

ANNEXATION APPLICATION

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	BEN RUBY	Property Owner	FRANKLIN MOUNTAIN SAN MARCOS I LP
Company	KIMLEY HORN ENGINEERING	Company	FRANKLIN MOUNTAIN SAN MARCOS I LP
Applicant's Mailing Address	10101 REUNION PLACE STE 400 SAN ANTONIO , TX 78216	Owner's Mailing Address	16380 ADDISON RD, ADDISON TX 75001
Applicant's Phone #	210-853-2661	Owner's Phone #	972-380-5900
Applicant's Email	BEN.RUBY@KIMLEY-HORN.COM	Owner's Email	CKENDALL@LANDMARKINTERESTS.COM

PROPERTY INFORMATION

Is the property adjacent to city limits: YES NO

Is the property proposing to connect to City utilities: YES, WATER YES, WASTE WATER NO

Is the property subject to an approved development or other agreement: YES NO

Proposed Use: ROW Proposed Zoning: NA

Reason for Annexation / Other Considerations: Future city Roadway ROW

AUTHORIZATION

By submitting this digital application, 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 \$1,800 Technology Fee \$15 TOTAL COST \$1,815

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, RYAN BURHARDT - OWNER REPRESENTATIVE (owner name) on behalf of
FRANKLIN MOUNTAIN SAN MARCOS I LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
FM 1984 CALWDELL COUNTY (address).

I hereby authorize BEN RUBY (agent name) on behalf of
KIMLEY HORN ENGINEERING (agent company) to file this application for
ANNEXATION (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 3/14/24

Printed Name, Title: RYAN BURKHARDT - MANAGER

Signature of Agent:  Date: 3/14/24

Printed Name, Title: BEN RUBY

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.

OWNER'S CONSENT TO ANNEXATION OF LAND

Date: MARCH 14, 2024
City: City of San Marcos, Texas, a home rule municipal corporation
Owner: FRANKLIN MOUNTAIN SAN MARCOS I L.P.
Property: FM 1984 - CALDWELL COUNTY

Owner petitioned the City to initiate proceedings to annex the Property. Owner acknowledges and agrees that, in connection with annexation of the Property:

1. Owner has a current development agreement with the City under Section 212.172.
2. Unless specifically authorized by a written agreement with Owner approved by the City Council under applicable ordinances, the City has no obligation to extend water, wastewater, or electric utility services, roads, or other infrastructure to the Property at the City's expense, and the City has made no offers, representations or promises that the City will, at the City's expense, extend water, wastewater, or electric utility services, roads, or other infrastructure to the Property. Such extensions to the Property shall be made available in the same manner and on the same basis as available to other areas of the City, whereby it shall be Owner's sole obligation, and at Owner's sole expense, to construct and install all infrastructure necessary to extend such services to the Property under applicable ordinances.
3. Owner waives any and all rights of Owner to assert any claim or demand, or to file suit against, and covenants not to sue, the City on the basis that the annexation of the Property by the City is invalid, void or voidable, in whole or in part.
4. This instrument is made, and shall be construed and interpreted under the laws of the State of Texas. Venue for any legal proceedings concerning this instrument shall lie in State courts having jurisdiction located in Caldwell County, Texas. Venue for any matters in federal court will be in the United States District Court for the Western District of Texas.

5. If any word, phrase, clause, sentence, or paragraph of this instrument is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this instrument will continue in force if they can be given effect without the invalid portion.

6. This instrument may be recorded in the Official Public Records of the County or Counties in which the Property is located and is binding on Owner's successors, heirs and assigns, and any future owners of the Property.

[SIGNATURE(S) ON NEXT PAGE]

OWNER:

RyBall

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on March 12, 2024 by Ryan Burkhardt.



[Signature]
Notary Public, State of TEXAS

Scarborough Lane
D E V E L O P M E N T

March 20, 2024

City of San Marcos
630 East Hopkins
San Marcos, Texas 78666

Re: AN-24-03 – Annexation of future right-of-way

Dear City Staff:

Franklin Mountain San Marcos L.P., owner of 7.331 acres in Caldwell County, is submitting an annexation request to the City of San Marcos to accommodate future right-of-way.

Sincerely,

Clayton Kendall

Clayton Kendall
Vice President – Industrial Division
Scarborough Lane Development

**A METES AND BOUNDS
DESCRIPTION OF
A 7.553 ACRE TRACT OF LAND**

BEING a 7.553 acre (329,002 square feet) tract of land situated in the William Pettus Survey, Abstract No. 21, Caldwell County, Texas; and containing a portion of that certain 765.72 acre tract described in instrument to Franklin Mountain San Marcos I, LP, recorded in Document No. 2021-007604, Official Public Records of Caldwell County, and a portion of F.M. 1984 (80 foot wide public right-of-way); and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod (with red cap stamped "1868") found on the southeasterly line of said F.M. 1984, marking the northwest corner of that certain 75 acre tract described in instrument to Maxwell Acres Company, A Texas Series, recorded in Document No 2018-002943, and the northeast corner of that certain 10 acre tract described in instrument to John Charles Foster and Sheila Joyce Foster, recorded in Volume 209, Page 2, both in the Official Public Records of Caldwell County;

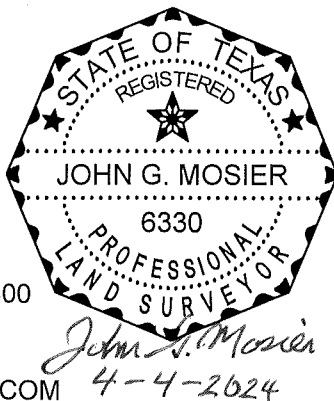
THENCE, departing the said southeasterly right-of-way line and crossing said F.M. 1984, and crossing into said 765.72 acre tract, the following seven (7) courses and distances:

1. North 41°07'14" West, 1113.65 feet to a point at the beginning of a curve;
2. in a northwesterly direction along a tangent curve to the left, having a radius of 940.00 feet, a chord of North 64°48'44" West, 755.41 feet, a central angle of 47°23'00", and an arc length of 777.38 feet to a point for corner;
3. North 88°30'14" West, 839.23 feet to a point for corner on the city limit - line of San Marcos;
4. North 34°03'23" East, 142.38 feet along said city limit line to a point for corner;
5. South 88°30'14" East, 762.60 feet to a point at the beginning of a curve;
6. in a southeasterly direction along a tangent curve to the right, having a radius of 1060.00 feet, a chord of South 64°48'44" East, 851.85 feet, a central angle of 47°23'00", and an arc length of 876.62 feet to a point for corner;
7. South 41°07'14" East, 1113.89 feet to a point for corner along the southeasterly right-of-way line of said F.M. 1984;

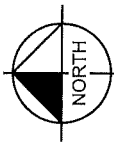
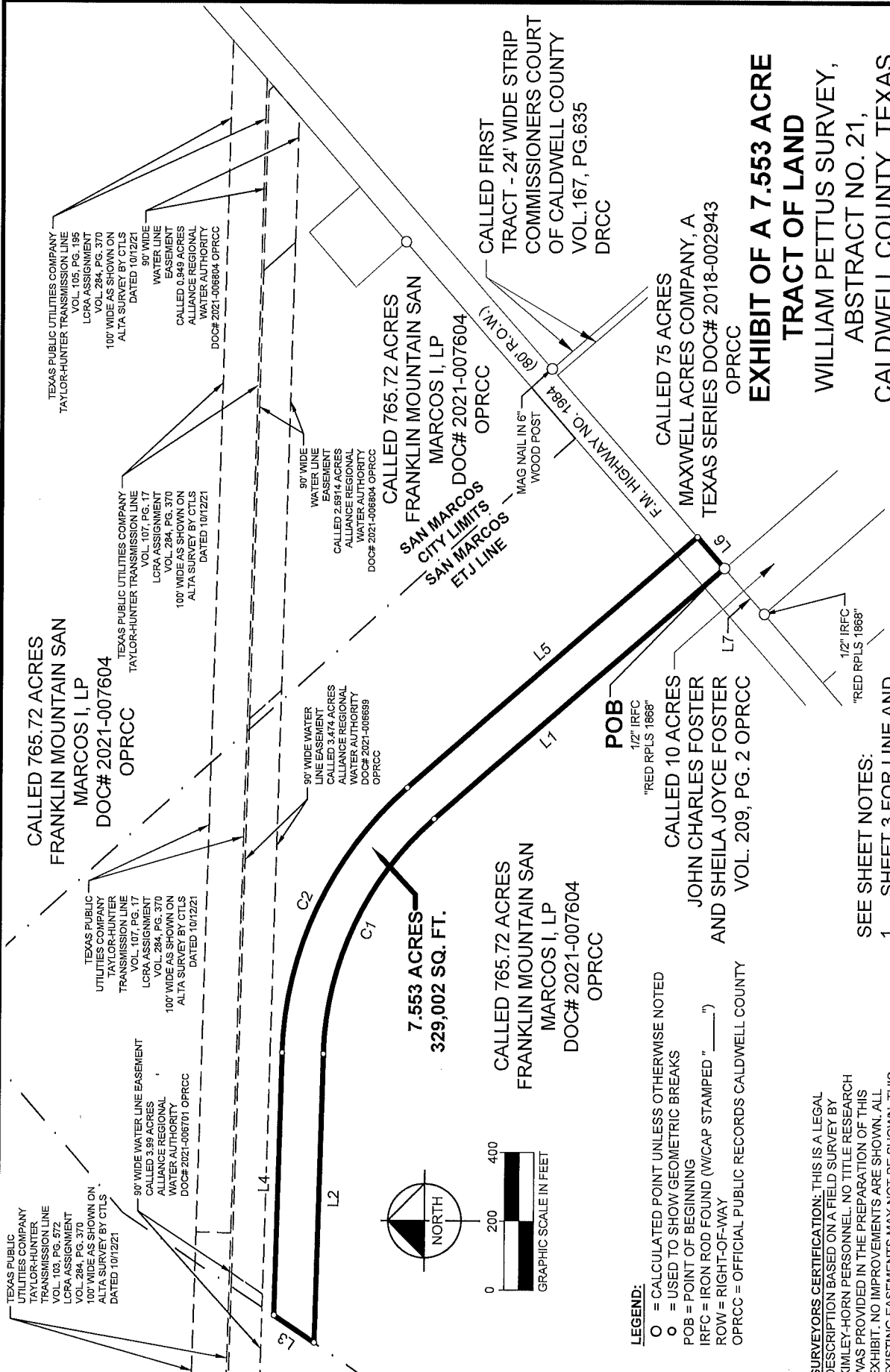
THENCE, South 48°59'37" West, 120.00 feet along the southeasterly right-of-way line of said FM 1984 to the **POINT OF BEGINNING**, and containing 7.553 acres of land in Caldwell County, Texas. The basis of this description is the Texas State Plane Coordinate System, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 0.9998700168. This description was generated on 4/3/2024 at 4:34 PM, based on geometry in the drawing file K:\SNA_Survey\SAN MARCOS INDUSTRIAL\064421519-FRANKLIN MOUNTAIN\DWG\Exhibits\7.553 acre Tract of Land.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

**EXHIBIT OF A 7.553 ACRE
TRACT OF LAND
WILLIAM PETTUS SURVEY,
ABSTRACT NO. 21,
CALDWELL COUNTY, TEXAS**

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



Kimley»Horn					
10101 Reunion Place, Suite 400 San Antonio, Texas 78216			FIRM # 10193973		Tel. No. (210) 541-9166 www.kimley-horn.com
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	DJG	JGM	4/3/2024	064421519	1 OF 3



LEGEND:
 ○ = CALCULATED POINT UNLESS OTHERWISE NOTED
 ○ = USED TO SHOW GEOMETRIC BREAKS
 POB = POINT OF BEGINNING
 IRFC = IRON ROD FOUND (W/CAP STAMPED "____")
 ROW = RIGHT-OF-WAY
 OPRCC = OFFICIAL PUBLIC RECORDS CALDWELL COUNTY

SURVEYORS CERTIFICATION: THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO TITLE RESEARCH WAS PROVIDED IN THE PREPARATION OF THIS EXHIBIT. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. THIS IS NOT A LAND TITLE SURVEY.

GEODETIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR FOR THE PROJECT IS 0.9998700168. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

SEE SHEET NOTES:
 1. SHEET 3 FOR LINE AND CURVE TABLE.

2. SHEET 1 OF 3 FOR SURVEYOR'S SIGNATURE AND SEAL.

EXHIBIT OF A 7.553 ACRE TRACT OF LAND
WILLIAM PETTUS SURVEY,
ABSTRACT NO. 21,
CALDWELL COUNTY, TEXAS

Kimley»Horn
 10101 Reunion Place, Suite 400
 San Antonio, Texas 78216
 Tel. No. (210) 541-9166
 www.kimley-horn.com
 FIRM # 10193973

Scale	1" = 400'
Drawn by	DJG
Checked by	JGM
Date	4/3/2024
Project No.	064421519
Sheet No.	2 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	N41°07'14"W	1113.65'
L2	N88°30'14"W	839.23'
L3	N34°03'23"E	142.38'
L4	S88°30'14"E	762.60'
L5	S41°07'14"E	1113.89'
L6	S48°59'37"W	120.00'
L7	S48°59'37"W	175.68'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	47°23'00"	940.00'	777.38'	N64°48'44"W	755.41'
C2	47°23'00"	1060.00'	876.62'	S64°48'44"E	851.85'

**EXHIBIT OF A 7.553 ACRE
 TRACT OF LAND**
 WILLIAM PETTUS SURVEY,
 ABSTRACT NO. 21,
 CALDWELL COUNTY, TEXAS

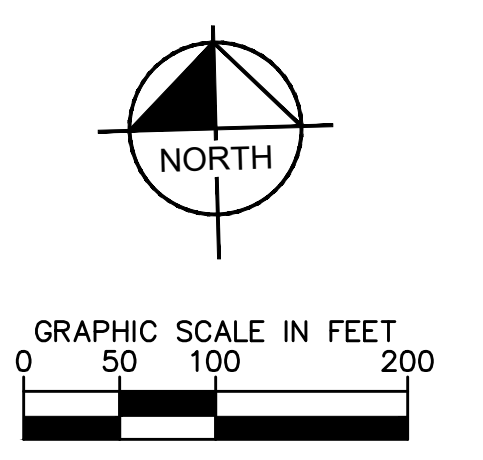
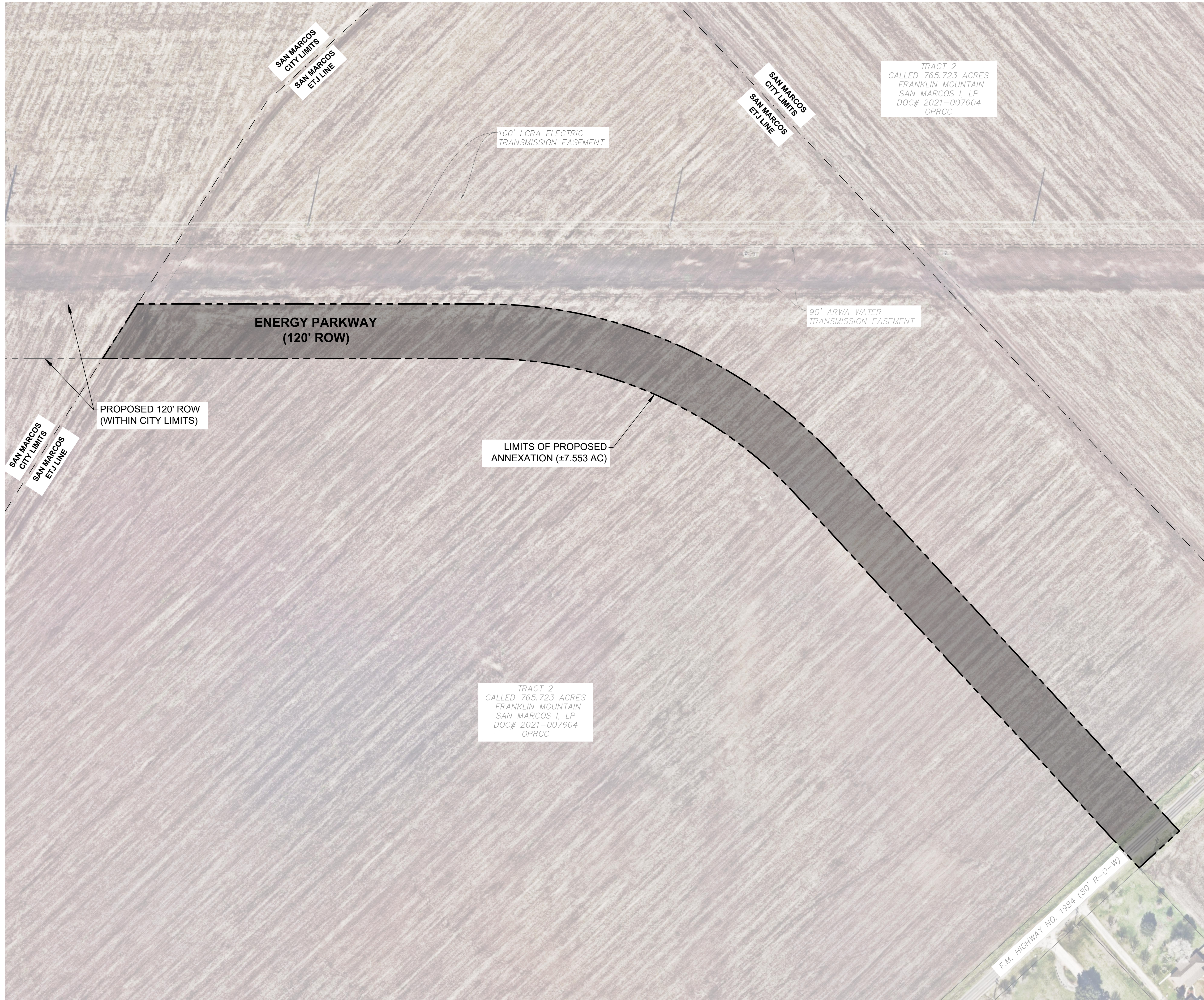
Kimley»Horn

10101 Reunion Place, Suite 400
 San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DJG	JGM	4/3/2024	064421519	3 OF 3

P:\2024\Projects\Energy_Parkway_Row_Annexation\Drawings\Map_Series\Franklin_Mountain_SAN_MARCOS_1_LP_042524.dwg - Franklin Mountain SAN MARCOS 1 LP 042524.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	PROPERTY BOUNDARY
	PROPOSED 120' ROW WITHIN CITY LIMITS
	EXISTING PROPERTY LINE
	CITY/ETJ LIMITS
	PROPOSED ANNEXATION AREA (±7.553 AC)

PROPOSED ANNEXATION EXHIBIT

ENERGY PARKWAY ROW ANNEXATION PREPARED FOR CITY OF SAN MARCOS TEXAS

KHA PROJECT #: 064421519
 DATE: APRIL 2024
 SCALE: AS SHOWN
 DESIGNED BY: BRR
 DRAWN BY: JV/ML/FP
 CHECKED BY: BRR

Kimley-Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REAGAN PLACE, SUITE 400, SAN ANTONIO, TX 78216
 WWW.KIMLEY-HORN.COM TBP# FIRM NO. 938

SHEET NUMBER
1 OF 1

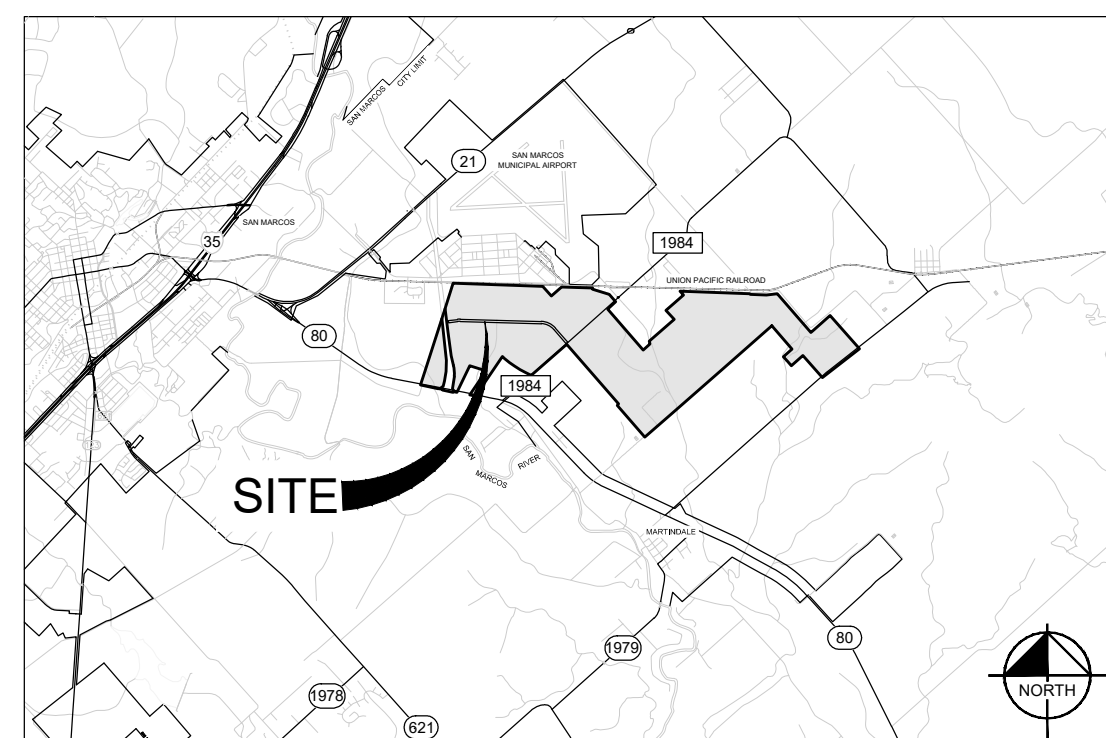
ENERGY PARKWAY - UNIT 1

BEING A TOTAL OF 18.921 ACRES OF LAND AND SITUATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NO. 21, SAME BEING A PORTION OF CALLED 765.723 ACRES (TRACT II) DESCRIBED IN INSTRUMENT TO FRANKLIN MOUNTAIN SAN MARCOS I, LP, RECORDED IN DOC #2021 - 007604, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY.

DATE OF PREPARATION: March 13, 2024



10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166



VICINITY MAP

N.T.S.

ENGINEER'S CERTIFICATION:

I, BENJAMIN RUBY, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING PORTIONS OF TITLE 30, OF THE LOCAL GOVERNMENTAL CODE OF 2002, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN, AS DESCRIBED IN FEMA FIRM NO. 48055C0182F, DATED DECEMBER 30, 2020 AND IN FEMA FIRM NO. 48055C0205F, DATED DECEMBER 30, 2020, CALDWELL COUNTY, TX.

PRELIMINARY. THIS DOCUMENT SHOULD NOT BE RECORDED FOR ANY PURPOSES.
BENJAMIN RUBY, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 140366
KIMLEY HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
BEN.RUBY@KIMLEY-HORN.COM

SURVEYOR'S CERTIFICATION:

I, JOHN GREGORY MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, OF THE LOCAL GOVERNMENTAL CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

PLAT COMPLETION DATE: March 13, 2024

PRELIMINARY. THIS DOCUMENT SHOULD NOT BE RECORDED FOR ANY PURPOSES.

JOHN GREGORY MOSIER, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. (210) 541-9166
GREG.MOSIER@KIMLEY-HORN.COM

PLAT NOTES

- 1. IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE CITY OF SAN MARCOS, THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL REMAIN THE RESPONSIBILITY OF THE OWNER, HOME OWNERS / PROPERTY OWNERS ASSOCIATION, AND/OR APPLICANT OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF SAN MARCOS. THE CITY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
- 2. THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.
- 3. THE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF PARKS, OPEN SPACE, OR DRAINAGE EASEMENTS UNLESS OTHERWISE AGREED TO BY THE COMMISSIONERS COURT.
- 4. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN, AS DESCRIBED IN FEMA FIRM NO. 48055C0182F, DATED DECEMBER 30, 2020 AND IN FEMA FIRM NO. 48055C0205F, DATED DECEMBER 30, 2020, CALDWELL COUNTY, TX.
- 5. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL STREETS.
- 6. NO PORTION OF THIS SITE FALLS WITHIN THE EDWARDS AQUIFER OR THE SAN MARCOS RIVER CORRIDOR.
- 7. THIS PLAT IS SUBJECT TO THE CALDWELL COUNTY DEVELOPMENT REGULATIONS FOR LAND LOCATED OUTSIDE OF THE CITY LIMITS.
- 8. THIS PLAT IS SUBJECT TO THE CITY OF SAN MARCOS DEVELOPMENT REGULATIONS AS AMENDED BY THE SMART TERMINAL DEVELOPMENT AGREEMENT EXECUTED ON JANUARY 17, 2023 (DOC. NO. 2023 - 001629) AND ANY SUBSEQUENT VARIATIONS THEREOF.
- 9. A 12 FOOT WIDE SHARED USE PATH IS TO BE CONSTRUCTED ALONG ENERGY PARKWAY AT THE TIME OF SITE DEVELOPMENT OF THE COMMERCIAL LOTS PER THE CITY OF SAN MARCOS THOROUGHFARE PLAN, AN ADDITIONAL PUBLIC ACCESS EASEMENT, DEDICATED BY SEPARATE INSTRUMENT, MAY BE REQUIRED TO ACCOMMODATE THE ALIGNMENT OF THE SHARED USE PATH AT THE TIME OF CONSTRUCTION.
- 10. SIDEWALKS, UNDERGROUND STORM SEWERS, STREET LIGHTING AND LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY APPROVED BY CALDWELL COUNTY.
- 11. THIS SITE IS LOCATED IN THE MORRISON CREEK - SAN MARCOS RIVER SUB WATERSHED, WITHIN THE UPPER SAN MARCOS RIVER WATERSHED OF THE GUADALUPE RIVER BASIN.

**STATE OF TEXAS
COUNTY OF DALLAS**

KNOW ALL MEN BY THE PRESENTS:

THAT FRANKLIN MOUNTAIN SAN MARCOS I, LP, BEING THE OWNER OF A 18.921 ACRE TRACT OF LAND; SAID TRACT BEING COMPRISED OF A PORTION OF A CALLED 765.723 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021-007604 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS;

I, UNDERSIGNED AS AN AUTHORIZED SIGNATORY FOR THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "ENERGY PARKWAY - UNIT 1" TO THE COUNTY OF CALDWELL, TEXAS; AND WHOSE NAME IS SUBSCRIBED HERETO,

DO HEREBY SUBDIVIDE 18.921 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND TITLE 3 OF THE CALDWELL COUNTY SUBDIVISION REGULATIONS AND CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS: "ENERGY PARKWAY - UNIT 1"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

OWNER: FRANKLIN MOUNTAIN SAN MARCOS I, LP

BY: RYAN BURKHARDT, PRESIDENT
16380 ADDISON ROAD
ADDISON, TEXAS 75001
972-380-5960

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN BURKHARDT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS, NOTARY REGISTRATION NUMBER _____

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S NOTES

1. **HORIZONTAL CONTROL STATEMENT:**
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.9998700168. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

4. **VERTICAL CONTROL STATEMENT:**
THIS DRAWING SHOWS EXISTING SPOT ELEVATIONS AND CONTOUR LINES BASED UPON A FIELD SURVEY CONDUCTED BY SURVEY PERSONNEL. ALL ELEVATIONS SHOWN HEREON ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) BASED ON GPS OBSERVATIONS.

5. **MONUMENTATION STATEMENT:**
ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.

**STATE OF TEXAS
COUNTY OF CALDWELL**

I, TERESA RODRIGUEZ, CLERK OF CALDWELL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ A.D., AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF _____, 20__ A.D., AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20__ A.D.

TERESA RODRIGUEZ, COUNTY CLERK, CALDWELL COUNTY, TEXAS

DEPUTY _____

**CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL**

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF _____, 20__ BY THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN MARCOS.

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

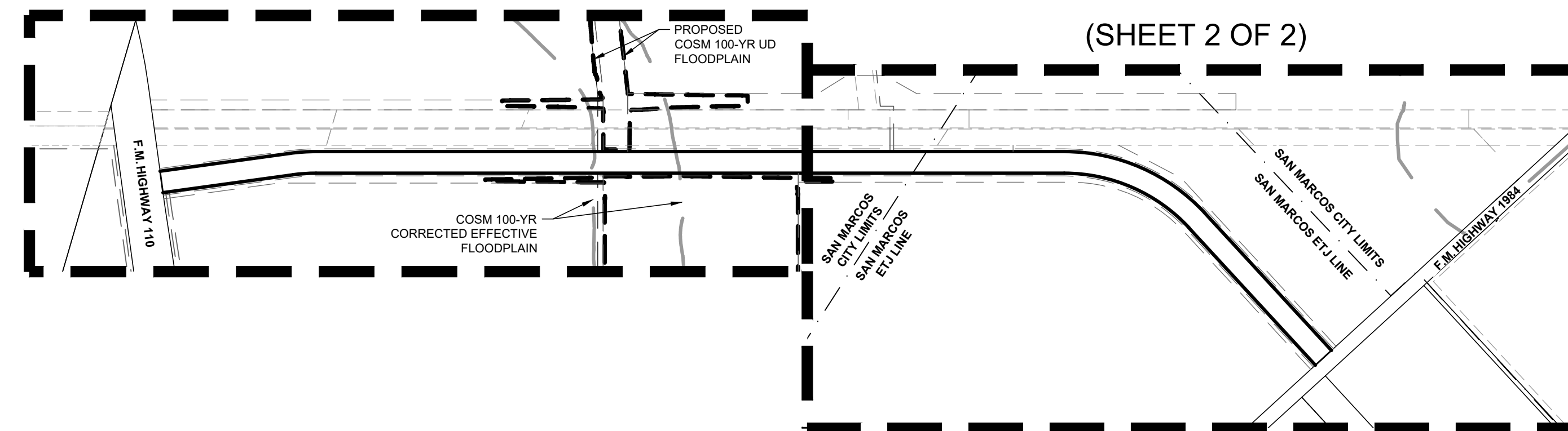
RECORDING SECRETARY _____ DATE _____

ENGINEERING AND CAPITAL IMPROVEMENTS _____ DATE _____

PLANNING AND COMMISSION CHAIR _____ DATE _____

Proposed plat - not yet approved.

(SHEET 2 OF 2)



INDEX MAP
1" = 600'



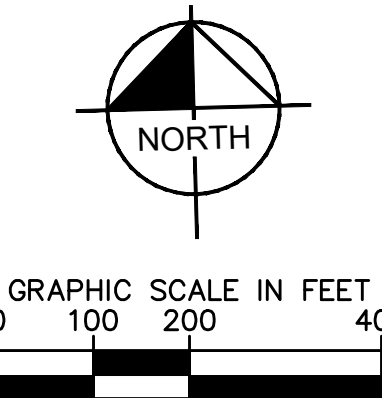
ENERGY PARKWAY - UNIT 1

BEING A TOTAL OF 18.921 ACRES OF LAND AND SITUATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NO. 21, SAME BEING A PORTION OF CALLED 765.723 ACRES (TRACT II) DESCRIBED IN INSTRUMENT TO FRANKLIN MOUNTAIN SAN MARCOS I, LP, RECORDED IN DOC # 2021-007604, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY.

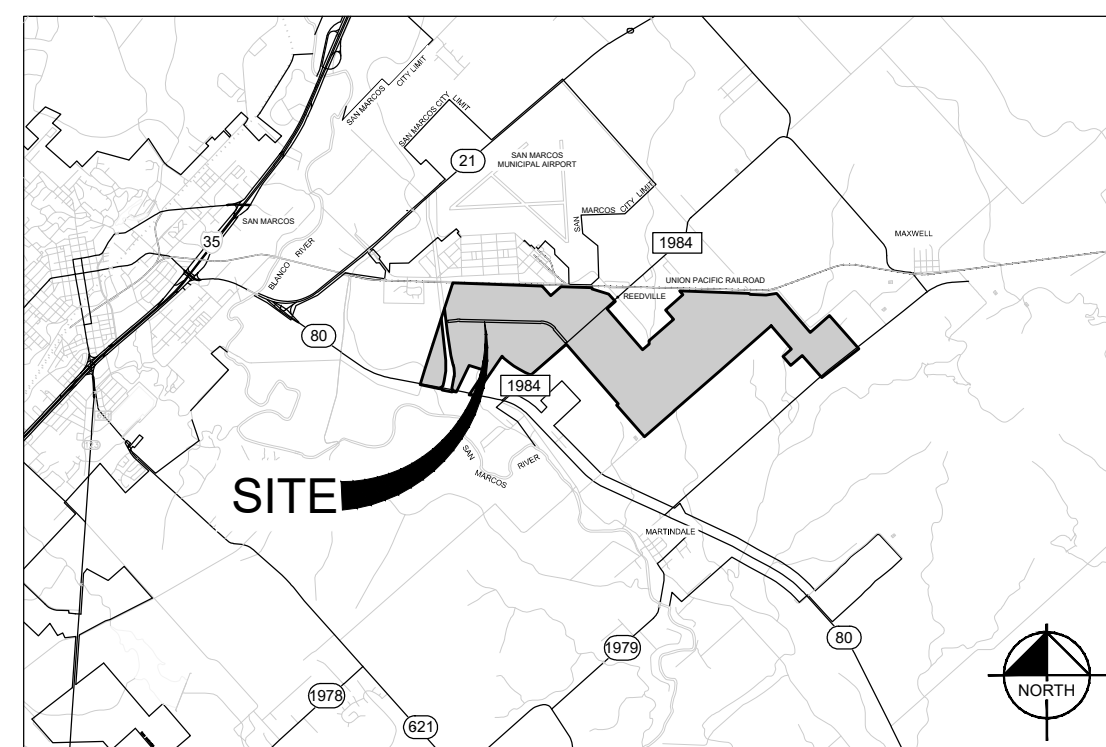
DATE OF PREPARATION: March 13, 2024

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166



Proposed plat - not yet approved.



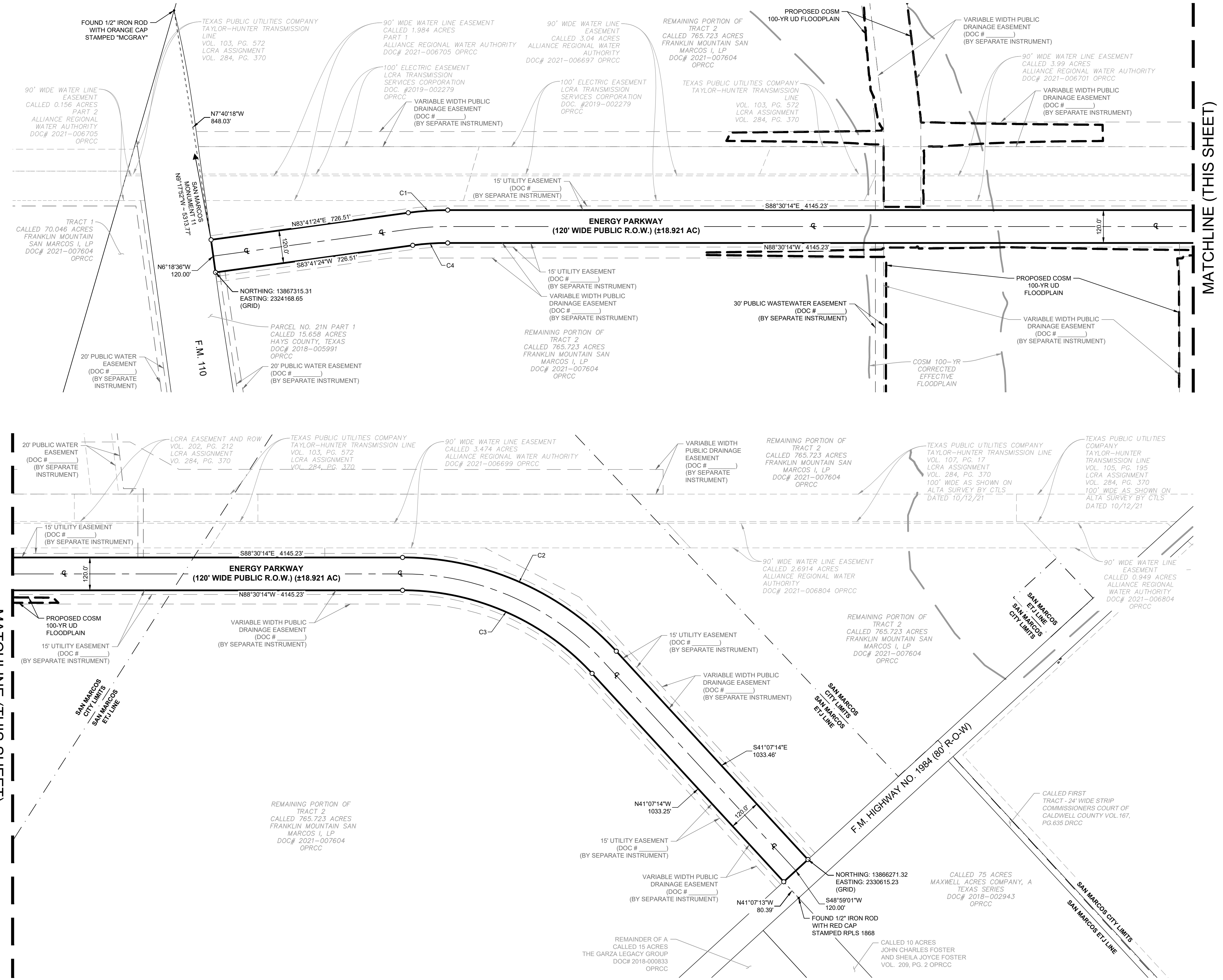
VICINITY MAP
N.T.S.

LEGEND

- OPRCC OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY
- RPRCC REAL PROPERTY RECORDS CALDWELL COUNTY
- PRCC PLAT RECORDS CALDWELL COUNTY
- R.O.W. RIGHT OF WAY
- IRSC IRON ROD FOUND WITH CAP
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- ◆ BENCHMARKS
- ▲ CALCULATED POINT

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°48'22"	1060.00'	144.42'	N87°35'35"E	144.31'
C2	47°23'00"	1060.00'	876.62'	S64°48'44"E	851.85'
C3	47°23'00"	940.00'	777.38'	N64°48'44"W	755.41'
C4	7°48'22"	940.00'	128.07'	S87°35'35"W	127.97'



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	MKL	BRR	3/13/2024	064421519	2 OF 2