, at a distance of 1092 feet, more or less, passing the West corner of the aforesaid Lot 1, South Park Commercial Subdivision, and continuing on for a total distance of 1462.24 feet (Record) to the point of beginning and containing 44.70 Acres of land.



LOCATION MAP
NOT TO SCALE



Approved Preliminary Plat - PC-20-42

ZC-22-16 - Proposed Heavy Industrial

ZC-22-15 - Proposed Heavy Commercial

PRELIMINARY PLAT OF POSEY ROAD INDUSTRIAL PARK, PHASE 2

BEING A TOTAL OF 36.94 ACRE TRACT OF LAND, AS CONVEYED
TO WARREN REALTY, LTD AND RECORDED IN DOCUMENT
#16010823 OF THE OFFICIAL RECORDS OF HAYS COUNTY, TEXAS



NOTES:

- THIS PRELIMINARY PLAT IS A TOTAL OF 36.94 ACRES.
- SIDEWALKS MEETING ADA REQUIREMENTS ARE REQUIRED AT TIME OF DEVELOPMENT
- REFERENCED PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 478 COMMUNITY PANEL NO. 48209C0478F, DATED SEPTEMBER 2, 2005.
- LAND ESTABLISHED IN THIS PLAT DOES NOT FALL WITHIN DESIGNATED WATERSHEDS, EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES AND/OR SAN MARCOS RIVER CORRIDOR.
- THIS PROPERTY FALLS WITHIN ESD: #3 AND ISD: SAN MARCOS CISD.
- UTILITY PROVIDERS: CENTERPOINT ENERGY, CENTURYLINK, GRANDE COMMUNICATIONS, PEDERNALES ELECTRIC COOPERATIVE, SPECTRUM, CITY OF SAN MARCOS (WATER & SEWER).
- THE PROPERTY OWNER OF LOTS ABUTTING PUBLIC RIGHT-OF-WAY WILL MAINTAIN SIDEWALKS.
- PROPERTY FALLS WITHIN TEXAS GROUNDWATER CONSERVATION DISTRICT: BARTON SPRINGS/EDWARDS AQUIFER CD
- PROJECT IS RECLAIMING AREA WITHIN THE CALCULATED 100-YEAR FLOODPLAIN (NON-FEMA REGULATED) AND WILL REQUIRE 70% REDUCTION IN TSS.
- BLOCK 3, LOTS 1-5 WILL UTILIZE A PUBLIC ACCESS AND ACCESS WILL BE PERMITTED ACROSS LOTS.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 18)
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00012906.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TX
- M.P.R. = MAP AND PLAT RECORDS OF HAYS COUNTY, TX
- D.P.R. = DEED AND PUBLIC RECORDS OF HAYS COUNTY, TX
- U.E. = UTILITY EASEMENT
- ESMT = EASEMENT
- VOL = VOLUME
- PG. = PAGE
- YR. = YEAR
- BLK = BLOCK
- V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
- GVCC = GUADALUPE VALLEY ELECTRIC COOPERATIVE.

KEY NOTES

- 20' PUBLIC ACCESS & UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 100 YR. STUDIED FLOODPLAIN AND PROPOSED WATER QUALITY/BUFFER LIMITS
- 35' R.O.W. DEDICATION TO CITY OF SAN MARCOS (NOT MAINTAINED BY HAYS COUNTY)
- 70' R.O.W. DEDICATION TO CITY OF SAN MARCOS (NOT MAINTAINED BY HAYS COUNTY)
- 15' R.O.W. DEDICATION TO HAYS COUNTY
- 20' SEWER EASEMENT
- VARIABLE WIDTH SEWER EASEMENT
- 25' BUILDING SETBACK
- 10' PUBLIC UTILITY EASEMENT (DOC #16034904).
- 15' PUBLIC UTILITY EASEMENT (DOC #16034904).
- 20' PUBLIC UTILITY EASEMENT (VOL. 3102PG, 157 D.P.R.).
- 35' R.O.W. DEDICATION (DOC #16034904).
- 50' DRAINAGE EASEMENT (DOC #16034904).
- 20' PUBLIC UTILITY EASEMENT (DOC #16033328).

STATE OF TEXAS
COUNTY OF HAYS

I, (WE) THE OWNER(S) OF THE LAND BEING 36.94 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE POSEY ROAD INDUSTRIAL PHASE 2 OF SAN MARCOS, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE _____ DAY OF _____.

OWNER: WARREN REALTY LTD
ATTN: BLAIR WARREN
910B CENTERPOINT RD.
SAN MARCOS, TEXAS 78666

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., ____.

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HAYS

I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER
P.E.
KFW ENGINEERS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441
FIRM LICENSE NO. 10122300



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	43.48'	165.00'	21.87'	15°05'54"	43.35' N38°40'39"W
C2	61.93'	235.00'	31.14'	15°05'54"	61.75' S38°40'39"E
C3	77.19'	123.35'	39.91'	35°51'20"	75.94' S62°28'52"W
C4	22.42'	83.54'	11.28'	15°22'47"	22.36' S87°21'35"W
C5	37.95'	200.15'	19.03'	10°51'46"	37.89' S85°04'54"W
C6	5.98'	200.15'	2.99'	1°42'43"	5.98' S78°47'40"W
C7	219.89'	216.77'	120.45'	58°07'12"	210.58' S50°41'52"W
C8	70.84'	229.80'	35.70'	17°39'44"	70.56' N73°06'36"E
C9	56.30'	110.20'	28.78'	29°16'22"	55.69' N62°10'00"E
C10	183.08'	229.80'	96.71'	45°38'49"	178.27' N66°09'21"E
C11	24.42'	109.24'	12.26'	12°48'38"	24.37' N81°18'14"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.28'	S89°56'03"E
L2	35.05'	N46°41'52"E
L3	72.45'	S88°15'59"W
L4	148.05'	S43°26'31"W
L5	81.72'	S31°07'43"E
L6	14.23'	S46°13'36"E
L7	486.78'	S43°34'17"W
L8	413.29'	S43°34'17"W
L9	24.04'	S43°17'00"W
L10	121.00'	S30°14'01"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	115.52'	N46°42'15"E
L12	15.04'	S39°07'46"W
L13	13.83'	S01°12'13"E
L14	100.38'	S43°47'47"W
L15	51.91'	S76°01'38"W
L16	65.01'	S59°39'55"W
L17	137.49'	S43°17'00"W
L18	6.81'	N81°33'26"E
L19	13.59'	N88°36'01"E
L20	30.00'	S42°53'05"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	28.47'	N47°06'55"W
L22	356.09'	N47°06'55"W

PREPARED: JUNE 2021