

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

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	John David Carson	Property Owner	Same as Applicant
Company	Carson Select Investments, LP	Company	Same as Applicant
Applicant's Mailing Address	407 S Stagecoach Trl, Ste 203 San Marcos, TX 78666	Owner's Mailing Address	Same as Applicant
Applicant's Phone #	(512) 392-3322	Owner's Phone #	Same as Applicant
Applicant's Email	johndavid@carsonproperties.net	Owner's Email	Same as Applicant

PROPERTY INFORMATION

Subject Property Address(es): N/A - Northernmost bend of Dutton Drive, San Marcos, TX 78666

Legal Description: Lot N/A Block N/A Subdivision N/A

Total Acreage: 16.637 Tax ID #: R 128358 (Part of) & R11743 (All)

Preferred Scenario Designation: Medium Intensity Existing Zoning: Light Industrial (LI), Future Development (FD), and General Commercial (GC)

Existing Land Use(s): Vacant Land / Agricultural Use (hay grazer cultivation)

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Character District - 1 (CD-1)

Proposed Land Uses / Reason for Change: Alignment with Comprehensive Plan and Preservation of Open Space

AUTHORIZATION

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

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

**Existing Neighborhood Regulating Plan Included.*


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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, John David Carson (owner name) on behalf of
Carson Select Investments, LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
N/A - Northernmost bend of Dutton Drive, San Marcos, TX 78666 (address).

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

Signature of Owner:  Date: 9/15/24
Printed Name, Title: John David Carson, Authorized Manager

Signature of Agent: _____ Date: _____
Printed Name, Title: _____

Form Updated October, 2019

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

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

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

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

Signature:  _____

Date: 9/15/24

Print Name: John David Carson, Authorized Manager

Form Updated March, 2023

October 7, 2024
(revised October 23, 2024)

Planning and Development Services Department
City of San Marcos
630 East Hopkins Street
San Marcos, TX 78666

Re: Zoning Change Case Cover Letter

ZC-24-08 (GC & LI → CD-5): 21.462 acres along S Stagecoach Trail

ZC-24-09 (LI, GC, FD → CD-1): 16.637 acres north of Dutton Drive along Purgatory Creek

ZC-24-10 (LI → CD-4): 56.76 acres north of S Stagecoach Trail

Planning and Development Services,

The Applicants for the above captioned case numbers (Carson Haysco Holdings, LP and Carson Select Investment, LP) submit this letter detailing the request to downzone the subject properties from the current, more intensive¹ Special (LI - Light Industrial) and Legacy (GC - General Commercial) Districts² assigned decades ago to less intensive Character Districts (CD-1, CD-4, and CD-5) for compatibility with a proposed trail along Purgatory Creek and to align with the City's Comprehensive Plan³.

Case / Property Descriptions

ZC-24-08 is comprised of four platted lots out of the Hays County Government Center Campus (HCGCC) subdivision: specifically, Lots 1, 2, & 3 of Block B and Lot 1 of Block C. The Hays County Appraisal District (HCAD) Property IDs for these properties are as follows⁴: R132514 (1.452 acres, GC); R132515 (1.483 acres, GC); R132516 (5.091 acres, LI); and R123517 (12.106 acres, GC). Additionally, ZC-24-08 includes one un-platted tract with a HCAD Property ID R132728 (1.33 acres, GC). All properties have South Stagecoach Trail frontage north of Wonder World Drive. In sum, 16.371 acres are to be rezoned from GC → CD-5 and 5.091 acres are to be rezoned from LI → CD-5 for a case total of 21.462 acres.

ZC-24-09 is comprised of a single 16.637 acre unplatted tract commencing at the northernmost bend of Dutton Drive and extending along Purgatory Creek for more than half a mile. There are two HCAD Property IDs related to this tract: R11743 (all) and R128358 (partial). According to the City's Open Data

¹ Per Table 2.3 (Determination of Intensity) of the SMDC. The Commercial (CM) district is interpreted herein as the successor zoning category for GC which, as a Legacy District, is not specifically listed in Table 2.3. CM is more intense than CD-5.

² An indeterminate amount of the property associated with ZC-24-09 appears designated as a Future Development (FD) district. Per Section 4.4.1.1., FD is a "temporary zoning district" excluded from Table 2.3 per Section 2.5.1.3.D.

³ The 2013 Vision San Marcos was the comprehensive plan in effect as of the date of application and is the basis for consideration under Section 2.5.1.4; however, it is noteworthy that the zoning districts proposed are consistent with the Vision SMTX plan adopted October 15, 2024 and its Vision SMTX Equivalency Table.

⁴ Acreage and current zoning in parenthesis



maps, portions of the tract contain GC and Future Development (FD) zoning districts, but those acreages are difficult to quantify given that the existing zoning does not follow parcel lines. That said, most of the property related to ZC-24-09 is currently zoned Light Industrial and is to be rezoned to CD-1.

ZC-24-10 is comprised of a single 56.76 acre unplatted tract located at the northernmost end of S Stagecoach Trail. It is associated with HCAD Property ID R128358. It is to be rezoned from LI → CD-4.

Timing Related to Requested Trail Conveyance

These zoning cases have been initiated by the applicants after receiving requests from the City of San Marcos, in partnership with the San Marcos River Authority and the San Marcos Greenbelt Alliance, for the applicants to consider conveying a portion of the subject properties to the public for use in the ongoing Purgatory Creek improvements project. The multi-purpose Purgatory Creek project is aimed at managing storm water as well as expanding public trail and active transportation connectivity by establishing a Greenway connecting the Purgatory Creek Natural Area to the San Marcos River.

The applicants have always intended to rezone the subject properties to align their zoning with the Comprehensive Plan but previously planned to defer any applications until such time as the applicants had a development proposal to share with the public. The applicants have no immediate development plans for these properties, but desire to ensure that their zoning is compatible with the long-term vision for the area prior to conveying any portion to another entity.

Light industrial and general commercial development/uses abutting a Greenway would neither be appropriate nor aligned with either the applicants' or public's vision for the subject properties. For this reason and in cooperation with the more immediate trail improvements schedule, the applicants have elected to bring these cases forward at this time.

Compatibility with the Comprehensive Plan

The subject properties are located within the South End medium intensity growth zone of the Comprehensive Plan. Per this document, the South End is "envisioned as a new connection between Downtown and the southern part of the city. ... The area is anticipated to build out with a medium-intensive mix of commercial and residential of different densities."

Section 4.1.1.6 of the San Marcos Development Code (SMDC) further describes Medium Intensity Zones generally to be "[a]n area of change intended to accommodate the City's future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive."

The existing LI and GC zoning districts are antithetical to these intents, as reflected on Table 4.1 of the SMDC (the "Translation Table") and based on the land-intensive, auto-oriented development standards required of the existing districts. Conversely, the Character Districts in the SMDC were specifically created to support the Comprehensive Plan's vision, particularly in areas such as the South End.



In the SMDC's Translation Table, Special Districts (such as the existing Light Industrial) are listed as "Not Preferred" for Medium Intensity Zones. Per Section 4.1.2.8, Legacy Districts (such as the existing General Commercial) are no longer permitted city-wide and are to be replaced with allowable zoning districts from Chapter 4 of the SMDC. The Translation Table lists the proposed Character Districts as the only zoning districts to be considered for these properties.

More specifically, Table 4.6 of the SMDC (Character District / Existing Zoning Translation Table) outlines the Character Districts to be considered in zoning change cases. Existing GC and LI districts are noted for consideration for rezoning to CD-1, CD-4, and CD-5 districts, which are the districts proposed in these cases. All other districts are noted as Not Preferred.

While the applicants have no immediate development plans, rezoning the subject properties to the proposed Character Districts will ensure any future development to be compatible with the Comprehensive Plan and the SMDC.

Compatibility / Consistency with Surrounding Properties

The applicants have previously rezoned and/or replatted their other undeveloped holdings within the HGCCC and the abutting San Marcos Business Park Section Two subdivisions to CD-4 and CD-5. These current zoning cases will result in over 100 acres of contiguous Character District zoning within the South End activity center as intended in the Comprehensive Plan.

Existing Conditions and Future Plans

The subject properties abut both the Purgatory Creek and Willow Springs Creek watersheds. The effective FEMA Flood Insurance Rate Map (FIRM) panel for the subject properties currently show most of the area without exposure to the 1% annual flood risk (aka the 100-year flood plain). However, the preliminary/pending FIRM panel and the City of San Marcos' regulatory model both show the potential for shallow flooding on portions of the subject properties during an 1% event. This change in risk is caused almost entirely by a diversion of Willow Springs Creek and not by Purgatory Creek. Watershed studies in the area have shown that this change is the result of under-regulated upstream development in the Willow Springs watershed and not due to any actions of the applicants.

The applicants have been working in close cooperation with Hays County for several years on a mitigation plan for the Willow Springs Creek watershed. The County's engineering consultants have recently identified and proposed a project that would remove the 1% flood risk from most of the subject properties and other existing, improved properties not owned by the applicants. The applicant's engineers are currently peer reviewing this work, but no definite timeline is in place for mitigation work to commence. To date, the applicant has and continues to defer any development plans for the subject properties until an actionable mitigation plan is established. Once a regional drainage plan is established, the applicants' long-term plans for the subject properties will be aligned with the City's comprehensive plan.



Notably, net allowable impervious cover under the proposed Character Districts will be reduced in comparison to the existing zoning districts. Further, the intensity of development and uses under the proposed Character Districts would create substantially less noxious runoff and water quality impacts than the existing Light Industrial and General Commercial uses. In all cases, the City of San Marcos' drainage and water quality ordinances are in effect for the subject properties and the applicants fully intend to comply therewith for future development on the subject properties, if any.

Summary

The Applicants are proposing to downzone the properties from the existing, more intensive Light Industrial and General Commercial districts that are not aligned with the City's current and proposed Comprehensive Plan. While there are no current development plans for the subject properties, these rezonings are proposed at this time in advance of the potential conveyance of a portion of the subject properties to the public for use as a Greenway in connection with the City's Purgatory Creek improvements. The proposed Character Districts will bring the subject properties into alignment with the City's Comprehensive plan, create a contiguous Character District area alongside surrounding properties with similar zoning, and ensure compatible uses along the proposed Greenway for future development, if any.

Sincerely,



John David Carson

johndavid@carsonproperties.net



EXHIBIT “__”

Purgatory Creek Improvements – Phase 2
Parcel No. 00033.0003
16.637 Acre Parcel
Juan Martin Veramendi Survey, Abstract No. 17
Hays County, Texas

DESCRIPTION OF A 16.637 ACRE PARCEL

DESCRIPTION OF A 16.637 ACRE (724,694 SQUARE FOOT) PARCEL OF LAND OUT OF THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17, HAYS COUNTY, TEXAS, BEING ALL OF THAT TRACT DESCRIBED AS 6.93 ACRES CONVEYED TO CARSON SELECT INVESTMENTS, LP BY SPECIAL WARRANTY DEED DATED DECEMBER 19, 2012, AS RECORDED IN VOLUME 4511, PAGE 627, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 68.09 ACRES CONVEYED TO CARSON SELECT INVESTMENTS, LP BY SPECIAL WARRANTY DEED DATED SEPTEMBER 30, 2008, AS RECORDED IN VOLUME 3493, PAGE 90, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 16.637 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at a corner in a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, being the west corner of Lot 1, Block 2, San Marcos Business Park “Section Two”, a subdivision of record in Volume 4, Page 201, Plat Records, Hays County, Texas, also being in the existing northeast right-of-way line of Dutton Drive (60 foot right-of-way width), said POINT OF BEGINNING having Surface Coordinates of N=13,865,648.53, E=2,298,721.49, from which a chiseled “X” found in the existing northeast right-of-way line of Dutton Drive, bears South 46°16’00” East 209.74 feet;

- 1) THENCE, along a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, and the existing northeast right-of-way line of Dutton Drive, **North 46°09’25” West 61.54 feet** to a 1/2-inch iron rod with “RPLS 5687” cap found at a corner in a northwest line of this parcel and said 6.93 acre Carson Select Investments tract, being in the southeast line of Lot 4, Hunters Crossing, a subdivision of record in Volume 15, Pages 364-365, Plat Records, Hays County, Texas, being in the existing northwest right-of-way line of Dutton Drive, from which a 1/2-inch iron rod with “RPLS 4243” cap found in the existing northwest right-of-way line of Dutton Drive, bears South 43°24’53” West 826.39 feet;

- 2) THENCE, along a northwest line of this parcel and said 6.93 acre Carson Select Investments tract, and the southeast line of said Lot 4, **North 43°47'39" East 235.12 feet** to a 1/2-inch iron rod with "M.W. Cude" cap found at a corner in a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, being at the east corner of said Lot 4;

THENCE, along a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, and the northeast line of said Lot 4, the following two (2) courses, numbered 3 and 4:

- 3) **North 46°07'20" West 19.83 feet** to 1/2-inch iron rod found, and
- 4) **North 46°15'15" West 609.26 feet** to a 1/2-inch iron rod with cap (illegible) found at the northwest corner of this parcel and said 6.93 acre Carson Select Investments tract, and the north corner of said Lot 4, being in the south line of Lot 1, Block A, Hunter Road Business Park, a subdivision of record in Volume 12, Page 126, Plat Records, Hays County, Texas, from which a 1/2-inch iron rod with "RPLS 4233" cap found at a corner in the northwest line of said Lot 4, being the southwest corner of said Lot 1, also being in the southeast line of that tract described as 2.344 acres conveyed to Otis J. Bouwsma and Lucilla P. Perez by General Warranty Deed, as recorded in Document No. 21041536, Official Public Records, Hays County, Texas, bears **North 89°04'12" West 220.60 feet**;
- 5) THENCE, along the north line of this parcel and said 6.93 acre Carson Select Investments tract, and the south line of said Lot 1, **South 89°24'16" East 366.12 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the northeast corner of this easement and said 6.93 acre Carson Select Investments tract, and the southeast corner of said Lot 1, being in the southwest line of that tract described as 40,254 square feet conveyed to Jose G. Lucio, Jr. and Refugia N. Lucio by Deed, as recorded in Volume 210, Page 557, Deed Records, Hays County, Texas;

THENCE, along a northeast line of this parcel and said 6.93 acre Carson Select Investments tract, and the southwest line of said 40,254 square foot Lucio tract, the following two (2) courses, numbered 6 and 7:

- 6) **South 45°49'47" East 199.43 feet** to a 1-inch iron pipe found, and
- 7) **South 68°49'12" East 15.56 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at a corner in a northwest line of this parcel and said 6.93 acre Carson Select Investments tract, being the south corner of said 40,254 square foot Lucio tract;

THENCE, along a northwest line of this parcel and said 6.93 acre Carson Select Investments tract, the southeast line of said 40,254 square foot Lucio tract, the southeast line of an existing 20 foot wide road easement (no record information found), the southeast line of that tract described as 1.50 acres (Tract I) conveyed to Timothy Reynolds Williamson by Distribution Deed, as recorded in Document No. 23031635, Official Public Records, Hays County, Texas, and the southeast line of that tract described as 2.00 acres conveyed to Refugio Lucio by Affidavit of Heirship, as recorded in Volume 2438, Page 201, Official Public Records, Hays County, Texas, the following two (2) courses, numbered 8 and 9:

- 8) **North 66°34'01" East 150.25 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 9) **North 66°54'49" East 123.06 feet** to a 1/2-inch iron rod found at the north corner of said 6.93 acre Carson Select Investments tract, and the most northerly west corner of said 68.09 acre Carson Select Investments tract, being the east corner of said 2.00 acre Lucio tract, and the south corner of that tract described as 5.00 acres conveyed to Maurice T. Suttles Veterans of Foreign Wars Post #3413 by Deed, as recorded in Volume 180, Page 450, Deed Records, Hays County, Texas;

THENCE, continuing along a northwest line of this parcel, along the northwest line of said 68.09 acre Carson Select Investments tract, and the southeast line of said 5.00 acre Maurice T. Suttles Veterans of Foreign Wars Post #3413 tract, the following two (2) courses, numbered 10 and 11:

- 10) **North 67°33'08" East 9.48 feet** to a 1/2-inch iron rod found, and
- 11) **North 75°52'20" East 225.64 feet** to a 1/2-inch iron rod found at the east corner of said 5.00 acre Maurice T. Suttles Veterans of Foreign Wars Post #3413 tract, being the south corner of that tract described as 14.887 acres conveyed to The Trustees of Sinai Pentecostal Church by Warranty Deed with Vendor's Lien, as recorded in Volume 1092, Page 26, Official Public Records, Hays County, Texas;

THENCE, continuing along a northwest line of this parcel, the northwest line of said 68.09 acre Carson Select Investments tract, and the southeast line of said 14.887 acre The Trustees of Sinai Pentecostal Church tract, the following five (5) courses, numbered 12 through 16:

- 12) **North 53°05'22" East 284.63 feet** to a 1/2-inch iron rod found,
- 13) **North 01°51'12" West 96.20 feet** to a 1/2-inch iron rod found,

- 14) **North 60°50'04" East 90.56 feet** to a 1/2-inch iron rod found,
- 15) **North 37°37'14" East 61.37 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 16) **North 54°17'32" East 273.16 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the east corner of said 14.887 acre The Trustees of Sinai Pentecostal Church tract, being in the southwest line of that tract described as 27.094 acres conveyed to the City of San Marcos by Special Warranty Deed, as recorded in Document No. 18039817, Official Public Records, Hays County, Texas;
- 17) THENCE, continuing along a northwest line of this parcel, the northwest line of said 68.09 acre Carson Select Investments tract, and the southwest line of said 27.094 acre City of San Marcos tract, **South 41°35'18" East 5.55 feet** to a 1/2-inch iron rod found at the south corner of said 27.094 acre City of San Marcos tract;

THENCE, continuing along a northwest line of this parcel, the northwest line of said 68.09 acre Carson Select Investments tract, and the southeast line of said 27.094 acre City of San Marcos tract, the following six (6) courses, numbered 18 through 23:

- 18) **North 65°43'32" East 239.51 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 19) **North 79°06'44" East 362.20 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 20) **North 84°10'28" East 469.92 feet** to a 5/8-inch iron rod found,
- 21) **South 66°23'41" East 356.56 feet** to a 1/2-inch iron rod found,
- 22) **North 82°52'23" East 310.82 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 23) **North 21°59'16" East 259.73 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at a corner in a northwest line of this parcel, being a corner in the northwest line of said 68.09 acre Carson Select Investments tract, and at a corner in the southeast line said 27.094 acre City of San Marcos tract;

24)THENCE, continuing along a northwest line of this parcel and said 68.09 acre Carson Select Investments tract, and the southeast line of said 27.094 acre City of San Marcos tract, **South 49°02'27" East 74.71 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at a corner in a southeast line of this parcel;

THENCE, along perimeter of this parcel, crossing said 68.09 acre Carson Select Investments tract, the following twenty-eight (28) courses, numbered 25 through 52:

25)**South 17°13'51" West 154.62 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

26)**South 36°31'12" West 50.86 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

27)**South 31°14'52" West 69.98 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

28)**South 72°23'35" West 184.73 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

29)**South 84°59'24" West 185.05 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

30)**North 89°50'49" West 173.07 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

31)**North 74°53'24" West 147.37 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

32)**South 89°51'18" West 245.73 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

33)**North 83°21'52" West 165.27 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

34)**South 67°28'35" West 178.15 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

35)**South 73°34'38" West 90.63 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

- 36) **South 80°42'15" West 24.36 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 37) **South 74°35'18" West 58.34 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 38) **South 72°23'01" West 85.50 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 39) **South 59°59'36" West 78.65 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 40) **South 68°44'05" West 148.24 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 41) **South 72°20'26" West 59.31 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 42) **South 45°51'17" West 179.07 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 43) **South 53°33'09" West 46.58 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 44) **South 43°19'44" West 113.09 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 45) **South 35°12'17" West 64.60 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 46) **South 70°03'54" West 142.23 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 47) **South 59°00'34" West 42.45 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 48) **South 51°47'33" West 88.81 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 49) **South 32°46'59" West 62.17 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 50) **South 37°50'46" West 41.05 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

- 51) **South 66°35'26" West 61.99 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 52) **South 77°16'54" West 27.42 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the southwest line of said 68.09 acre Carson Select Investments tract, and the northeast line of said 6.93 acre Carson Select Investments tract;
- 53) THENCE, along the northeast line of this parcel and said 6.93 acre Carson Select Investments tract, and the southwest line of said 68.09 acre Carson Select Investments tract, **South 46°14'29" East 198.92 feet** to a 1-inch iron rod with cap (illegible) found at the east corner of this parcel and said 6.93 acre Carson Select Investments tract, being the north corner of Lot 3, Block B, Hays County Government Center Campus, a subdivision of record in Volume 15, Pages 84-86, Plat Records, Hays County, Texas;
- 54) THENCE, along a southeast line of this parcel and said 6.93 acre Carson Select Investments tract, and the northwest line of said Lot 3, **South 43°33'48" West 317.34 feet** to a 1/2-inch iron rod with cap (illegible) found at a corner in a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, being the west corner of said Lot 3, and in the northeast line of Lot 2, Block 2, in said San Marcos Business Park "Section Two" subdivision;
- 55) THENCE, along a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, and the northeast line of said Lot 2, **North 46°20'56" West 66.13 feet** to a 1/2-inch iron rod with cap (illegible) found at a corner in a southeast line of this parcel and said 6.93 acre Carson Select Investments tract, being the north corner of said Lot 2;
- 56) THENCE, along a southeast line of this parcel and said 6.93 acre Carson Select Investments tract, and the northwest line of said Lot 2, **South 43°31'08" West 130.34 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at a corner in a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, being the east corner of said Lot 1 (Volume 4, Page 201);
- 57) THENCE, along a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, and the northeast line of said Lot 1, **North 46°12'09" West 210.00 feet** to a 1/2-inch iron rod found at a corner in a southeast line of this parcel and said 6.93 acre Carson Select Investments tract, being the north corner of said Lot 1;

58)THENCE, along a southeast line of this parcel and said 6.93 acre Carson Select Investments tract, and the northwest line of said Lot 1, **South 43°27'29" West 234.98 feet** to the POINT OF BEGINNING and containing 16.637 acres (724,694 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing a combined scale factor of 1.00012.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



10/25/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LAN~19-130~Purgatory Crk~2019\Description\ACQ-Parcel_16.637 Ac

Issued 10/25/2024

HCAD ID R11743 & R128358

SURVEY TO ACCOMPANY DESCRIPTION
OF 16.637 AC. OR 724,694 SQ. FT. OF LAND OUT OF
THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
SAN MARCOS, HAYS COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP STAMPED FOUND
- 1/2" IRON ROD WITH CAP STAMPED (MCGRAY MCGRAY) SET
- 1" IRON PIPE FOUND
- CHISEL MARK FOUND
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS HAYS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (....) RECORD INFORMATION
- VOL/PAGE VOLUME/PAGE
- HCAD HAYS COUNTY APPRAISAL DISTRICT
- CONTIGUOUS OWNERSHIP

JUAN MARTIN VERAMENDI SURVEY,
ABSTRACT NO. 17

00033.0003
16.637 AC. OR
724,694 SQ. FT.

[A] CARSON SELECT
INVESTMENTS, LP
VOL. 4511, PG. 627
O.P.R.H.C.T.
(6.93 ACRES)
DECEMBER 19, 2012

CARSON SELECT
INVESTMENTS, LP
VOL. 3493, PG. 90
O.P.R.H.C.T.
(68.09 ACRES)
SEPTEMBER 30, 2008

[A]

POB

SCALE 1" = 100'

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE RESEARCH REPORTS PROVIDED BY HOLLERBACH & ASSOCIATES, INC., ORDER NO. HA324540 & HA324541.



Chris Conrad

10/25/24

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

PARCEL NO. 00033.0003
PURGATORY CREEK IMPROVEMENTS - PHASE 2

MCGRAY & MCGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		
DATE:	10/25/24	TECH:	EAN
PROJECT:	19-130	FIELD:	-
FIELD BOOK:	-	SHEET:	9 OF 15

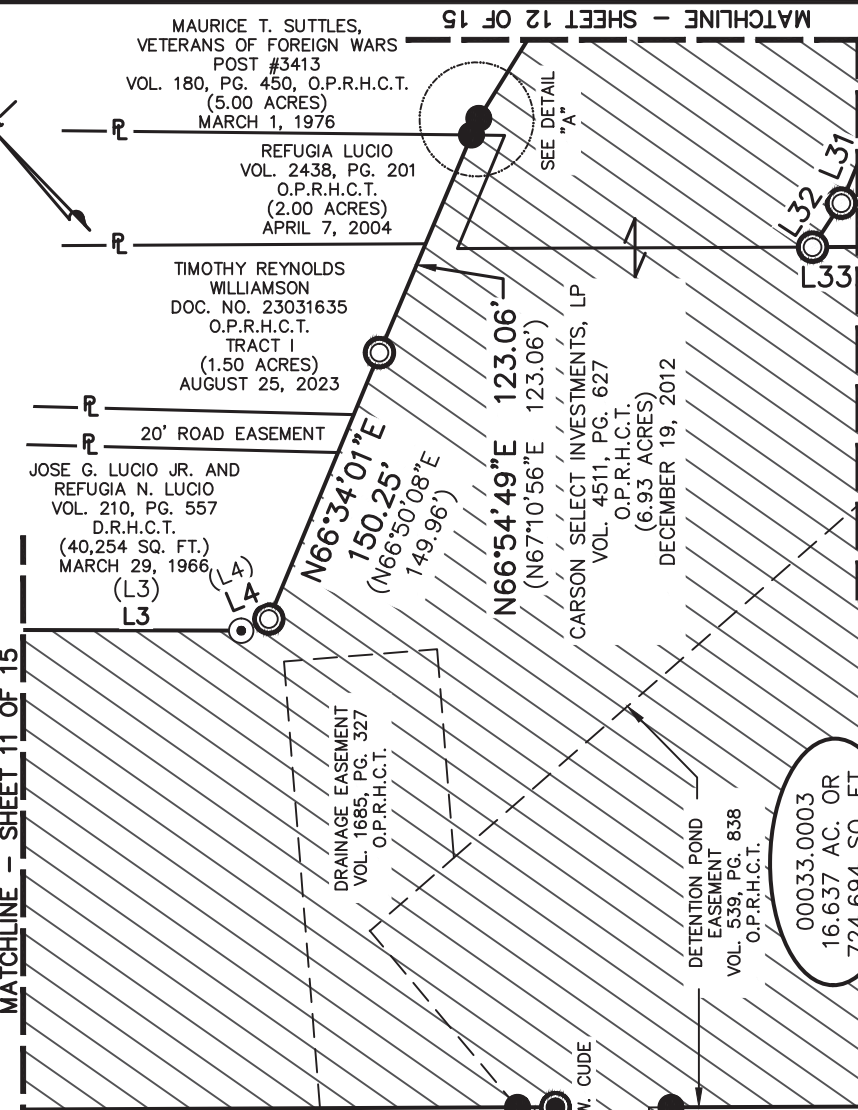
LOT 4,
HUNTERS CROSSING
VOL. 15, PG. 364-365
P.R.H.C.T.

SURVEY TO ACCOMPANY DESCRIPTION
OF 16.637 AC. OR 724,694 SQ. FT. OF LAND OUT OF
THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
SAN MARCOS, HAYS COUNTY, TEXAS

SCALE 1" = 100'

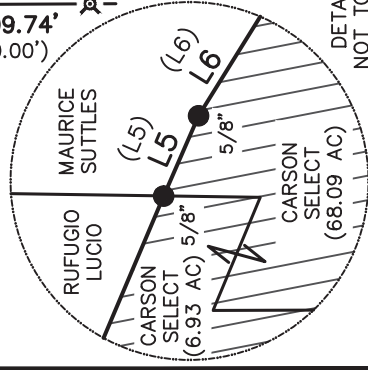
LINE#	BEARING	DISTANCE
L1	N46°09'25"W	61.54'
(L1)	(N45°56'02"W)	(60.00')
L2	N46°07'20"W	19.83'
(L2)	(N45°56'02"W)	(19.98')
L3	S45°49'47"E	199.43'
(L3)	(S45°33'40"E)	(199.97')
L4	S68°49'12"E	15.56'
(L4)	(S68°33'05"E)	(15.97')
L5	N67°33'08"E	9.48'
(L5)	(N66°43'50"E)	(9.40')

LINE#	BEARING	DISTANCE
L6	N75°52'20"E	225.64'
(L6)	(N75°53'28"E)	(225.78')
L31	S66°35'26"W	61.99'
L32	S77°16'54"W	27.42'
L33	S46°14'29"E	198.92'
L34	S43°33'48"W	317.34'
(L34)	(S43°51'35"W)	(317.35')
L35	N46°20'56"W	66.13'
(L35)	(N46°02'07"W)	(66.25')
(L2)	(N44°03'58"E	235.04')
N43°47'39"E	235.12'	



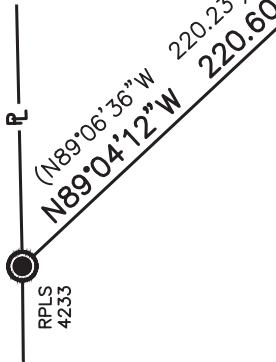
LOT 1,
BLOCK 2
SAN MARCOS
BUSINESS PARK
"SECTION TWO"
VOL. 4, PG. 201
P.R.H.C.T.

LOT 2,
BLOCK 2
DUTTON DRIVE 3.44, LTD.
VOL. 2018, PG. 683
O.P.R.H.C.T.
(LOTS 2 AND 3, BLOCK 2)
JUNE 20, 2002



**SURVEY TO ACCOMPANY DESCRIPTION
OF 16.637 AC. OR 724,694 SQ. FT. OF LAND OUT OF
THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
SAN MARCOS, HAYS COUNTY, TEXAS**

OTIS D. BOUSMA AND
LUCILLA P. PEREZ
DOC. NO. 21041536
O.P.R.H.C.T.
(2.344 ACRES)
JULY 29, 2021



JUAN MARTIN
VERAMENDI SURVEY,
ABSTRACT NO. 17

LOT 1,
BLOCK A
HUNTER ROAD
BUSINESS PARK
VOL. 12, PG. 126
P.R.H.C.T.

OTIS J. BOUSMA AND
LUCILLA PEREZ
DOC. NO. 24013210
(LOT 1, BLOCK A)
APRIL 10, 2024

(N89°08'09\"/>

N46°15'15\"/>

LOT 4,
HUNTERS CROSSING
VOL. 15, PG. 364
P.R.H.C.T.

ELYSIAN AT
PURGATORY CREEK, LP
VOL. 4915, PG. 365
O.P.R.H.C.T.
(LOT 4)
MAY 5, 2014

JOSE G. LUCIO JR. AND
REFUGIA N. LUCIO
VOL. 210, PG. 557
D.R.H.C.T.
(40,254 SQ. FT.)
MARCH 29, 1966

20' ROAD EASEMENT

(L3)
L3

00033.0003
16.637 AC. OR
724,694 SQ. FT.

MATCHLINE - SHEET 10 OF 15

SCALE 1" = 100'

LINE TABLE			
LINE#	BEARING	DISTANCE	
L3	S45°49'47"E	199.43'	
(L3)	(S45°33'40"E)	(199.97')	

PARCEL NO. 00033.0003
PURGATORY CREEK IMPROVEMENTS - PHASE 2

**MCGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	-
DATE:	05/10/24	TECH: EAN
PROJECT:	19-130	FIELD: -
FIELD BOOK:	-	SHEET: 11 OF 15

**SURVEY TO ACCOMPANY DESCRIPTION
OF 16.637 AC. OR 724,694 SQ. FT. OF LAND OUT OF
THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
SAN MARCOS, HAYS COUNTY, TEXAS**

MAURICE T. SUTTLES,
VETERANS OF FOREIGN WARS
POST #3413
VOL. 180, PG. 450
D.R.H.C.T.
(5.00 ACRES)
MARCH 1, 1976

THE TRUSTEES OF
SINAI PENTECOSTAL CHURCH
VOL. 1092, PG. 26
O.P.R.H.C.T.
(14.887 ACRES)
JULY 21, 1994

SCALE 1" = 100'

MATCHLINE - SHEET 13 OF 15

MATCHLINE - SHEET 10 OF 15

S46°14'29"E
198.92'

DETENTION POND
EASEMENT
VOL. 539, PG. 838
O.P.R.H.C.T.

S43°33'48"W
317.34'

1"

ILLEGIBLE

LINE TABLE

LINE#	BEARING	DISTANCE
L7	N01°51'12"W	96.20'
(L7)	(N01°51'20"W)	(96.20')
L8	N60°50'04"E	90.56'
(L8)	(N60°50'23"E)	(90.57')
L9	N37°37'14"E	61.37'
(L9)	(N37°37'58"E)	(61.37')
L23	S45°51'17"W	179.07'
L24	S53°33'09"W	46.58'
L25	S43°19'44"W	113.09'
L26	S35°12'17"W	64.60'
L27	S59°00'34"W	42.45'
L28	S51°47'33"W	88.81'
L29	S32°46'59"W	62.17'
L30	S37°50'46"W	41.05'
L31	S66°35'26"W	61.99'

(N53°05'16"E 282.15')
N53°05'22"E 284.63'

00033.0003
16.637 AC. OR
724,694 SQ. FT.

L23

L24

L25

L26

L27

L28

L29

L30

L31

CARSON SELECT
INVESTMENTS, LP
VOL. 3493, PG. 90
O.P.R.H.C.T.
(68.09 ACRES)
SEPTEMBER 30, 2008

JUAN MARTIN
VERAMENDI SURVEY,
ABSTRACT NO. 17

PARCEL NO. 00033.0003
PURGATORY CREEK IMPROVEMENTS - PHASE 2

**MCGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	-
DATE:	05/10/24	TECH: EAN
PROJECT:	19-130	FIELD: -
FIELD BOOK:	-	SHEET: 12 OF 15

**LOT 3,
BLOCK B
HAYS COUNTY GOVERNMENT
CENTER CAMPUS
VOL. 15, PG. 84-86
P.R.H.C.T.**
CARSON HAYSCO HOLDINGS, LP,
A LIMITED PARTNERSHIP
VOL. 4511, PG. 632
O.P.R.H.C.T.
(LOTS 1, 2, AND 3 OF
BLOCK B)
DECEMBER 19, 2012

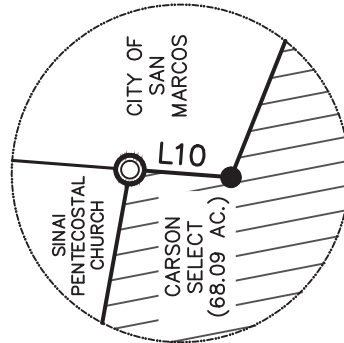
**SURVEY TO ACCOMPANY DESCRIPTION
OF 16.637 AC. OR 724,694 SQ. FT. OF LAND OUT OF
THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
SAN MARCOS, HAYS COUNTY, TEXAS**

THE TRUSTEES OF
SINAI PENTECOSTAL CHURCH
VOL. 1092, PG. 26
O.P.R.H.C.T.
(14.887 ACRES)
JULY 21, 1994

JUAN MARTIN
VERAMENDI SURVEY,
ABSTRACT NO. 17

CITY OF SAN MARCOS
DOC. NO. 18039817
O.P.R.H.C.T.
(27.094 ACRES)
NOVEMBER 6, 2018

CARSON SELECT
INVESTMENTS, LP
VOL. 3493, PG. 90
O.P.R.H.C.T.
(68.09 ACRES)
SEPTEMBER 30, 2008



SCALE 1" = 100'

LINE TABLE		
LINE#	BEARING	DISTANCE
L10	S41°35'18"E	5.55'
L16	S67°28'35"W	178.15'
L17	S73°34'38"W	90.63'
L18	S80°42'15"W	24.36'
L19	S74°35'18"W	58.34'
L20	S72°23'01"W	85.50'
L21	S59°59'36"W	78.65'
L22	S72°20'26"W	59.31'
L23	S45°51'17"W	179.07'

PARCEL NO. 00033.0003
PURGATORY CREEK IMPROVEMENTS - PHASE 2

**MCGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	-
DATE:	05/10/24	TECH: EAN
PROJECT:	19-130	FIELD: -
FIELD BOOK:	-	SHEET: 13 OF 15

SURVEY TO ACCOMPANY DESCRIPTION
OF 16.637 AC. OR 724,694 SQ. FT. OF LAND OUT OF
THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
SAN MARCOS, HAYS COUNTY, TEXAS

SHEET 13 OF 15
MATCHLINE

JUAN MARTIN
VERAMENDI SURVEY,
ABSTRACT NO. 17

CITY OF SAN MARCOS
DOC. NO. 18039817
O.P.R.H.C.T.
(27.094 ACRES)
NOVEMBER 6, 2018

(N84°11'12"E 479.75')
N84°10'28"E 469.92'

00033.0003
16.637 AC. OR
724,694 SQ. FT.

N83°21'52"W
165.27'

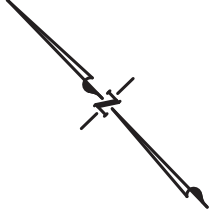
S67°28'35"W
178.15'

S89°51'18"W 245.73'

(S66°23'27"E 356.62')
S66°23'41"E 356.56'

L15

MATCHLINE - SHEET 15 OF 15



SCALE 1" = 100'

LINE TABLE		
LINE#	BEARING	DISTANCE
L11	N79°06'44"E	362.20'
(L11)	(N79°07'28"E)	(350.87')
L15	N74°53'24"W	147.37'

PARCEL NO. 00033.0003
PURGATORY CREEK IMPROVEMENTS - PHASE 2

MCGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	-
DATE:	05/10/24	TECH: EAN
PROJECT:	19-130	FIELD: -
FIELD BOOK:	-	SHEET: 14 OF 15

CARSON SELECT
INVESTMENTS, LP
VOL. 3493, PG. 90
O.P.R.H.C.T.
(68.09 ACRES)
SEPTEMBER 30, 2008

**SURVEY TO ACCOMPANY DESCRIPTION
OF 16.637 AC. OR 724,694 SQ. FT. OF LAND OUT OF
THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
SAN MARCOS, HAYS COUNTY, TEXAS**

MATCHLINE - SHEET 14 OF 15

(S66°23'27"E
356.62')
S66°23'41"E
356.56'

N89°50'49"W
173.07'

JUAN MARTIN
VERAMENDI SURVEY,
ABSTRACT NO. 17

CITY OF SAN MARCOS
DOC. NO. 18039817
O.P.R.H.C.T.
(27.094 ACRES)
NOVEMBER 6, 2018

(N82°53'07"E
310.82')
N82°52'23"E
310.82'

S84°59'24"W
185.05'

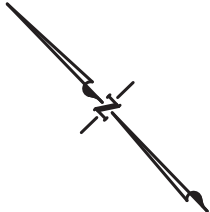
00033.0003
16.637 AC. OR
724,694 SQ. FT.

CARSON SELECT
INVESTMENTS, LP
VOL. 3493, PG. 90
O.P.R.H.C.T.
(68.09 ACRES)
SEPTEMBER 30, 2008

(N21°39'16"E
259.73')
N21°39'16"E
259.73'

(N27°22'00"E
154.62')
S17°13'51"W
154.62'


10' SEWAGE
EASEMENT
VOL. 235, PG. 423
O.P.R.H.C.T.



SCALE 1" = 100'

LINE TABLE		
LINE#	BEARING	DISTANCE
L12	S49°02'27"E	74.71'
L13	S36°31'12"W	50.86'
L14	S31°14'52"W	69.98'

PARCEL NO. 00033.0003
PURGATORY CREEK IMPROVEMENTS - PHASE 2



**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	-
DATE:	05/10/24	TECH: EAN
PROJECT:	19-130	FIELD: -
FIELD BOOK:	-	SHEET: 15 OF 15



70 2012 12036464

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

Instrument Number: 2012-12036464

As

Recorded On: December 19, 2012

OPR RECORDINGS

Parties: CARSON W C

Billable Pages: 4

To CARSON SELECT INVESTMENTS LP

Number of Pages: 5

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS	28.00
Total Recording:	28.00

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

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

File Information:

Document Number: 2012-12036464

Receipt Number: 323090

Recorded Date/Time: December 19, 2012 03:56:49P

Book-Vol/Pg: BK-OPR VL-4511 PG-627

User / Station: S Breland - Cashiering #3

Record and Return To:

CARSON PROPERTIES

1911 CORPORATE DR

STE 102

SAN MARCOS TX 78666



State of Texas |
County of Hays

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

Liz Q. Gonzalez
Liz Q. Gonzalez, County Clerk

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

Date: Executed December ~~1911~~ 2012, but not effective until December 31, 2012.

Grantor: W.C. Carson

Grantor's Mailing Address (including county): 1911 Corporate Drive, Suite 102
San Marcos
Hays County, Texas 78666

Grantee: Carson Select Investments, LP, a Texas limited partnership

Grantee's Mailing Address (including county): 1911 Corporate Drive, Suite 102
San Marcos
Hays County, Texas 78666

Consideration: Ten and No/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements):

A 6.93 acre tract of land situated in the J.M. Veramendi League, No. 1, Hays County, Texas, being the remainder of a called 219.09 acre tract conveyed to W.C. Carson in Volume 752, Page 33, the Deed Records of Hays County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Assignment and Assumption of Leases:

Grantor hereby assigns to Grantee Grantor's rights and obligations under any Leases under which any portion of the Property is used or occupied by anyone, other than Grantor, and Grantee assumes and agrees to perform the Grantor's (Landlord's) obligations under such Leases arising after this date.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of

improvements; and all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any County Water Improvement Districts or other applicable governmental districts, agencies, authorities.

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

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

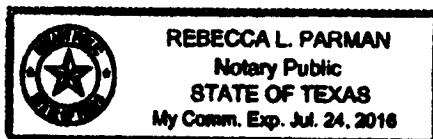


W.C. Carson

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HAYS

This instrument was acknowledged before me on the 19th day of December, 2012, by W. C. Carson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



NOTARY PUBLIC, STATE OF TEXAS

After recording return to:
Carson Properties
1911 Corporate Drive, Suite 102
San Marcos, Texas 78666

STATE OF TEXAS
COUNTY OF HAYS

EXHIBIT "A"

6.93 ACRES
J.M. VERAMENDI SURVEY

BEING A 6.93 ACRE TRACT OF LAND SITUATED IN THE J.M. VERAMENDI SURVEY, HAYS COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 219.09 ACRE TRACT OF LAND CONVEYED TO W.C. CARSON IN VOLUME 752, PAGE 33, 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 northeast right-of-way line of Dutton Drive (60' R.O.W), same being the west corner of Lot 1, San Marcos Business Park Section 2, recorded in Volume 4, Page 201, of the Plat Records of Hays County, Texas, for a corner of the herein described tract;

THENCE North 45°56'02" West (North 46°10'02" West Record), with said right-of-way of Dutton Drive, distance of **60.00 feet** (60.19' Record) to a 1/2 inch iron rod found in the northwest right-of-way of said Dutton Drive, same being the southeast line of Lot 4, Hunters Crossing, recorded in Volume 15, Page 365, Plat Records of Hays County, Texas, and for a corner of the herein described tract:

THENCE with the common line of said Lot 4, the following three (3) courses and distances:

1) **North 44°03'58" East** (North 44°30'35" East Record), a distance of **235.04 feet** (235.04' Record) to a 1/2 inch iron rod found in the southwest line of a called 2.44 acre Drainage Easement recorded in Volume 539, Page 838, Official Public Records of Hays county, Texas, same being the southern most corner of a called 0.48891 acre Drainage Easement recorded in Volume 1685, Page 327, Official Public Records of Hays County, Texas;

2) **North 45°56'02" West** (North 45°48'31" West Record), a distance of **19.98 feet** (19.99' Record) to a 1/2 inch iron rod found for the eastern most corner of said 2.44 acre Drainage Easement;

3) **North 45°58'58" West** (North 46°15'04" West Record), passing the northwest line of said 0.48891 acre Drainage Easement, and continuing for a total distance of **609.44 feet** (609.25' Record) to a 1/2 inch iron rod found for the northeast corner of said Lot 4, same being the northwest corner of the herein described tract, and being in the south line of Lot 1, Hunter Road Business Park, recorded in Volume 12, Page 126, Plat Records of Hays County, Texas;

THENCE South 89°08'09" East (South 89°08'09" East BEARING BASIS), with the common line of said Lot 1, a distance of **365.91 feet** to a 1/2 inch iron rod found for the east corner of said Lot 1, same being a northeastern corner of the herein described tract, and being in the southwest line of a tract conveyed to Joe Lucio Jr. in Volume 210, Page 557, Deed Records of Hays County, Texas;

THENCE with the common line of said Lucio tract the following four (4) courses and distances:

1) **South 45°33'40" East** (South 46°10' East Record), a distance of **199.97 feet** to a 1/2 inch iron pipe found;

2) **South 68°33'05" East** (South 69°10' East Record), a distance of **15.97 feet** (15.97' Record) to a 1/2 inch iron rod set with cap;

3) **North 66°50'08" East** (North 66°38' East Record), a distance of **149.96 feet** (150.28' Record) to a 1/2 inch iron rod found;

4) **North 67°10'56" East** (North 66°58' East Record), a distance of **123.06 feet** to a 1/2 inch iron rod found for a corner of a called 68.09 acre tract conveyed to Carson Select Investments, LP. in Volume 3493, Page 93, Official Public Records of Hays County, Texas;

THENCE with the common line of said 68.09 acres the following three (3) courses:

1) **South 45°12'30" East** (South 45°18'56" East Record), a distance of **17.14 feet** (17.18' Record) to a 1/2 inch iron rod found;

2) **South 67°16'42" West** (South 67°16'42" West Record), a distance of **63.61 feet** (63.62' Record) to 1/2 inch iron rod found;

3) **South 45°55'31" East** (South 46°12'09" East Record), a distance of **384.10 feet** (383.76' Record) to a 1/2 inch iron rod found for the north corner of Lot 3, Hays County Governments Center Campus as recorded in Volume 15, Page 54, Plat Records of Hays County, Texas. and for the eastern most corner of the herein described tract;

THENCE South 43°51'35" West (South 43°31'38" West Record), with the common line of said Lot 3, a distance of **317.35 feet** (317.33' Record) to a 1/2 inch iron rod found for the west corner of said Lot 3, for a southern corner of the herein described tract, same being in the north line of Lot 2 of San Marcos Business Park, Section 2, as recorded in Volume 4, Page 201, Plat Records of Hays County, Texas;

THENCE with the common line of said Lot 2 the following two (2) courses and distances;

1) **North 46°02'07" West** (North 46°17'00" West Record), a distance of **66.25 feet** (66.00' Record) to a 1/2 inch iron rod found for the north corner of said Lot 2;

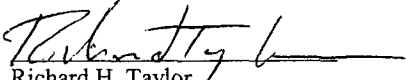
2) **South 43°47'15" West** (South 43°32'00" West Record), a distance of **130.06 feet** (130.00' Record) to a 1/2 inch iron rod found for the south corner of the herein described tract, same being the east corner of aforesaid Lot 1 of San Marcos Business Park, Section 2;

THENCE with the common line of said Lot 1, San Marcos Business Park, Section 2, the following two (2) courses and distances:

1) **North 45°56'02" West** (North 46°17' West Record), a distance of **210.07 feet** (210.00' Record) to a 1/2 inch iron rod found for the north corner of said Lot1;

2) **South 44°03'58" West** (South 43°28'30" West Record), a distance of **235.04 feet** (234.93' Record) to the **POINT OF BEGINNING** and **CONTAINING 6.93 ACRES OF LAND**.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared from a boundary survey performed under my direction during October 2012, 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

10/15/12
Date

Attachments: Exhibit of a 6.93 acre tract
Job: 12-4247



Hays County
Linda C. Fritsche
County Clerk
San Marcos, Texas 78666



70 2008 80029270

Instrument Number: 2008-80029270

Recorded On: October 02, 2008

As
OPR RECORDINGS

Parties: CARSON WILLIAM C

Billable Pages: 6

To CARSON SELECT INVESTMENTS LP

Number of Pages: 7

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS	36.00
Total Recording:	36.00

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

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

File Information:

Document Number: 2008-80029270
Receipt Number: 204191
Recorded Date/Time: October 02, 2008 11:14:43A
Book-Vol/Pg: BK-OPR VL-3493 PG-89
User / Station: R Robinson - Cashering #1

Record and Return To:

CARSON SELECT INVESTMENTS LP
1911 CORPORATE DRIVE STE 102
SAN MARCOS TX 78666



State of Texas |
County of Hays

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

Linda C Fritsche
Linda C Fritsche, County Clerk

SPECIAL WARRANTY DEED

68.09 acres, Hays County, Texas
(William C. Carson and Jo Ann Carson to Carson Select Investments, LP)

Date: Signed September 30, 2008 to be effective October 1, 2008

Grantor: **WILLIAM C. CARSON** and **JO ANN CARSON**, husband and wife

Grantor's Mailing Address:

WILLIAM C. CARSON and **JO ANN CARSON**
1911 Corporate Drive, Ste 102
San Marcos, TX 78666
Hays County

Grantee: **CARSON SELECT INVESTMENTS, LP**, a Texas limited partnership

Grantee's Mailing Address:

CARSON SELECT INVESTMENTS, LP
c/o Carson Select Investments, GP, LLC
General Partner
1911 Corporate Drive, Ste 102
San Marcos, TX 78666
Hays County

Consideration:

The Property is conveyed to Grantee for the purpose of contributing to the capital of CARSON SELECT INVESTMENTS, LP.

Property (including any improvements):

68.09 acres, more or less, of land area in the J. M. Veramendi Survey No. 1, City of San Marcos, Texas, Hays County, Texas, being a portion of that tract described as 219.070 acres in a deed from San Marcos Business Park, Ltd. To W. C. Carson dated September 2, 1988 and recorded in Volume 752, Page 33 of the Hays County Real Property Records, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

Reservations from Conveyance:

None


Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2008, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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



WILLIAM C. CARSON

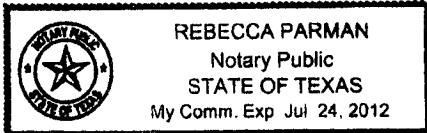


JO ANN CARSON

STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me on September 30, 2008,
by WILLIAM C. CARSON.

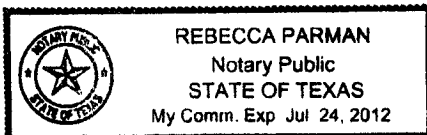


Rebecca Parman
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me on September 30, 2008,
by JO ANN CARSON.



Rebecca Parman
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

BILL CLINE LAW OFFICE, P.C.
P.O. BOX 2502
WIMBERLEY, TX 78676
512.842.1260 - PHONE/FAX

AFTER RECORDING RETURN TO:

CARSON SELECT INVESTMENTS, LP
c/o Carson Select Investments, GP, LLC
1911 Corporate Drive, Ste 102
San Marcos, TX 78666
Hays County

EXHIBIT A

80029270 Bk Vol Pg
OPR 3493 93

DESCRIPTION OF 68.09 ACRES, MORE OR LESS, OF LAND AREA IN THE J.M. VERAMENDI SURVEY NO. 1, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 219.070 ACRES IN A DEED FROM SAN MARCOS BUSINESS PARK, LTD. TO W.C. CARSON DATED SEPTEMBER 2, 1988 AND RECORDED IN VOLUME 752, PAGE 33 OF THE HAYS COUNTY REAL PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set in 2000 in the northwest line of that tract described as a 60 foot wide strip in a deed from S.R. McKie et ux to the International Rail Road Company dated November 1, 1871 and recorded in Volume H, Page 52 of the Hays County Deed Records for the east corner of this description and the Carson 219.070 acre tract and south corner of Lot 17, City View Addition, as recorded in Volume 129, Page 363 of the Hays County Deed Records;

THENCE leaving Lot 17, City View Addition and the PLACE OF BEGINNING as shown on that plat numbered 24807-08-6-d dated April 9, 2008 prepared for Chris Carson by Byrn & Associates, Inc., of San Marcos, Texas, with the common southeast line of the Carson 219.070 acre tract and northwest line of the International Rail Road Company 60 foot wide strip S 33°21'55" W 1322.85 feet to a ½" iron rod set for a south corner of this description, from which a ½" iron rod found for the northeast corner of Lot 1, Section 3, San Marcos Business Park as recorded in Volume 5, Page 211 of the Hays County Plat Records bears S 33°21'55" W 1025.95 feet;

THENCE leaving the International Rail Road Company 60 foot wide strip and entering the Carson 219.070 acre tract the following five courses:

1. N 74°27'27" W 1199.08 feet to a ½" iron rod set for an interior corner of this description,
2. With a right-breaking curve having the following characteristics: delta = 27°53'00", radius = 1065.00 feet, arc = 518.29 feet, and a chord bearing S 29°32'52" W 513.19 feet to a ½" iron rod found with a plastic cap stamped "PBS&J" at the end of said curve, pass at an arc distance of 223.12 feet a ½" iron rod found with a plastic cap stamped "PBS&J",
3. S 43°29'40" W 165.43 feet to a ½" iron rod found with a plastic cap stamped "PBS&J" for the southwest corner of this description,
4. N 46°30'33" W 796.25 feet to a ½" iron rod found with a plastic cap stamped "PBS&J" for angle point, pass at 100.06 feet a ½" iron rod found with a plastic cap stamped "PBS&J", and
5. N 46°12'09" W 383.76 feet to a ½" iron pipe found in the southwest line of that tract described as 1.50 acres in a deed from Sammie W. Williamson to the Sammie W. Williamson Revocable Trust dated April 19, 2002 and recorded in Volume 1999, Page 684 of the Hays County Official Public Records for the northwest corner of this description and east corner of that tract described as 41,894 square feet in a deed from Luz Garcia Lucio et al to Jose G. Lucio, Jr. et ux dated July 31, 1972 and recorded in Volume 255, Page 142 of the Hays County Deed Records as shown on plat dated March 14, 1970 by Don Cude, R.P.S. No. 364 (said Williamson 1.50 acre tract and Lucio 41.894 square foot tract being in conflict with the Carson 219.070 acre tract);

THENCE leaving the Lucio 41,894 square foot tract crossing the southeast end of the Williamson 1.50 acre tract with fence remains (still in conflict with the Carson 219.070 acre tract),
N 66° 45' 56" E 63.62 feet to a ½" iron rod found in the northeast line of Williamson 1.50 acre tract;

THENCE with the northeast line of the Williamson 1.50 acre tract,
N 45° 18' 56" W 17.18 feet to a ½" iron rod found in the north line of the Carson 219.070 acre tract for the south corner of that tract described as 5.00 acres in a deed from Jose C. Lucio et al to the Veterans of Foreign Wars, Post No. 3413, dated November 16, 1975 and recorded in Volume 280, Page 219 of the Hays County Deed Records;

THENCE leaving the Williamson 1.50 acre tract with the common north line of the Carson 219.070 acre tract and southeast line of the V.F.W. 5.00 acre tract, the following three courses:

1. N 66° 43' 50" E 9.40 feet to a ½" iron rod found for an angle point,
2. N 75° 53' 28" E 225.78 feet to a ½" iron rod found for an angle point, and
3. N 53° 05' 16" E 2.38 feet to a point for the east corner of the V.F.W. 5.00 acre tract;

THENCE leaving the V.F.W. 5.00 acre tract with the north line of the Carson 219.070 acre tract as monumented by James R. Hall, R.P.S. No. 608 and shown on plan no. 1411 on which he states this line to be the centerline of Purgatory Creek established by O.E. Metcalfe in 1907, being partially in conflict with that tract described as 14.887 acres in a deed from Monica and Jose C. Lucio to the Trustees of Sinai Pentecostal Church dated July 20, 1994 and recorded in Volume 1092, Page 26 of the Hays County Official Public Records (said tract being monumented by Raymond V. Katowski, R.P.L.S. No. 2164), the following five courses:

1. N 53° 05' 16" E 282.15 feet to a ½" iron rod found for an angle point,
2. N 01° 51' 20" W 96.20 feet to a ½" iron rod found for an angle point,
3. N 60° 50' 23" E 90.57 feet to a ½" iron rod set in 2000 for an angle point,
4. N 37° 38' 58" E 61.37 feet to a ½" iron rod set in 2000 for an angle point, and
5. N 54° 18' 16" E 275.00 feet to a ½" iron rod found in the west line of that tract described in a deed from Maude Whisenant to Erwin Tietjen dated March 25, 1963 and recorded in Volume 195, Page 379 of the Hays County Deed Records for an exterior north corner of this tract;

THENCE with the common north line of the Carson 219.070 acre tract and west line of the Tietjen tract, S 41° 34' 34" E 5.40 feet to a ½" iron rod found in the centerline of Purgatory Creek as shown on the aforereferenced plan No. 1411 by James Hall and monumented by Don Cude, R.P.S. No. 364 and shown on his plat of 27.10 acres dated August 20, 1968 as prepared for Erwin Tietjen, for an interior northerly corner of this tract;

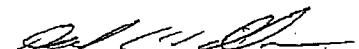
THENCE with the common north line of the Carson 219.070 acre tract and south line of the Tietjen 27.10 acre tract being the centerline of Purgatory Creek as monumented by Don Cude, the following six courses:

1. N 65° 44' 16" E 239.51 feet to a ½" iron rod found for an angle point,
2. N 79° 07' 28" E 350.87 feet to a ½" iron rod found for an angle point,
3. N 84° 11' 12" E 479.75 feet to a ½" iron rod found for an angle point,
4. S 66° 23' 27" E 356.62 feet to a ½" iron rod found for an angle point,
5. N 82° 53' 07" E 310.82 feet to a ½" iron rod set in 2000 for an angle point, and
6. N 22° 00' 00" E 259.76 feet to a ½" iron rod set in 2000 for an interior corner of the Tietjen 27.10 acre tract and the northeast corner of the Carson 219.070 acre tract;

THENCE leaving Purgatory Creek and continuing with the common line of the Carson 219.070 acre tract and the Tietjen 27.10 acre tract as monumented by Don Cude, S 49°01'43" E 306.99 feet to a ½" brass pipe in concrete monument found in the northeast line of the Carson 219.070 acre tract for the southeast corner of the Tietjen 27.10 acre tract and west corner of Lot 16 of the aforereferenced City View Addition;

THENCE with the common northeast line of the Carson 219.070 acre tract and southwest line of City View Addition S 49°01'43" E 341.90 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 68.09 acres, more or less, of land area as prepared from public records and a survey made on the ground on January 27, 2000 and April 19, 2008 by Byrn & Associates, Inc. of San Marcos, Texas. All ½" iron rods set are capped with a plastic cap stamped "Byrn Survey". The Bearing Basis for this description is the northeast line of F.M. Highway No. 3407 being N 46° 17' 00" W.


David C. Williamson, R.P.L.S. #4190

CLIENT: Carson, C.
DATE: April 9, 2008
SURVEY: Veramendi, No. 1, JM
COUNTY: Hays, Texas
JOB NO.: 24807-08-06
END68.09

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail, Suite 1120
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5547

Receipt Number: **SM-2024-1595364**

Payor: CARSON SELECT INVESTMENTS, LP ()
407 S. STAGECOACH, STE. 203
SAN MARCOS, TX 78666

Owner: CARSON SELECT INVESTMENTS LP
(O0251010)
407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666-5063

Quick Ref ID: R11743
Owner: CARSON SELECT INVESTMENTS LP
(O0251010) - 100%
Owner Address: 407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666-5063

Property: 10-0017-1056-00000-3
Legal Description: A0017-1 JUAN M VERAMENDI SURVEY
#1, TRACT PT OF 53, ACRES 6.93
Situs Address: HUNTER RD SAN MARCOS 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2023					
San Marcos CISD	6,930	0.991500	68.71	68.71	68.71
Special Road Dist	6,930	0.020000	1.39	1.39	1.39
Hays County	6,930	0.287500	19.92	19.92	19.92
City Of San Marcos	6,930	0.603000	41.79	41.79	41.79

Total Payment Amount	131.81
Check Payment (Ref # 2233) Tendered	131.81
Total Tendered	131.81

Remaining Balance Due, including other fees, as of 9/13/2024	0.00
---	-------------

Date Paid: 01/29/2024
Effective Date: 01/29/2024
Station/Till: Angie/Angie's Till
Cashier:

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail, Suite 1120
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5547

Receipt Number: **SM-2024-1595363**

Payor: CARSON SELECT INVESTMENTS, LP ()
407 S. STAGECOACH, STE. 203
SAN MARCOS, TX 78666

Owner: CARSON SELECT INVESTMENTS LP
(O0021013)
C/O CARSON SELECT INVESTMENTS GP
LLC GENERAL PARTNER
407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666-5063

Quick Ref ID: R128358
Owner: CARSON SELECT INVESTMENTS LP
(O0021013) - 100%
Owner Address: C/O CARSON SELECT INVESTMENTS GP
LLC GENERAL PARTNER
407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666-5063

Property: 10-0017-1056-00004-3
Legal Description: A0017-1 JUAN M VERAMENDI SURVEY
#1, TRACT PT OF 53, ACRES 67.45
Situs Address: WONDER WORLD DR SAN MARCOS
78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2023					
San Marcos CISD	10,410	0.991500	103.22	103.22	103.22
Special Road Dist	10,410	0.020000	2.08	2.08	2.08
Hays County	10,410	0.287500	29.93	29.93	29.93
City Of San Marcos	10,410	0.603000	62.77	62.77	62.77

Total Payment Amount	198.00
Check Payment (Ref # 2233) Tendered	198.00
Total Tendered	198.00

Remaining Balance Due, including other fees, as of 9/13/2024	0.00
---	-------------

Date Paid: 01/29/2024
Effective Date: 01/29/2024
Station/Till: Angie/Angie's Till
Cashier:

MAP LEGEND

-  Proposed SMGA / SMRF Hun-Dun Natural Trail
-  Proposed CD-1 / Trail Land Dedication (16.6 ACRES) from LI
-  Proposed CD-4 (56.8 ACRES, UNPLATTED) from LI
-  Proposed CD-5 (21.5 ACRES) from LI/GC

NOTES

- Downzoning proposed for compatibility with proposed trail use and to align with Comprehensive Plan (Vision San Marcos and VisionSMTX)
- CD-1 area is equal to property under consideration for trail dedication
- CD-4 area is equal to remainder of applicant’s unplatted property
 - Lowest “Consider” zoning district per VisionSMTX Equivalency Table
 - Aligned with Table 4.6 of SMDC (Existing Zoning Translation Table)
- CD-5 area primarily comprised of existing platted lots on Stagecoach Trail
 - “Consider” zoning district per Equivalency Table and Table 4.6
 - Creates consistent zoning with existing adjacent platted lots
- No current development plans

