

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



Updated: September, 2020

## CONTACT INFORMATION

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

## PROPERTY INFORMATION

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

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

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

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

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

## DESCRIPTION OF REQUEST

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

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

\_\_\_\_\_

## AUTHORIZATION

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

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

*\*Existing Neighborhood Regulating Plan Included.*

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

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

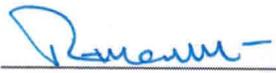
PROPERTY OWNER AUTHORIZATION

I, Harris Hill Commercial Land HOLDings, Ltd. (owner name) on behalf of  
Harris Hill Commercial Land Holdings, Ltd. (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
see exhibit - Interstate 35 & Blanco River (address).

I hereby authorize RW McDonald (agent name) on behalf of  
McDonald Development Group (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:  Date: 05/17/2021

Printed Name, Title: R.W. McDonald, IV - Manager

Signature of Agent:  Date: 05/17/2021

Printed Name, Title: R.W. McDonald, IV - Manager

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

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

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

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

Signature: 

Date: 05/17/2021

Print Name: R.W. McDonald, IV

Special Warranty Deed

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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAYS

THAT, N.O.B. 216 Holdings, Ltd., a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by Harris Hill Commercial Land Holdings, Ltd., a Texas limited partnership ("Grantee"), whose address is 100 NE Loop 410, Suite 775, San Antonio, Texas 78216, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, that certain tract of real property situated in Hays County, Texas, and described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "Property").

This conveyance, however, is made and accepted subject to (i) any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Hays County, Texas and (ii) any matters that are visible and apparent on the ground and which a correct survey would show (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, legal representatives, successors, and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's 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, subject however, to the Permitted Exceptions.

*[The remainder of this page is intentionally blank.]*

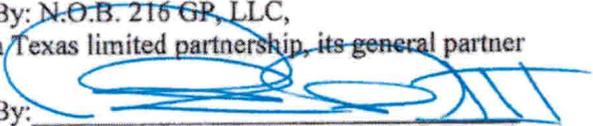
Corridor Title Co. GF# 20-2030-C

EXECUTED to be effective the 28 day of August, 2020.

**GRANTOR:**

**N.O.B. 216 HOLDINGS, LTD.,**  
a Texas limited partnership

By: N.O.B. 216 GP, LLC,  
a Texas limited partnership, its general partner

By:   
Robert W. McDonald, III, its manager

THE STATE OF TEXAS     §  
  §  
COUNTY OF   DAYS       §

This instrument was acknowledged before me on August 28, 2020, by Robert W. McDonald, III, the manager of N.O.B. 216 GP, LLC, a Texas limited partnership, the general partner of N.O.B. 216 Holdings, Ltd., a Texas limited partnership, on behalf of said limited partnership.

  
Notary Public in and for the State of Texas

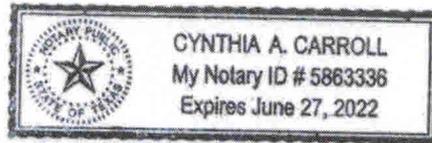


Exhibit "A"

Legal Description

Being 216.1 acres, more or less, in the J.M. VERAMENDI LEAGUE SURVEY NO. 2, ABSTRACT NO. 17, in Hays County, Texas; being that same tract of land conveyed to N.O.B. 216 Holdings, Ltd., as conveyed in Deed dated December 22, 2006, recorded in Volume 3086, Page 39, Official Public Records of Hays County, Texas; said 216.30 acres being more particularly described by metes and Bounds as follows:

A 216.1 acre tract of land, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas and being all of a called 216.30 acre tract of land as described and conveyed to N.O.B. Holdings, Ltd., of record in Volume 3086, Page 39 of the Official Public Records of Hays County, Texas. Said 216.1 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at an angle in the easterly right-of-way line of Interstate Highway 35, a variable width right-of-way, as shown on the Texas Department of Transportation (TxDOT) Right-of-Way Map, Account No. 6014-5-6, in the southeast line of a called 73.98 acre tract of land as described in Volume 126, Page 101 of the Deed Records of Hays County, Texas, for a westerly exterior corner of said 216.30 acre tract and the tract described herein, from which a found TxDOT Monument, Type I, for an angle in the easterly right-of-way line of Interstate Highway 35 bears, N 05° 27' 06" E, a distance of 314.95 feet;

THENCE: N 43° 22' 21" E, departing the easterly right-of-way line of Interstate Highway 35 and with the common line between said 73.98 acre tract and said 216.30 acre tract, a distance of 1866.87 feet to a found 6" steel post at the east corner of said 73.98 acre tract, in the southwest line of a called 97.840 acre tract of land as described in Volume 714, Page 603 of the Official Public Records of Hays County, Texas, for the north corner of said 216.30 acre tract and the tract described herein;

THENCE: With the northeast line of said 216.30 acre tract the following two (2) courses:

1. S 46° 40' 58" E, a distance of 2877.42 feet to a found 6" steel post for an angle, and
2. S 47° 24' 10" E, a distance of 427.01 feet to a found 6" steel post in the apparent northwest right-of-way line of County Road 160 (Harris Hill Road), for the east corner of said 216.30 acre tract and the tract described herein;

THENCE: S 44° 09' 02" W, with the apparent northwest right-of-way line of Harris Hill Road and the southeast line of said 216.30 acre tract, a distance of 1601.39 feet to a found 6" steel post at the east corner of a called 7.40 acre tract of land as described in Volume 219, Page 574 of the Official Public Records of Hays County, Texas, for a southeasterly corner of said 216.30 acre tract and the tract described herein;

THENCE: N 47° 22' 10" W, departing the apparent northwest right-of-way line of Harris Hill Road and with the common line between said 7.40 acre tract and said 216.30 acre tract, a distance of 428.13 feet to a found 6" steel post at the north corner of said 7.40 acre tract, an interior corner of said 216.30 acre tract and the tract described herein;

THENCE: With a southeast line of said 216.30 acre tract, the following two (2) courses:

1. S 44° 12' 44" W, a distance of 2185.65 feet to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle, and
2. S 44° 14' 14" W, a distance of 939.19 feet to a found  $\frac{1}{2}$ " iron rod at the southwest corner of a called 10.409 acre tract of land as described in Volume 4252, Page 213 of the Official Public Records of

Hays County, Texas, in a northeast line of a called 82.651 acre tract of land as described in Volume 2405, Page 387 of the Official Public Records of Hays County, Texas, for the most southerly corner of said 216.30 acre tract and the tract described herein;

THENCE: With the common line between said 216.30 acre tract and said 82.651 acre tract, the following four (4) courses:

1. N 48° 14' 26" W, a distance of 48.48 feet to a found ½" iron rod for a corner,
2. N 09° 50' 28" E, a distance of 631.67 feet to a found ½" iron rod for an angle.
3. N 28° 58' 59" E, a distance of 267.64 feet to a found ½" iron rod for an angle, and
4. N 25° 02' 43" W, a distance of 94.55 feet to a point in the approximate centerline of the Blanco River and for angle of the tract described herein;

THENCE: With the approximate centerline of Blanco River and the southwesterly lines of said 216.30 acre tract and the northeasterly lines of said 82.651 acre tract, the following courses:

1. N 18° 44' 06" E, a distance of 588.03 feet to a point for an angle,
2. N 26° 47' 10" E, a distance of 329.18 feet to a point for an angle,
3. N 06° 27' 57" W, a distance of 482.15 feet to a point for an angle,
4. N 35° 20' 59" W, a distance of 321.44 feet to a point for an angle,
5. N 27° 07' 59" W, a distance of 199.34 feet to a point for an angle, and
6. N 75° 40' 13" W, a distance of 100.33 feet to a point for the common north corner of said 82.651 acre tract and Lot 2 of the Gary Farm Subdivision, a plat of record in Volume 10, Page 46 of the Plat Records of Hays County, Texas, for an exterior corner of said 216.30 acre tract and the tract described herein;

THENCE: Continuing with the southwesterly lines of said 216.30 acre tract, and along the north bank of the Blanco River as called for in Volume 3086, Page 39 of the Official Public Records of Hays County, Texas, the following four (4) courses:

1. N 43° 49' 02" E, a distance of 61.55 feet to a point for a corner,
2. N 68° 34' 31" W, a distance of 46.79 feet to a point for a corner,
3. S 81° 50' 25" W, a distance of 143.29 feet to a point for a corner, and
4. S 65° 44' 11" W, a distance of 348.47 feet to a found ½" iron rod with a yellow plastic cap stamped "Byrn" in the easterly right-of-way line of Interstate Highway 35, for an angle in the north line of said Lot 2, the most westerly corner of said 216.30 acre tract and the tract described herein;

THENCE: With the easterly right-of-way line of Interstate Highway 35 and the westerly line of said 216.30 acre tract, the following three (3) courses:

1. N 23° 30' 30" E, a distance of 1000.55 feet to a found TxDOT Monument, Type I, for an angle,
2. N 12° 02' 09" W, a distance of 428.00 feet to a found TxDOT Monument, Type I, for an angle, and
3. N 05° 27' 06" E, a distance of 1.78 feet to the POINT OF BEGINNING and containing 216.1 acres of land situated in the City of San Marcos, Hays County, Texas.

**FIELD NOTES FOR A 216.1 ACRE TRACT OF LAND**

A **216.1 acre** tract of land, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas and being all of a called 216.30 acre tract of land as described and conveyed to N.O.B. Holdings, Ltd., of record in Volume 3086, Page 39 of the Official Public Records of Hays County, Texas. Said **216.1 acre** tract being more particularly described by metes and bounds as follows:

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**THENCE:** N 43° 22' 21" E, departing the easterly right-of-way line of Interstate Highway 35 and with the common line between said 73.98 acre tract and said 216.30 acre tract, a distance of **1866.87 feet** to a found 6" steel post at the east corner of said 73.98 acre tract, in the southwest line of a called 97.840 acre tract of land as described in Volume 714, Page 603 of the Official Public Records of Hays County, Texas, for the north corner of said 216.30 acre tract and the tract described herein;

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**THENCE:** N 47° 22' 10" W, departing the apparent northwest right-of-way line of Harris Hill Road and with the common line between said 7.40 acre tract and said 216.30 acre tract, a distance of **428.13 feet** to a found 6" steel post at the north corner of said 7.40 acre tract, an interior corner of said 216.30 acre tract and the tract described herein;

**THENCE:** With a southeast line of said 216.30 acre tract, the following two (2) courses:

1. S 44° 12' 44" W, a distance of **2185.65 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle, and
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5. N 27° 07' 59" W, a distance of **199.34 feet** to a point for an angle, and
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**THENCE:** With the easterly right-of-way line of Interstate Highway 35 and the westerly line of said 216.30 acre tract, the following three (3) courses:

1. N 23° 30' 30" E, a distance of **1000.55 feet** to a found TxDOT Monument, Type I, for an angle,
2. N 12° 02' 09" W, a distance of **428.00 feet** to a found TxDOT Monument, Type I, for an angle, and
3. N 05° 27' 06" E, a distance of **1.78 feet** to the **POINT OF BEGINNING** and containing **216.1 acres** of land situated in the City of San Marcos, Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on January 23, 2020.

Job # 20-4003 216.1 Acres

Date: January 27, 2020





# TAX CERTIFICATE

**Jenifer OKane Tax Assessor-Collector, Hays County**

712 S. Stagecoach Trail, Suite 1120  
 San Marcos, TX 78666  
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2020

**Entities to which this certificate applies:**

RSP - Special Road Dist  
 CSM - City Of San Marcos

SSM - San Marcos CISD  
 GHA - Hays County

**Property Information**

Property ID : 10-0017-2446-00000-3

Quick-Ref ID : R12381

N IH 35 SAN MARCOS, TX  
 78666

A0017-2 JUAN M  
 VERAMENDI SURVEY,  
 ACRES 216.30

Value Information

Land HS	:	\$0.00
Land NHS	:	\$0.00
Imp HS	:	\$0.00
Imp NHS	:	\$0.00
Ag Mkt	:	\$3,826,390.00
Ag Use	:	\$34,480.00
Tim Mkt	:	\$0.00
Tim Use	:	\$0.00
HS Cap Adj	:	\$0.00
Assessed	:	\$34,480.00

**Owner Information**

Owner ID : 00180421

N O B 216 HOLDINGS LTD  
 9811 S IH 35, BUILDING 3  
 SUITE 100  
 AUSTIN, TX 78744

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2020	410.28	0.00	0.00	0.00	0.00
RSP	2020	9.93	0.00	0.00	0.00	0.00
GHA	2020	135.30	0.00	0.00	0.00	0.00
CSM	2020	204.47	0.00	0.00	0.00	0.00

**Total for current bills if paid by 2/28/2021 : \$0.00**

**Total due on all bills 2/28/2021 : \$0.00**

2020 taxes paid for entity SSM \$410.28

2020 taxes paid for entity RSP \$9.93

2020 taxes paid for entity GHA \$135.30

2020 taxes paid for entity CSM \$204.47

**2020 Total Taxes Paid : \$759.98**

**Date of Last Payment : 01/11/21**

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate. ]

[Handwritten Signature]

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Signature of Authorized Officer of the Tax Office

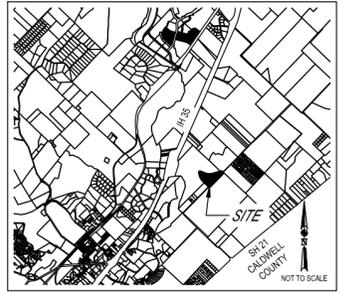
Date of Issue : 02/12/2021  
 Requestor : N O B 216 HOLDINGS LTD  
 Receipt : SM-2021-1342587  
 Fee Paid : \$10.00  
 Payer : N O B 216 HOLDINGS LTD

NOTES

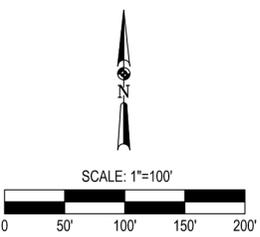
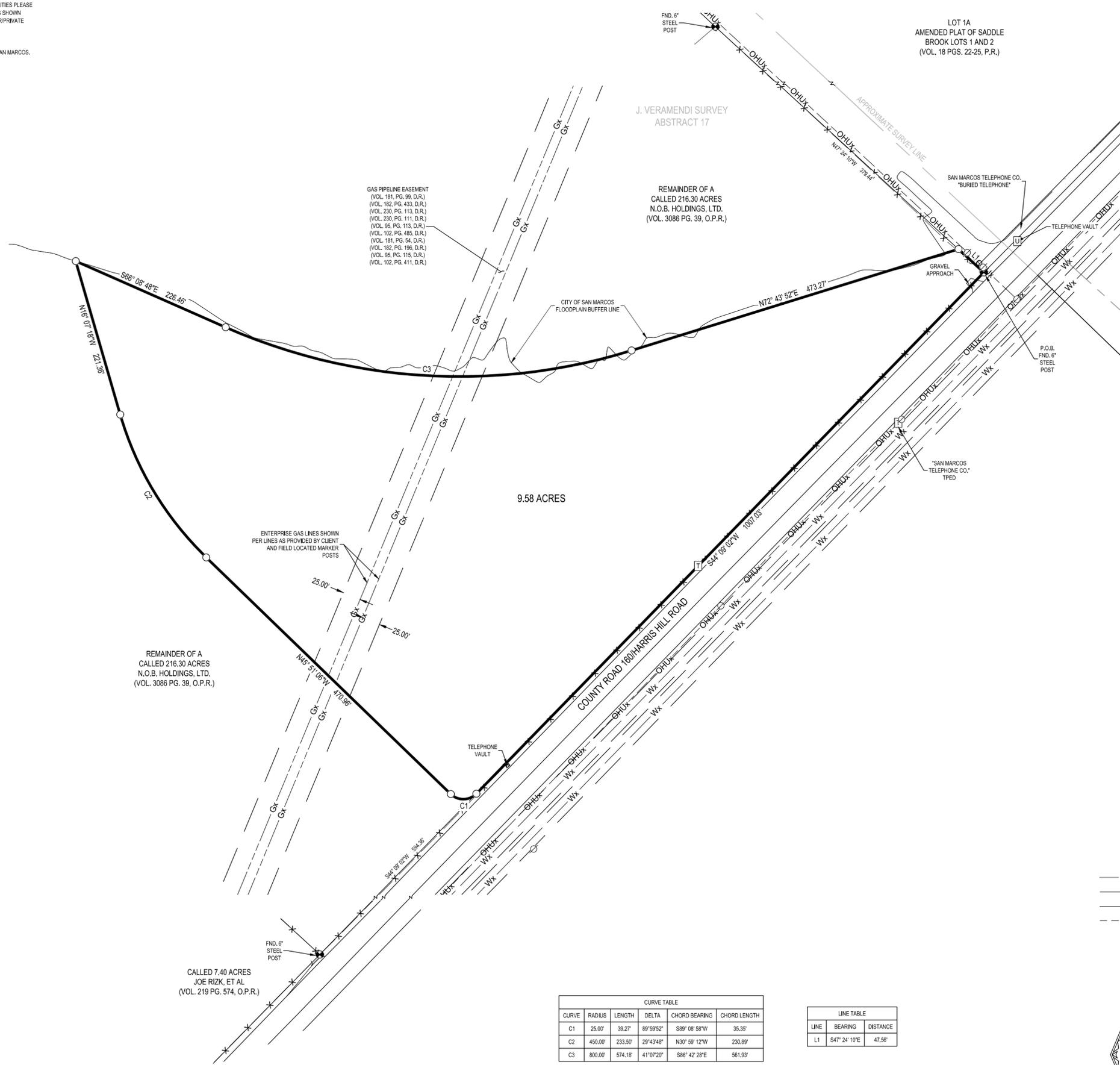
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
2. PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS INDICATED ON FEMA FLOOD MAP 480202039F, PANEL 392 OF 485, DATED SEPTEMBER 2, 2005.
3. THE TRACT SHOWN HEREON MAY BE SUBJECT TO ALL CITY OF SAN MARCOS AND HAYS COUNTY ORDINANCES AND RESTRICTIONS.
4. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
5. ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. UNDERGROUND GAS AND WATER LINES SHOWN HEREON ARE APPROXIMATE. SURVEYOR ADVISES CLIENT TO CONTACT OWNER/PRIVATE LOCATE COMPANY TO IDENTIFY EXACT LOCATIONS BEFORE DIGGING.
6. FENCES ALONG BOUNDARY LINES MEANDER.
7. THE SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF SAN MARCOS.

SURVEY OF  
A 9.58 ACRE TRACT OF LAND, OUT OF THE J. VERAMENDI SURVEY, ABSTRACT 17, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 216.30 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 3086, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

LOCATION MAP



ADDRESS: HARRIS HILL RD.  
SAN MARCOS, TEXAS 78666



REMAINDER OF A CALLED 216.30 ACRES N.O.B. HOLDINGS, LTD. (VOL. 3086 PG. 39, O.P.R.)

GAS PIPELINE EASEMENT (VOL. 181, PG. 99, D.R.) (VOL. 182, PG. 433, D.R.) (VOL. 230, PG. 113, D.R.) (VOL. 230, PG. 111, D.R.) (VOL. 95, PG. 113, D.R.) (VOL. 102, PG. 485, D.R.) (VOL. 181, PG. 54, D.R.) (VOL. 182, PG. 196, D.R.) (VOL. 95, PG. 115, D.R.) (VOL. 102, PG. 411, D.R.)

REMAINDER OF A CALLED 216.30 ACRES N.O.B. HOLDINGS, LTD. (VOL. 3086 PG. 39, O.P.R.)

LOT 1A AMENDED PLAT OF SADDLE BROOK LOTS 1 AND 2 (VOL. 18 PGS. 22-25, P.R.)

CALLED 7.40 ACRES JOE RIZK, ET AL (VOL. 219 PG. 574, O.P.R.)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	89°59'52"	S89°08'58"W	35.35'
C2	450.00'	233.50'	29°43'48"	N30°59'12"W	230.89'
C3	800.00'	574.18'	41°07'20"	S86°42'28"E	561.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S47°24'10"E	47.56'

- LEGEND**
- P.O.B.
  - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
  - FND. FENCE POST AS NOTED
  - UTILITY POLE
  - UTILITY POLE WITH GUY WIRE
  - UTILITY POLE WITH ELECTRIC TRANSFORMER
  - TELEPHONE PEDESTAL
  - UTILITY SIGN
  - WIRE FENCE
  - GAS
  - WATER
  - GENERAL OVERHEAD UTILITY

**MATKIN HOOVER**  
ENGINEERING & SURVEYING

HEADQUARTERS  
3 SPENCER ROAD SUITE 300  
BOERNE, TEXAS 78009  
OFFICE: 830-249-0000 FAX: 830-249-0099  
380 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 78628  
OFFICE: 512-868-2244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM #1094347  
BOERNE, TEXAS REGISTERED SURVEYING FIRM #1902400  
BOERNE, TEXAS REGISTERED ENGINEERING FIRM #04612  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

*Kyle L. Pressler*  
KYLE L. PRESSLER DATE: MAY 27, 2021  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6528  
KYLE.PRESSLER@MATKINHOOVER.COM  
JOB NO. 20-4003-9.58 AC.

## FIELD NOTES FOR A 9.58 ACRE TRACT OF LAND

A **9.58 acre** tract of land, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas and being a portion of a called 216.30 acre tract of land as described in Volume 3086, Page 39 of the Official Public Records of Hays County, Texas. Said **9.58 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** a found 6" steel post in the apparent northwest right-of-way line of County Road 160 a.k.a. Harris Hill Road, for the east corner of said 216.30 acre tract and the tract described herein;

**THENCE: S 44° 09' 02" W**, with the apparent said northwest right-of-way line of Harris Hill Road and the southeast line of said 216.30 acre tract, a distance of **1007.03 feet** to point for a point of curvature, from which a found 6" steel post at the east corner of a called 7.40 acre tract of land as described in Volume 219, Page 574 of the Official Public Records of Hays County, Texas and a southeasterly corner of said 216.30 acre tract bears, S 44° 09' 02" W, a distance of 594.36 feet;

**THENCE:** Into said 216.30 acre tract, the following seven (7) courses:

1. With a curve to the right having a radius of **25.00 feet**, an arc length of **39.27 feet**, a delta angle of **089° 59' 52"** and a chord which bears, **S 89° 08' 58" W**, a distance of **35.35 feet** to point for a point of tangency,
2. **N 45° 51' 06" W**, a distance of **470.96 feet** to point for a point of curvature,
3. With a curve to the right having a radius of **450.00 feet**, an arc length of **233.50 feet**, a delta angle of **029° 43' 48"** and a chord which bears, **N 30° 59' 12" W**, a distance of **230.89 feet** to point for a point of tangency,
4. **N 16° 07' 18" W**, a distance of **221.36 feet** to point for a corner,
5. **S 66° 08' 48" E**, a distance of **226.46 feet** to point for a point of curvature,
6. With a curve to the left having a radius of **800.00 feet**, an arc length of **574.18 feet**, a delta angle of **041° 07' 20"** and a chord which bears, **S 86° 42' 28" E**, a distance of **561.93 feet** to point for a point of tangency, and
7. **N 72° 43' 52" E**, a distance of **473.27 feet** to point in the northeast line of said 216.30 acre tract and for the northeast corner of the tract described herein, from which a found 6" steel post for an angle of said 216.30 acre tract bears, N 47° 24' 10" W, a distance of 379.44 feet;

**THENCE: S 47° 24' 10" E**, with the common line of said Lot 1A and said 216.30 acre tract, a distance of **47.56 feet** to the **POINT OF BEGINNING** and containing **9.58 acres** of land situated in the City of San Marcos, Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on January 23, 2020.



Job # 20-4003 9.58 Acres

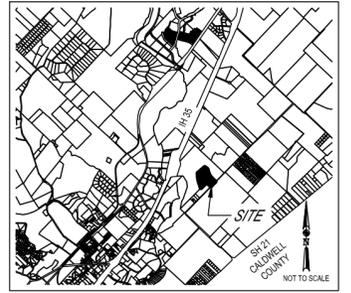
Date: May 27, 2021

NOTES

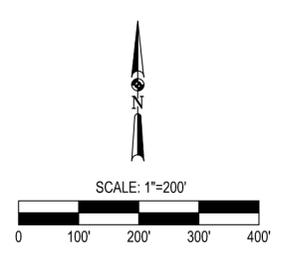
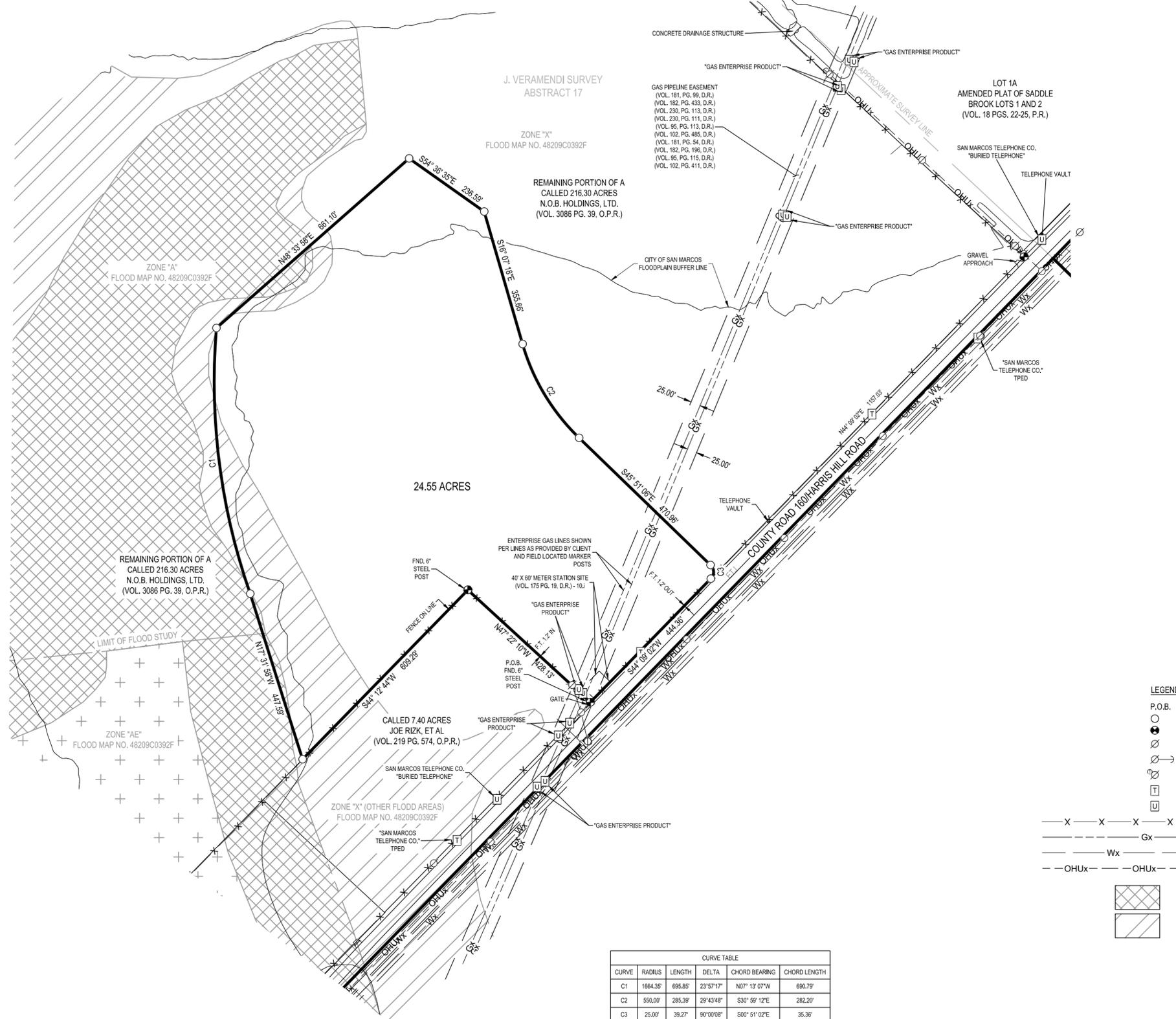
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
2. PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "X" OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED AS INDICATED ON FEMA FLOOD MAP 48209C0392F, PANEL 392 OF 495, DATED SEPTEMBER 2, 2005.
3. THE TRACT SHOWN HEREON MAY BE SUBJECT TO ALL CITY OF SAN MARCOS AND HAYS COUNTY ORDINANCES AND RESTRICTIONS.
4. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
5. ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. UNDERGROUND GAS AND WATER LINES SHOWN HEREON ARE APPROXIMATE. SURVEYOR ADVISES CLIENT TO CONTACT OWNER/PRIVATE LOCATE COMPANY TO IDENTIFY EXACT LOCATIONS BEFORE DIGGING.
6. FENCES ALONG BOUNDARY LINES MEANDER.
7. THE SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF SAN MARCOS.

SURVEY OF  
A 24.55 ACRE TRACT OF LAND, OUT OF THE J. VERAMENDI SURVEY, ABSTRACT 17, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 216.30 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 3086, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

LOCATION MAP



ADDRESS: HARRIS HILL RD.  
SAN MARCOS, TEXAS 78666



- LEGEND
- P.O.B. (Point of Beginning) symbol
  - POINT symbol
  - FND. FENCE POST AS NOTED symbol
  - UTILITY POLE symbol
  - UTILITY POLE WITH GUY WIRE symbol
  - UTILITY POLE WITH ELECTRIC TRANSFORMER symbol
  - TELEPHONE PEDESTAL symbol
  - UTILITY SIGN symbol
  - WIRE FENCE symbol
  - GAS symbol
  - WATER symbol
  - GENERAL OVERHEAD UTILITY symbol
  - FLOOD ZONES AS NOTED symbol

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1664.35'	695.85'	23°57'17"	N07°13'07"W	690.79'
C2	550.00'	285.39'	29°43'48"	S30°59'12"E	282.20'
C3	25.00'	39.27'	90°00'08"	S00°51'02"E	35.36'

**MATKIN HOOVER**  
ENGINEERING & SURVEYING

HEADQUARTERS  
2500 W. ROAD SUITE 300  
BOERNE, TEXAS 78009  
OFFICE: 830.240.0000 FAX: 830.249.0099  
380 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 78628  
OFFICE: 512.868.2244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM # 1094347  
BOERNE, TEXAS REGISTERED SURVEYING FIRM # 1902400  
BOERNE, TEXAS REGISTERED ENGINEERING FIRM # 046512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

*Kyle L. Pressler*  
KYLE L. PRESSLER DATE: MAY 27, 2021  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6528  
KYLE.PRESSLER@MATKINHOOVER.COM  
JOB NO. 20-4003 - 24.55 AC.

## FIELD NOTES FOR A 24.55 ACRE TRACT OF LAND

A **24.55 acre** tract of land, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas and being a portion of a called 216.30 acre tract of land as described in Volume 3086, Page 39 of the Official Public Records of Hays County, Texas. Said **24.55 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** a found 6" steel post in the apparent northwest right-of-way line of County Road (CR) 160, a.k.a. Harris Hill Road, for the east corner of a called 7.40 acre tract of land as described in Volume 219, Page 574 of the Official Public Records of Hays County, Texas, a southerly corner of said 216.30 acre tract and the tract described herein;

**THENCE: N 47° 22' 10" W**, departing the apparent northwest right-of-way line of CR 160, a.k.a. Harris Hill Road, and with the common line between said 7.40 acre tract and said 216.30 acre tract, a distance of **428.13 feet** to a found 6" steel post at the north corner of said 7.40 acre tract, an interior corner of said 216.30 acre tract and the tract described herein;

**THENCE: S 44° 12' 44" W**, with the southeast line of said 216.30 acre tract, a distance of **609.29 feet** to a point for the southwest corner of the tract described herein;

**THENCE:** Into said 216.30 acre tract the following eight (8) courses:

1. **N 17° 31' 58" W**, a distance of **447.59 feet** to a point for a point of curvature,
2. With a non-tangent curve to the right having a radius of **1664.35 feet**, an arc length of **695.85 feet**, a delta angle of **023° 57' 17"** and a chord which bears, **N 07° 13' 07" W**, a distance of **690.79 feet** to a for a point of non-tangency and the northwest corner of the tract described herein,
3. **N 48° 33' 58" E**, a distance of **661.10 feet** to a point for the north corner of the tract described herein,
4. **S 54° 36' 35" E**, a distance of **236.59 feet** to a point for the northeast corner of the tract described herein,
5. **S 16° 07' 18" E**, a distance of **355.66 feet** to a point for a point of curvature,
6. With a tangent curve to the left having a radius of **550.00 feet**, an arc length of **285.39 feet**, a delta angle of **029° 43' 48"** and a chord which bears, **S 30° 59' 12" E**, a distance of **282.20 feet** to a point for a point of tangency,
7. **S 45° 51' 06" E**, a distance of **470.96 feet** to a point for a point of curvature, and
8. With a tangent curve to the right having a radius of **25.00 feet**, an arc length of **39.27 feet**, a delta angle of **090° 00' 00"** and a chord which bears, **S 00° 51' 02" E**, a distance of **35.36 feet** to a point in the apparent said northwest right-of-way line of CR 160, a.k.a. Harris Hill Road, the southeast line of said 216.3 acre tract and for a southerly corner of the tract described herein, from which a found 6" steel post for the east corner of said 216.3 acre tract bears, **N 44° 09' 02" E**, a distance of 1157.03 feet;

**THENCE: S 44° 09' 02" W**, with the apparent said northwest right-of-way line of CR 160, a.k.a. Harris Hill Road, and the southeast line of said 216.3 acre tract, a distance of **444.36 feet** to the **POINT OF BEGINNING** and containing **24.55 acres** of land situated in the City of San Marcos, Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on January 23, 2020.



Job # 20-4003 24.55 Acres

Date: May 27, 2021

## RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT (this "**Agreement**") is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between Harris Hill Residential Land Holdings, Ltd., (the "**Owner**"), and the City of San Marcos, Texas (the "**City**").

### RECITALS:

A. Owner is the owner of a tract of land totaling approximately 379.81 acres situated in Hays County, Texas, more particularly described in Exhibit "A", attached hereto (the "**Property**").

B. Owner and the City desire to subject the Property to the terms of this Declaration.

NOW, THEREFORE, 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 the parties hereby acknowledge, the Owner and the City do hereby agree as follows:

1. **Establishment of Restrictive Covenant.** The Parties hereto agree and acknowledge that the Property shall be held, sold, transferred, conveyed and occupied subject to the below restrictive covenant until such time as the City of San Marcos, Hays County or any other governmental entity constructs a fire station within the property boundary identified on Exhibit "B". The Parties agree that upon construction of a fire station within the attached property boundary, this document will become null and void and will be removed from public record.

**Restrictive Covenant:** As long as the average emergency response time to the Property exceeds the City's then current target emergency response time (seven minutes as of the date hereof), then, at the time of application for, and before execution of, any sale of a home or a lot for placement of a home or lease for a home or apartment unit, the applicant shall be provided with written notice of the average emergency response time to the Property, which response time shall be delivered periodically by City to Owner (or Owner's affiliate or successor(s) in title) upon written request. The Owner shall inform each homebuilder of this requirement.

2. **No Consent Required.** The Owner and the City each hereby represent and warrant to the other that they have full requisite power and authority to enter into this Agreement with the joinder of its lender, Vantage Bank Texas.

3. **Remedies.** The City may pursue any remedies available at law or in equity to enforce the provisions of this Agreement, including the recovery of reasonable attorney's fees and court costs.

4. **No Waiver.** The failure of the City or Owner to avail itself of any of the privileges, rights, covenants, agreements, terms and conditions of this Agreement for any

period of time or at any time shall not be construed or deemed to be a waiver thereof, and nothing herein contained, nor anything done or omitted to be done by the City or Owner pursuant hereto, shall be deemed a waiver by the other of any of its rights and remedies hereunder or under the laws of the State of Texas. The enforcement of any right or remedy hereunder by the City, either prior to, simultaneously with, or subsequent to any other action taken hereunder, shall not be deemed an election of remedies.

5. **Modification.** This Agreement may not be modified or amended unless such modification or amendment has been reduced to writing approved by the city council of the City and signed by all of the then-existing owners of the Property or portions thereof, and by the City, and has been recorded in the Official Public Records of Hays County, Texas.

6. **Binding Effect.** The obligations created hereunder shall create mutual benefits and servitudes running with the land. This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors, heirs and assigns.

7. **Partial Invalidity.** If any provision of this Declaration shall be or become invalid, illegal or unenforceable in any respect under any applicable law, the validity, legality and enforceability of the remaining provisions shall not be affected or impaired thereby.

[SIGNATURES ON NEXT PAGE]

**HARRIS HILL RESIDENTIAL LAND HOLDINGS, LTD.,** a Texas limited partnership

By: Harris Hill GP, LLC, a Texas limited liability company

By: \_\_\_\_\_  
R.W. McDonald, IV, its Manager

**ACKNOWLEDGMENT**

STATE OF TEXAS            §  
  §  
COUNTY OF \_\_\_\_\_ §

THIS INSTRUMENT was acknowledged before me this \_\_\_\_ day of -  
\_\_\_\_\_, 2021, by \_\_\_\_\_, \_\_\_\_\_ of  
\_\_\_\_\_, in such capacity, on behalf of said entity.

\_\_\_\_\_  
Notary Public, State of Texas

**CITY:**

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

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

Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF TEXAS            §  
  §  
COUNTY OF HAYS         §

THIS INSTRUMENT was acknowledged before me this \_\_\_\_ day of  
\_\_\_\_\_, 2021, by \_\_\_\_\_, \_\_\_\_\_ of the City of  
San Marcos, in such capacity, on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas

**CONSENT AND SUBORDINATION BY LIENHOLDER**

The undersigned ("**Lienholder**"), as the holder of a deed of trust lien on the Property, consents to the this Restrictive Covenant Agreement ("**Agreement**") and all of the terms and conditions contained in the foregoing, and Lienholder subordinates its deeds of trust to the rights and interests granted in the Agreement, such that a foreclosure of any of Lienholder's deed of trust or vendors liens shall not extinguish the rights and interests granted in the Agreement.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**VANTAGE BANK**

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

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

Title: \_\_\_\_\_

THE STATE OF TEXAS           §

§

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, \_\_\_\_\_ of Vantage Bank on behalf of said bank.

(Notary Seal)

\_\_\_\_\_  
Notary Public in and for the State of Texas

**Exhibit A**

*Property Legal Descriptions*

**EXHIBIT - A  
METES AND BOUNDS**

**NICOLAI REUBEN  
PARCEL**

**FIELD NOTES FOR A 311.9 ACRE TRACT OF LAND**

A **311.9 acre** tract of land, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas and being all of a called 312.005 acre tract of land as conveyed to Reuben Nicholai Revocable Trust of record in Volume 2946, Page 47 of the Official Public Records of Hays County, Texas. Said **311.9 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1-1/2" iron pipe in the apparent northeast right-of-way line of County Road 160 (Harris Hill Road), for the most southerly corner of said 312.005 acre tract and the tract described herein;

**THENCE:** With the apparent northeast and easterly right-of-way line of Harris Hill Road and the southwest and northwest line of said 312.005 acre tract, the following three (3) courses:

1. **N 45° 55' 28" W**, a distance of **2602.87 feet** to a found 1/2" iron rod for a point of curvature,
2. With a curve to the right having a radius of **250.00 feet**, an arc length of **392.54 feet**, a delta angle of **089° 57' 48"** and a chord bears, **N 00° 52' 20" W**, a distance of **353.44 feet** to a found 1/2" iron rod for a point of non-tangency, and
3. **N 44° 07' 28" E**, a distance of **4516.12 feet** to a found 1/2" iron rod at the apparent west corner of a 33-2/5 acre tract of land as described in Volume 154, Page 504 of the Deed Records of Hays County, Texas, for the north corner of said 312.005 acre tract and the tract described herein;

**THENCE:** **S 45° 55' 33" E**, departing the apparent easterly right-of-way line of Harris Hill Road and with the northeast line of said 312.005 acre tract, a distance of **2853.29 feet** to a found 1/2" iron rod in the northwest line of a called 100.0 acre tract of land as described in Volume 154, Page 503 of the Deed Records of Hays County, Texas, for the east corner of said 312.005 acre tract and the tract described herein;

**THENCE:** **S 44° 07' 50" W**, with the common line between said 100.0 acre tract, the northwest line of a called 24.93 acre tract of land as described in Volume 4186, Page 253 of the Official Public Records of Hays County, Texas and said 312.005 acre tract, a distance of **4766.34 feet** to the **POINT OF BEGINNING** and containing **312.005 acres** of land situated in Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on January 23, 2020.

Job # 20-4003 311.9 Acres

Date: January 27, 2020



**EXHIBIT - A  
METES AND BOUNDS**

**HOPSON PARCEL**

**FIELD NOTES FOR A 67.94 ACRE TRACT OF LAND**

A **67.94 acre** tract of land, out of the J. Miner Survey, Abstract 321, and the T.G. McGehee Survey, Abstract 11, Hays County, Texas and being all of a called 33-2/5 acre tract of land, all of a called 17.76 acre tract of land, and a portion of a called 118-1/2 acre tract of land, all as described in Volume 154, Page 504 of the Deed Records of Hays County, Texas. Said **67.94 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found ½” iron rod in the apparent southeast right-of-way line of County Road 160 (Harris Hill Road), for the southwest corner of Lot 1 of the Northpoint Section 1 Subdivision, a plat of record in Volume 2, Pages 251-252 of the Plat Records of Hays County, Texas, at the apparent north corner of said 33-2/5 acre tract and for the northwest corner of the tract described herein;

**THENCE: S 46° 24’ 00” E**, departing the apparent southeast right-of-way line of Harris Hill Road, and with the southwest lines of said Northpoint Section 1 Subdivision, Northpoint Section 4 Subdivision, a plat of record in Volume 7, Pages 289-290 of the Plat Records of Hays County, Texas, and the apparent northeast lines of said 33-2/5 acre tract and the 17.76 acre tract, a distance of **2525.46 feet** to a found 1” iron pipe for the south corner of Lot 99 of said Northpoint Section 4 Subdivision, in the west line of said 118-1/2 acre tract, at the apparent east corner of said 17.76 acre tract and for an interior corner of the tract described herein;

**THENCE: N 43° 13’ 46” E**, with the southeast line of said Northpoint Section 4 Subdivision, Northpoint Section 3 Subdivision, a plat of record in Volume 3, Pages 281-282 of the Plat Records of Hays County, Texas, and the northwest line of said 118-1/2 acre tract, a distance of **1397.62 feet** to a found 1-1/2” iron pipe for the southeast corner of Lot 1 of the Harris Hill Road Sport Vehicle Track Subdivision, a plat of record in Volume 14, Pages 42-43 of Plat Records of Hays County, Texas, for the south corner of a R.O.W. Dedication as shown on said Harris Hill Road Sport Vehicle Track Subdivision Plat, for the east corner of Lot 69 of said Northpoint Section 3 Subdivision, for the southwest corner of a called 5.058 acre tract of land as described and conveyed to Hays County of record in Volume 5158, Page 87 of the Official Public Records of Hays County, Texas, for the north corner of said 118-1/2 acre tract and the most northerly northeast corner of the tract described herein;

**THENCE: S 46° 28’ 36” E**, with the common line between said 118-1/2 acre tract and said 5.058 acre tract, a distance of **10.95 feet** to a found ½” iron rod with an orange plastic cap stamped “McGray-McGray” for the northwest corner of a called 11.736 acre tract of land as described and conveyed to Hays County of record in Document No. 16008150 of the Official Public Records of Hays County, Texas, and for the most easterly northeast corner and a point of curvature of the tract described herein;

**THENCE:** Departing the northeast line of said 118-1/2 acre tract and with the westerly lines of said 11.736 acre tract, the following six (6) courses:

1. With a non-tangent curve to the left having a radius of **9110.00 feet**, an arc length of **60.14 feet**, a delta angle of **000° 22’ 42”** and a chord bears, **S 33° 27’ 18” W**, a distance of **60.14 feet** to a found ½” iron rod with an orange plastic cap stamped “McGray-McGray” for a point of tangency,
2. **S 33° 15’ 57” W**, a distance of **948.71 feet** to a found ½” iron rod with a yellow plastic cap stamped “Byrn” for an angle,
3. **S 36° 07’ 42” W**, a distance of **200.23 feet** to a found ½” iron rod with a yellow plastic cap stamped “Byrn” for an angle,
4. **S 33° 15’ 57” W**, a distance of **199.98 feet** to a found ½” iron rod with a yellow plastic cap stamped “Byrn” for an angle,
5. **S 27° 33’ 19” W**, a distance of **100.49 feet** to a found ½” iron rod for an angle, and
6. **S 33° 15’ 57” W**, a distance of **796.45 feet** to a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” in the north line of a called 100.0 acre tract of land as described in Volume 154, Page 503 of the Deed Records of Hays County, Texas, for the southwest corner of said 11.736 acre tract, the northwest corner

of a called 19.083 acre tract of land as described and conveyed to Hays County of record in Document No. 17041297 of the Official Public Records of Hays County, Texas, in the southwest line of said 118-1/2 acre tract and for the most easterly southeast corner of the tract described herein;

**THENCE: N 45° 24' 57" W**, with the common line between said 100.0 acre tract and said 118-1/2 acre tract, a distance of **96.67 feet** to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the northwest corner of said 100.0 acre tract and an interior corner of the tract described herein;

**THENCE: S 44° 07' 50" W**, with the northwest line of said 100.0 acre tract, a distance of **112.31 feet** to a found 1/2" iron rod for the east corner of a called 312.005 acre tract of land as conveyed to Reuben Nicholai Revocable Trust of record in Volume 2946, Page 47 of the Official Public Records of Hays County, Texas, and for a southerly exterior corner of the tract described herein;

**THENCE: N 45° 55' 33" W**, with the northeast line of said 312.005 acre tract, a distance of **2853.29 feet** to a found 1/2" iron rod in the apparent southeast right-of-way line of Harris Hill Road, at the apparent west corner of said 33-2/5 acre tract, for the north corner of said 312.005 acre tract and for the west corner of the tract described herein;

**THENCE: N 44° 12' 31" E**, with the apparent southeast right-of-way line of Harris Hill Road and the apparent northwest line of said 33-2/5 acre tract, a distance of **957.35 feet** to the **POINT OF BEGINNING** and containing **67.94 acres** of land situated in Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on January 23, 2020.

Job # 20-4003 67.94 Acres

Date: January 27, 2020



**Exhibit B**

*Fire Station Construction Boundary*



Yarrington Road

INTERSTATE  
35

Camino Rd

21  
TEXAS

80  
TEXAS

21

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