

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



Updated: March, 2023

CONTACT INFORMATION

Applicant's Name	Caren Williams-Murch	Property Owner	Ravi Sahota
Company	Land Consultants, Ltd. Co.	Company	Sahota Holdings, LLC
Applicant's Mailing Address	144 Sage Meadows Dr. San Marcos TX	Owner's Mailing Address	PO Box 592233, San Antonio, TX 78259
Applicant's Phone #	5127577006	Owner's Phone #	830-832-7284
Applicant's Email	Cmurch@txlandltd.com	Owner's Email	ravisahota@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): FM 110, San Marcos, TX 78666
Legal Description: Lot 6.26 Acres Block Cyrus---> Subdivision Wickson Survey Ab #474
Total Acreage: 3.57 Tax ID #: R 136097
Preferred Scenario Designation: _____ Existing Zoning: none
Existing Land Use(s): empty land

DESCRIPTION OF REQUEST

Proposed Zoning District(s): HC
Proposed Land Uses / Reason for Change: Build a convenience store and gas station.

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.

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Ravi Sahota (owner name) on behalf of
Sahota Holdings, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
FM 110 San Marcos, TX 78666 (address).

I hereby authorize Caren Williams-Murch (agent name) on behalf of
Land Consultants, Ltd. Co. (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: Ravi Sahota Date: 10/17/23

Printed Name, Title: Ravi Sahota

Signature of Agent: Caren Williams-Murch Date: 11-10-23

Printed Name, Title: Caren Williams-Murch

**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: *Ravi Sahota*

Date: 10/17/23

Print Name: Ravi Sahota



LAND CONSULTANTS, LTD.
REAL ESTATE DEVELOPMENT SERVICES

November 21, 2023

City of San Marcos Planning Department
Ms. Julia Clearly, Senior Planner
603 East Hopkins
San Marcos, Texas 78666

Re: Zone Change Application ZC-23-27 Sahota Center at Rattler Road

Dear Julia,

This letter is in addition to the application form and documents uploaded to the City portal for ZC-23-27. My client owns approximately 6.26 acres at the corner of Rattler Road and McCarty Lane. He is requesting a zone change on a portion of the property to HC - Heavy Commercial.

On this parcel of 3.57 acres, he intends to develop a gas station with convenience store and drive thru car wash facing McCarty Lane with the adjoining parcel behind this one to be zoned CM – Commercial with a small retail and business park center to provide rental space for small retail, restaurant and office uses in this area.

If you have any questions, please feel free to contact me at 512-757-7006 or at cmurch@txlandltd.com

Thank you for your consideration.

Sincerely,

Caren Williams-Murch
Senior Project Manager



ASH & ASSOCIATES

SURVEYING - MAPPING - PLANNING

"Serving the Community of Texas"

142 Jackson Lane
San Marcos, Texas 78666
Phone: 512-392-1719
ashandassociates.net

STATE OF TEXAS
COUNTY OF HAYS

TRACT 1
3.566 ACRES
CYRUS WIKSON SURVEY
ABSTRACT NO. 474

BEING A 3.566 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, HAYS COUNTY, TEXAS, SAME BEING OVER A PORTION OF THAT CERTAIN CALLED 6.26 ACRE TRACT OF LAND CONVEYED TO SAHOTA HOLDINGS LLC., BY DEED DATED JANUARY 1, 2016, AND RECORDED IN DOCUMENT NO. 16003058, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD WITH CAP MARKED "B&A" WITH THE TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES, **NORTHING – 13,850,164.13' & **EASTING – 2,300,151.61'**, FOUND AT THE NORTH CORNER OF SAID SAHOTA CALLED 6.26 ACRE TRACT, FOR THE NORTH CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, SAME BEING AT A COMMON CORNER OF THAT CERTAIN CALLED 46.75 ACRE TRACT OF LAND CONVEYED TO REED AND PATRICIA CARR, BY DEED RECORDED IN VOLUME 2359, PAGE 218, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND BEING IN THE ARC OF A CURVE IN THE SOUTHEAST LINE OF EAST MCCARTY LANE (F.M. HIGHWAY NO. 110), A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AS DESCRIBED AND ILLUSTRATED BY INSTRUMENT RECORDED IN VOLUME 4899, PAGE 1, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS;**

THENCE SOUTH 44°07'54" WEST (S45°W RECORD), DEPARTING SAID McCARTY LANE (F.M. HIGHWAY NO. 110), WITH THE SOUTHEAST LINE OF SAID SAHOTA CALLED 6.26 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID CARR CALLED 46.75 ACRE TRACT, ALONG THE MEANDERS OF A WIRE FENCE, PASSING THE WEST CORNER OF SAID CARR CALLED 46.47 ACRE TRACT AND THE COMMON NORTH CORNER OF THAT CERTAIN CALLED 8.79 ACRE TRACT OF LAND CONVEYED TO JUDITH TELFORD, BY DEED RECORDED IN VOLUME 174, PAGE 176, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND CONTINUING ON IN ALL FOR A TOTAL DISTANCE OF **550.07 FEET TO A SOUTH CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, AND FROM WHICH THE SOUTH CORNER OF SAID SAHOTA CALLED 6.26 ACRE TRACT, BEARS SOUTH 44°07'54" WEST, A DISTANCE OF 463.89 FEET;**

THENCE THROUGH AND SEVERING SAID SAHOTA CALLED 6.26 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (4):

1) NORTH 45°52'06" WEST, A DISTANCE OF 247.73 FEET TO A CORNER;

2) SOUTH 44°07'54" WEST, A DISTANCE OF 369.99 FEET TO A CORNER;

3) SOUTH 89°07'54" WEST, A DISTANCE OF 40.87 FEET TO A CORNER;

4) SOUTH 44°07'54" WEST, A DISTANCE OF 65.26 FEET TO A CORNER IN THE SOUTHWESTERLY LINE OF SAID SAHOTA CALLED 6.26 ACRE TRACT AND COMMON THE NORTHEASTERLY LINE OF RATTLER ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FROM WHICH THE AFOREMENTIONED SOUTH CORNER OF SAID SAHOTA CALLED 6.26 ACRE TRACT, BEARS S45°55'24"E, A DISTANCE OF 276.63 FEET;

THENCE WITH THE SOUTHWEST LINE OF SAID SAHOTA CALLED 6.26 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID RATTLER ROAD, NORTH 45°55'24" WEST (N45°W RECORD), A DISTANCE OF 27.48 FEET (27.63' RECORD) TO AN IRON ROD FOUND FOR A CORNER AT THE INTERSECTION OF THE NORTHEAST LINE OF SAID RATTLER ROAD WITH THE SOUTHEASTERLY LINE OF AFORESAID EAST McCARTY LANE (F.M. HIGHWAY NO. 110);

THENCE WITH SOUTHEASTERLY LINE OF SAID McCARTY LANE (F.M. HIGHWAY NO. 110) AND THE COMMON NORTHWEST LINE OF SAID SAHOTA CALLED 6.26 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES AND DISTANCES NUMBERED (1) THROUGH (4):

1) NORTH 44°13'26" EAST (N43°55'26"E RECORD), A DISTANCE OF 41.55 FEET (41.71' RECORD) TO A 3/8" IRON ROD FOUND WITH CAP MARKED "B&A" FOR A CORNER AT THE BEGINNING OF THE ARC OF A CURVE TO THE RIGHT;

2) NORTHWESTERLY, A DISTANCE OF 284.49 FEET (284.40' RECORD) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 408.04 FEET (RECORD), AND A CHORD WHICH BEARS NORTH 26°07'36" WEST (N26°05'36"W RECORD), A DISTANCE OF 278.76 FEET (278.68' RECORD) TO A 3/8" IRON ROD FOUND WITH CAP MARKED "B&A" FOR A CORNER;

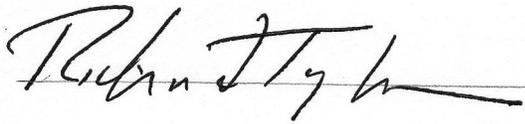
3) NORTH 45°00'27" EAST (N44°39'00"E RECORD), A DISTANCE OF 54.37 FEET (54.23' RECORD) TO A 3/8" IRON ROD FOUND WITH CAP MARKED "B&A" FOR A CORNER, AT THE BEGINNING OF THE ARC OF A CURVE TO THE LEFT;

4) NORTHEASTERLY, A DISTANCE OF 1014.08 FEET (1014.43' RECORD) ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1728.00 FEET (RECORD), AND A CHORD WHICH BEARS NORTH 78°35'29" EAST (N78°36'26" E), A DISTANCE OF 999.59 FEET (999.92' RECORD) TO THE POINT OF BEGINNING AND CONTAINING 3.566 ACRES OF LAND.

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH-CENTRAL ZONE) & NAD83 (HORIZONTAL).

ATTACHED HERewith IS AN EXHIBIT DRAWING WHICH IS AN INTEGRAL PART OF THIS METES AND BOUNDS DESCRIPTION.

I, RICHARD H. TAYLOR, DO CERTIFY THAT THIS DESCRIPTION AND ASSOCIATED EXHIBIT WERE PREPARED THIS DATE FROM A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION DURING FEBRUARY 25, 2016, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



RICHARD H. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 3986 STATE OF TEXAS
ATTACHMENT: EXHIBIT MAP OF 3.566 ACRE TRACT – TRACT 1
JOB: 16-6060

10/22/2023
DATE



EXHIBIT MAP TO ACCOMPANY DESCRIPTION OF:

BEING A 3.566 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, HAYS COUNTY, TEXAS, SAME BEING OVER A PORTION OF THAT CERTAIN CALLED 6.26 ACRE TRACT OF LAND CONVEYED TO SAHOTA HOLDINGS LLC., BY DEED DATED JANUARY 1, 2016, AND RECORDED IN DOCUMENT NO. 16003058, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:

(1276/880)
ORIGINAL LINE
P.O.B.
N.:13850164.13
E.:2300151.61

REED & PATRICIA CARR
(46.75 ACRES)
(2359/218)

STATE OF TEXAS
(8.04 ACRES)
(4899/1)

JUDITH TELFORD
(8.79 ACRES)
(174/176)

TRACT 1
3.566 AC.

SAHOTA HOLDINGS, LLC.
6.26 ACRES
(DOC. 16003058)

EAST McCARTY LANE
(F.M. HWY. NO. 110)
(PUBLIC R.O.W. VARIES) C1

CYRUS WICKSON SURVEY
ABSTRACT # 474

20' WATERLINE
EASEMENT
(3991/701)

EDMUND JASTER
(136.3 ACRES)
(1276/880)

10' WATERLINE
EASEMENT
(205/199)

STATE OF TEXAS
(8.04 ACRES)
(4899/1)

0 40' 80' 160'
GRAPHIC SCALE: 1" = 160'

LEGEND
● IRON ROD FOUND
⊕ CALCULATED CORNER
○ IRON ROD SET
CAPPED "RPLS 5687"
(BRG.-DIST.) RECORD CALL
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS
HAYS COUNTY TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N44°13'26"E	41.55'
	(N43°55'26"E)	(41.71')
L2	N45°00'27"E	54.37'
	(N44°39'00"E)	(54.23')
L3	S89°07'54"W	40.87'
L4	S44°07'54"W	65.26'
L5	N45°55'24"W	27.48'
	(N45°55'24"W)	(27.63')

ORIGINAL LINE (1276/880)
RATTLER ROAD
(PUBLIC R.O.W. VARIES) (N 45° W)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1728.00'	1014.08'	999.59'	N 78°35'29" E
	(1728.00')	(1014.43')	(999.92')	(N 78°36'26" E)
C2	408.04'	284.49'	278.76'	N 26°07'36" W
	(408.04')	(284.40')	(278.88')	(N 26°05'31" W)

OWNER: SAHOTA HOLDINGS LLC.
(6.26 ACRES)
(DOC. NO. 16003058)

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING FEBRUARY 25, 2016, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard H. Taylor

10/22/2023
DATE

RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS

©:ASH & ASSOCIATES, L.L.C.

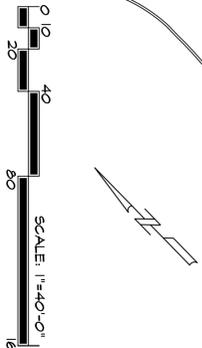
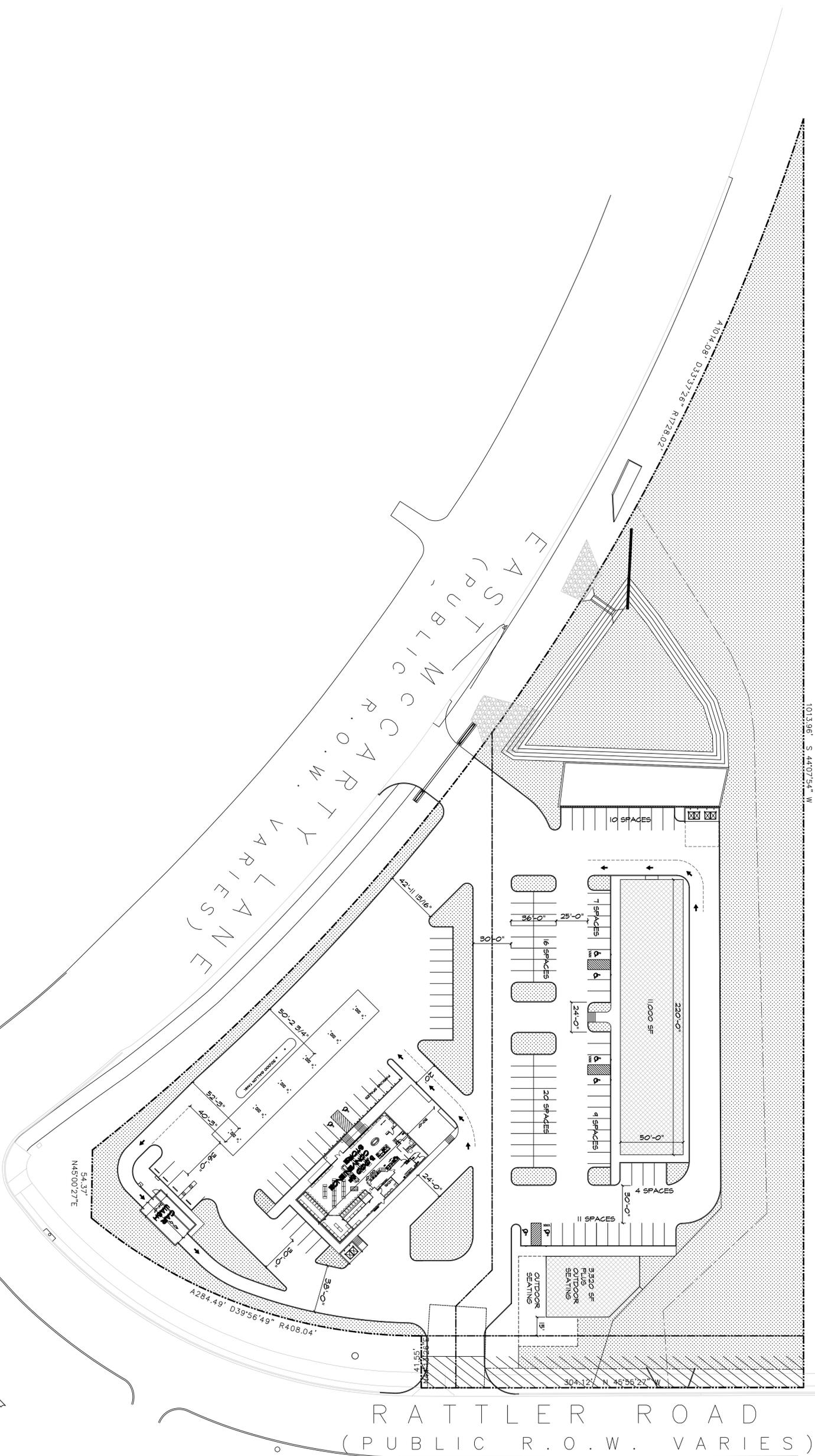


ASH & ASSOCIATES

SURVEYING - PLANNING - MAPPING
142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
ashandassociates.net
Surveying: 100847-00

"SERVING THE COMMUNITY OF TEXAS"

JOB NO: 15-6060 DRAWN BY: MAM/RHT FB: FILE



project no.
RS

RAVI SAHOTA
 EAST McCARTY LANE @ RATTLER ROAD
 SAN MARCOS, TEXAS

PRELIMINARY SITE PLAN

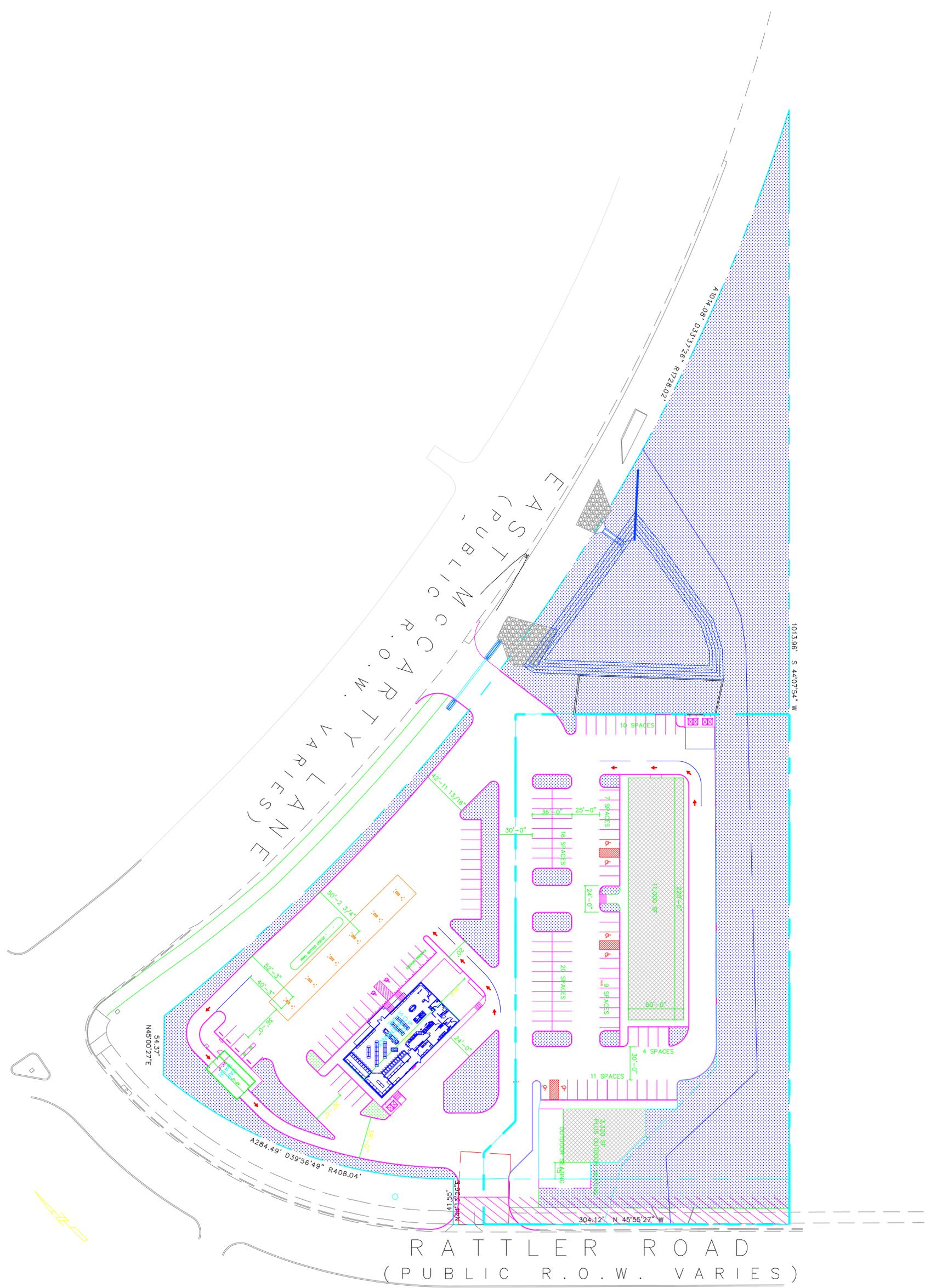
Morales
 design group

3617 Willowbrook Drive
 San Angelo, Texas 76904
 (325)223-2444 fax(325)223-2443
 joime@morales-builders.com

REVISION DATE | BY

DRAWN BY: JAN
 CHECKED BY: JAN
 DATE: 08/28/23
 SCALE: 1"=40'-0"

SHEET **A10**
 OF **144**



**** Electronically Filed Document ****

Hays County Texas
Liz Q. Gonzalez
County Clerk

Document Number: 2016-16003058

Recorded As : ELECTRONIC RECORDING

Recorded On: January 29, 2016

Recorded At: 03:08:55 pm

Number of Pages: 7

Recording Fee: \$46.00

Parties:

Direct- EDMUND JASTER HAYS COUNTY PARTNERSHIP
Indirect- SAHOTA HOLDINGS LLC

Receipt Number: 419725

Processed By: Rose Robinson

***** 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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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

GENERAL WARRANTY DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAYS

§

§

That EDMUND JASTER HAYS COUNTY PARTNERSHIP, a Texas general partnership ("Grantor", whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by SAHOTA HOLDINGS, LLC, a Texas limited liability company ("Grantee", whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, the following described real property (the "Property"), to-wit:

6.26 acres of land, more or less, out of the Cyrus Wilkinson Survey, Abstract 474, Hays County, Texas, being more particularly described in attached Exhibit "A".

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto Grantee, Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular the restrictions, easements, conditions, reservations, exceptions and covenants, if any, applicable to and enforceable against the Property as shown by the records of Hays County, Texas.

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

[SIGNATURE PAGE FOLLOWS]

Corridor Title Co. GF# 5-A37-S

EXECUTED as of the 29 day of January, 2016.

GRANTOR:

EDMUND JASTER HAYS COUNTY PARTNERSHIP,
a Texas general partnership

By: *George E. Jaster*
George E. Jaster, Partner

By: *Albert A. Jaster*
Albert A. Jaster, Partner

By: *John R. Jaster*
John R. Jaster, Partner

By: *Jean E. Hausmann*
Jean E. Hausmann, Partner
sh

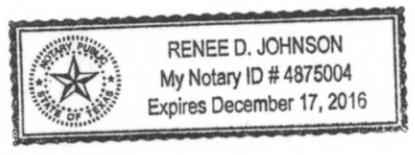
By: *Elaine S. Wilkinson*
Elaine S. Wilkinson, Partner

Address of Grantee:

P.O. Box 592233
San Antonio TX 78259

STATE OF TEXAS §
 §
COUNTY OF HAYS §

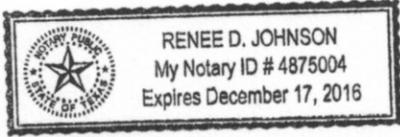
This instrument was acknowledged before me this 29 day of January, 2016 by George E. Jaster, Partner of EDMUND JASTER HAYS COUNTY PARTNERSHIP, a Texas general partnership, on behalf of said partnership.

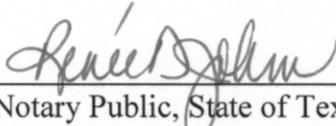


Renee D. Johnson
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me this 27 day of January, 2016 by Elaine S. Wilkinson, Partner of EDMUND JASTER HAYS COUNTY PARTNERSHIP, a Texas general partnership, on behalf of said partnership.





Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CORRIDOR TITLE, LLC

15-1737-S

EXHIBIT "A"
 **ASH & ASSOCIATES**
SURVEYING · ENGINEERING · ARCHITECTURE

"Serving the Community of Texas"

132 Jackson Lane
San Marcos, Texas 78666
Phone: 512-392-1719
ashandassociates.net

STATE OF TEXAS
COUNTY OF HAYS

6.26 ACRES
CYRUS WICKSON SURVEY
ABSTRACT # 474

BEING A 6.26 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN PROPERTY CONVEYED TO EDMUND JASTER HAYS COUNTY PARTNERSHIP IN VOLUME 1276, PAGE 880, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the southeast line of the abovementioned Jaster tract, same being in the southeast line of a called 8.04 acre tract of land conveyed to the State of Texas in Volume 4899, Page 1, Official Public Records of Hays County, Texas, also being in the southeast line of McCarty Lane (Public R.O.W. Varies), and also being in the northwest line of a called 46.75 acre tract of land conveyed to Reed & Patricia Carr in Volume 2359, Page 218, Official Public Records of Hays County, Texas, for the northern most corner of the herein described tract of land;

THENCE South 44°07'54" West (South 45° West Record), with the southeast line of said Jaster tract, and the meanders of a wire fence, passing the west corner of said 46.75 acre Carr tract, same being the north corner of a called 8.79 acre tract of land conveyed to Judith Telford in Volume 174, Page 176, Deed Records of Hays County, Texas, and continuing for a total distance of **1013.96 feet** to a 1/2 inch iron rod with "ASH 5687" cap set at the west corner of said 8.79 acre Telford tract, same being at the south corner of said Edmund Jaster tract, for the south corner of the herein described tract of land, also being in the northeast right of way line of Rattler Road (Public R.O.W. Varies);

THENCE with the northeast line of said Rattler Road and the common southwest line of said Jester tract, **North 45°55'24" West** (North 45° West Record), with the southwest line of said Jaster tract and the meanders of a wire fence, a distance of **304.11 feet** to a 1/2 inch iron rod found for a westerly south corner of the herein described tract of land, same being a corner of the aforesaid 8.04 acre State of Texas tract;

THENCE along and with the common line of said 8.04 acre State of Texas tract, the following courses and distances numbered (1) through (4):

1) North 44°13'26" East (North 43°55'26" East Record), leaving the southwest line of said Jaster tract, a distance of **41.55 feet** (41.71' Record), to a 1/2 inch iron rod found for an interior corner of the herein described tract of land, same being at the beginning of a curve to the right;

2) Northwesterly 284.49 feet (284.40' Record) along the arc of said curve to the right, having a radius of **408.04 feet** (Record) and a chord that bears **North 26°07'36" West** (North 26°05'31" West Record), a distance of **278.76 feet** (278.68' Record), to a 1/2 inch iron rod found for the western most corner of the herein described tract of land, same being at a corner clip at the intersection of the northeast line of said Rattler Road with the southeast line of aforesaid McCarty Lane;

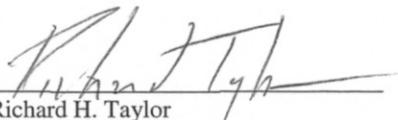
3) North 45°00'27" East (North 44°39' East Record), with said corner clip, a distance of **54.37 feet** (54.23' Record) to a 1/2 inch iron rod found in the southeast line of said McCarty Lane, same being at the beginning of a curve to the left;

4) Northeasterly 1014.08 feet (1014.43' Record) along the arc of said curve to the left, having a radius of **1728.00 feet** (Record) and a chord that bears **North 78°35'29" East** (North 78°36'26" East Record), a distance of **999.59 feet** (999.92' Record) to the **POINT OF BEGINNING** and **CONTAINING 6.26 ACRES OF LAND.**

THE SUBDIVISION OF THIS PROPERTY IS NOT INTENDED TO SUBJUGATE THE RULES AND REGULATIONS OF ANY DEVELOPMENT ORDINANCE; AND ALL REQUIRED STATE, COUNTY, AND CITY PERMITS SHOULD BE OBTAINED BEFORE OCCUPYING THE PREMISES.

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during January 2016, and is true and correct to the best of my knowledge and belief.



Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas
Attachment: Drawing of 6.26 acres
Job: 15-6060

01/12/16

Date



Previous Projects by Developer



Figure 1 - Trace Convenience Store



Figure 2 - San Antonio Retail Center



Figure 3 - San Antonio Retail



Figure 4 - San Antonio Retail



Figure 5 - Trace Convenience Store Aerial