

# DEVELOPMENT AGREEMENT APPLICATION

Updated: September, 2020



## CONTACT INFORMATION

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

## PROPERTY INFORMATION

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

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

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

Preferred Scenario Designation: \_\_\_\_\_ Existing Use of Property: \_\_\_\_\_

## DESCRIPTION OF REQUEST

Proposed New Preferred Scenario Designation, if any: \_\_\_\_\_

Proposed Base Zoning Districts: \_\_\_\_\_

Proposed Land Uses: \_\_\_\_\_

## 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 \$2,113 plus \$100 per acre

Technology Fee \$13

MAXIMUM COST \$5,013


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


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

## PROPERTY OWNER AUTHORIZATION

I, Aaron Levy (owner name) on behalf of  
Casata San Marcos, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
2390 Post Road (address).

I hereby authorize Thomas K. Rhodes (agent name) on behalf of  
Casata San Marcos (agent company) to file this application for  
Development Agreement (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 07/15/2021  
Printed Name, Title: Aaron Levy, manager

Signature of Agent:  Date: 08/04/21  
Printed Name, Title: Thomas K. Rhodes

Form Updated October, 2019

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

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

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

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

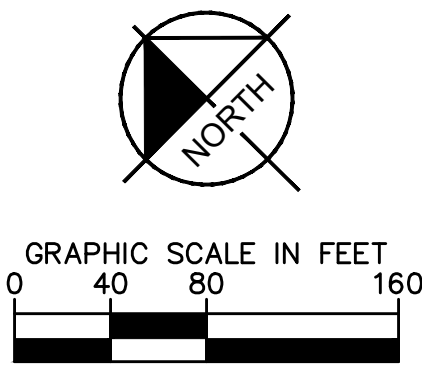
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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

Form Updated October, 2019





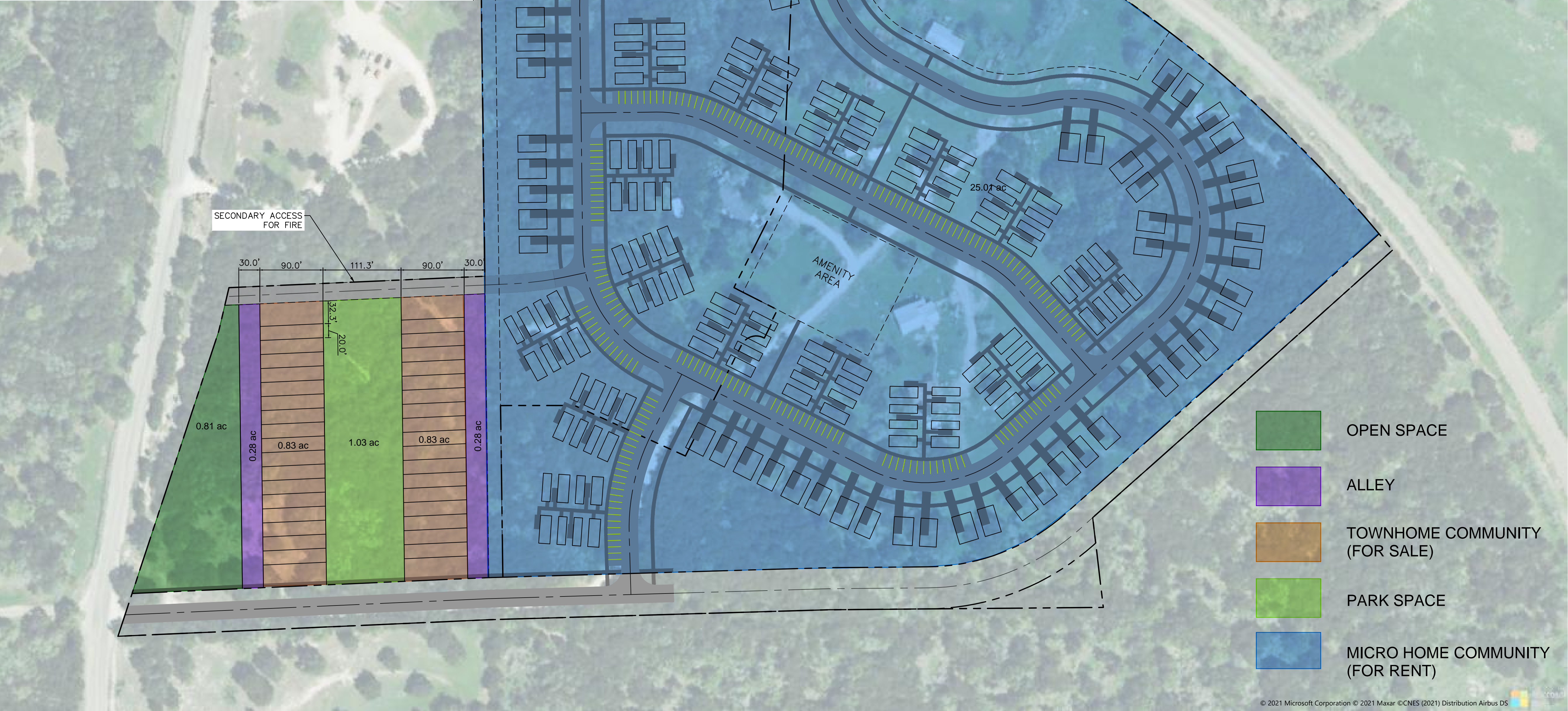
SITE SUMMARY (31.79 ACRES):

RESIDENTIAL LOTS	
MICRO HOME COMMUNITY (FOR RENT)	150 UNITS
9'x18' PARKING	263 STALLS
TOWNHOME COMMUNITY (FOR SALE)	56 UNITS
9'x18' PARKING - 2 PER UNIT	

INFRASTRUCTURE SUMMARY:

PRIMARY ROAD	
(4,785 LF @ 25')	119,323 SF
SECONDARY ROAD	
(464 LF @ 25')	11,685 SF
PARKING AREAS (9'x18')	43,609 SF
DRIVEWAYS	38,688 SF
WALK/PATHS (5')	69,290 SF

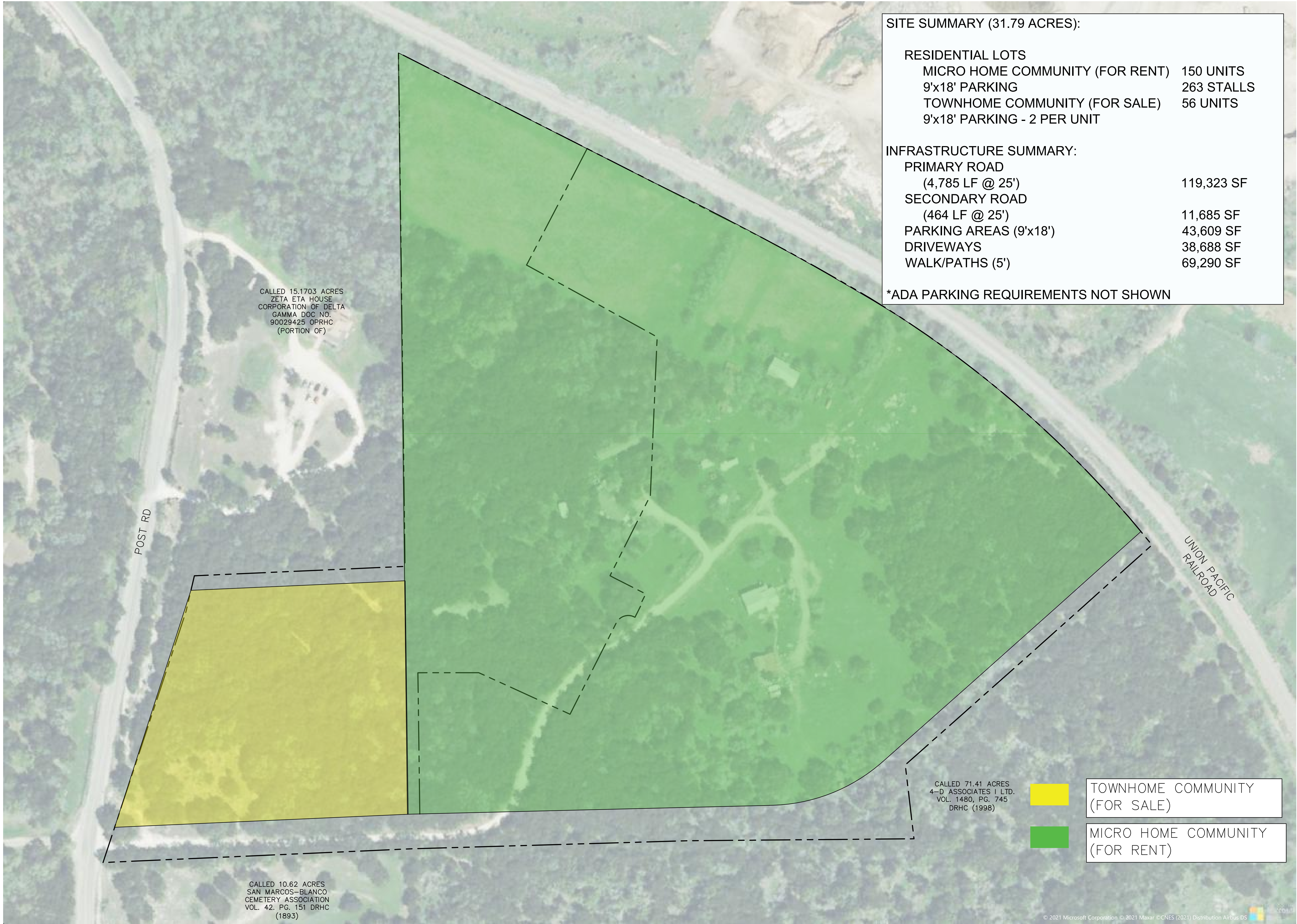
\*ADA PARKING REQUIREMENTS NOT SHOWN



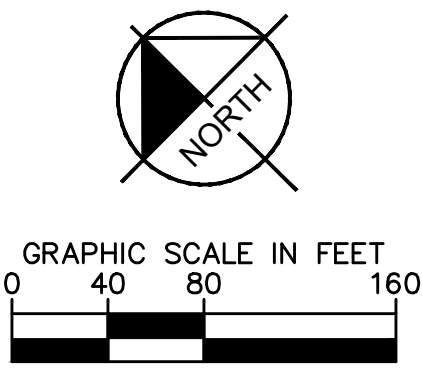
POST RD PRELIMINARY EXHIBIT  
San Marcos, Texas  
July 21

**Kimley»Horn**  
2600 Via Fortuna, Terrace I  
Suite 300  
Austin, Texas 78746  
512-646-2241  
State of Texas Registration No. F-928





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LEGAL DESCRIPTION OF LAND:  
TRACT 1 - 26.789

BEING A 26.789 ACRE (1,166,927 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM WARD SURVEY, ABSTRACT 467 AND THE J. M. VERAMENDI LEAGUE, ABSTRACT 17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND, CALLED 26.78 ACRES, DESCRIBED TO ROBERT JACKSON, ET UX, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 11027603 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND AT THE SOUTH CORNER OF A CALLED 15.1703 ACRE TRACT OF LAND DESCRIBED TO ZETA ETA HOUSE CORPORATION OF DELTA GAMMA AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 90029425 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; FOR THE WEST CORNER OF THIS TRACT;

THENCE NORTH 44°27'40" EAST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID 15.1703 ACRE TRACT, A DISTANCE OF 1379.92 FEET TO A 1 INCH IRON PIPE FOUND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (VARIABLE WIDTH R.O.W.) AND AT AN EAST CORNER OF SAID 15.1703 ACRE TRACT; FOR THE NORTH CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- SOUTH 17°52'20" EAST, A DISTANCE OF 659.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT A POINT OF CURVATURE FOR THIS TRACT;
- IN A SOUTHEASTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE RIGHT, A CENTRAL ANGLE OF 3°02'34", A RADIUS OF 3769.82 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 16°17'20" EAST, 200.18 FEET, AND A TOTAL ARC LENGTH OF 200.20 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT A POINT OF COMPOUND CURVATURE FOR THIS TRACT;
- IN A SOUTHWESTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE RIGHT, A CENTRAL ANGLE OF 3°02'34", A RADIUS OF 3769.82 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 16°17'20" EAST, 200.18 FEET, AND A TOTAL ARC LENGTH OF 200.20 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT A NORTHEAST CORNER OF A CALLED 71.41 ACRE TRACT OF LAND ASSOCIATED I LTD. AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 1480, PAGE 745 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE, WITH THE NORTHERLY BOUNDARY LINE OF SAID 71.41 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- NORTH 86°39'20" WEST, A DISTANCE OF 311.52 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 86°25'20" WEST, A DISTANCE OF 261.18 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- SOUTH 38°26'40" WEST, A DISTANCE OF 128.90 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR THE SOUTH CORNER OF THIS TRACT;
- NORTH 45°18'20" WEST, A DISTANCE OF 390.81 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR THE SOUTH CORNER OF THIS TRACT;
- NORTH 46°29'20" WEST, A DISTANCE OF 484.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.789 ACRES OF LAND, MORE OR LESS, IN HAYS COUNTY, TEXAS.

LEGAL DESCRIPTION OF LAND:  
TRACT 2 - 5.000 ACRES

BEING A 5.000 ACRES (217,800 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM WARD SURVEY, ABSTRACT 467, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND BEING A OUT OF A CALLED 15.1703 ACRE TRACT OF LAND DESCRIBED TO ZETA ETA HOUSE CORPORATION OF DELTA GAMMA AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 90029425 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 3/4 INCH IRON PIPE FOUND IN THE NORTHEAST BOUNDARY LINE OF A CALLED 10.62 ACRE TRACT OF LAND DESCRIBED TO SAN MARCOS-BLANCO CEMETERY ASSOCIATION AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 42, PAGE 151 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; AT THE EAST CORNER OF A CALLED 26.78 ACRES TRACT OF LAND DESCRIBED TO ROBERT JACKSON, ET UX, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 11027603 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; FOR THE SOUTH CORNER OF SAID 15.1703 ACRE TRACT AND THE SOUTH CORNER OF THIS TRACT;

THENCE NORTH 47°22'13" WEST, A DISTANCE OF 529.93 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "RPLS 5703" FOUND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF POST ROAD (VARIABLE WIDTH PUBLIC R.O.W.) AND AT THE NORTH CORNER OF SAID 10.62 ACRE TRACT; FOR THE WEST CORNER OF SAID 15.1703 ACRE TRACT AND THE WEST CORNER OF THIS TRACT;

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID POST ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 63°28'16" EAST, A DISTANCE OF 457.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF SAID 15.1703 ACRE TRACT AND AN ANGLE CORNER OF THIS TRACT;
- NORTH 58°26'11" EAST, A DISTANCE OF 64.11 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR THE NORTH CORNER OF THIS TRACT;

THENCE SOUTH 47°22'13" EAST, ACROSS SAID 15.1703 ACRE TRACT, A DISTANCE OF 365.26 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE NORTHWEST BOUNDARY LINE OF A SAID 26.78 ACRE TRACT AND THE SOUTHEAST BOUNDARY LINE OF SAID 15.1703 ACRE TRACT; FOR THE EAST CORNER OF THIS TRACT;

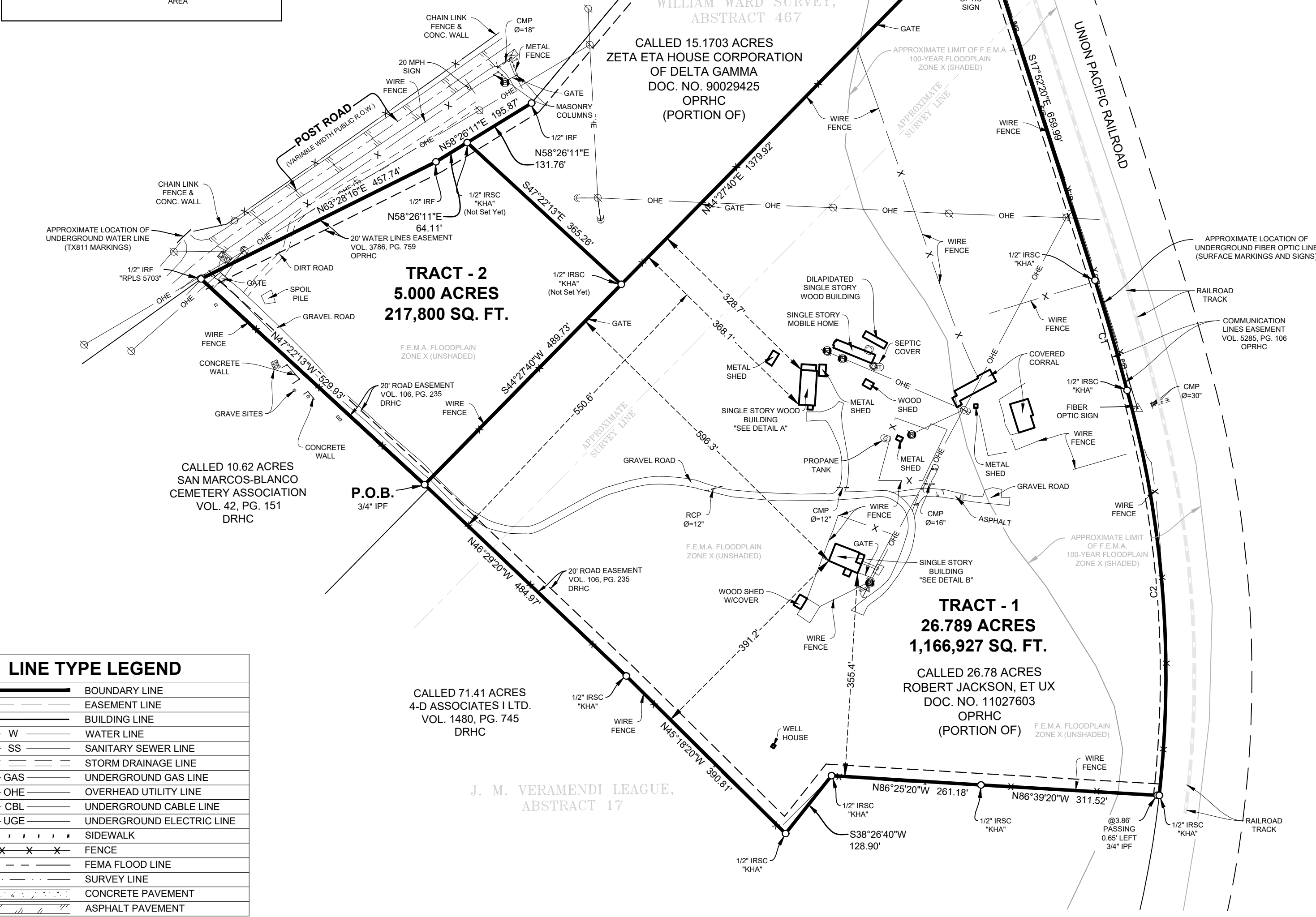
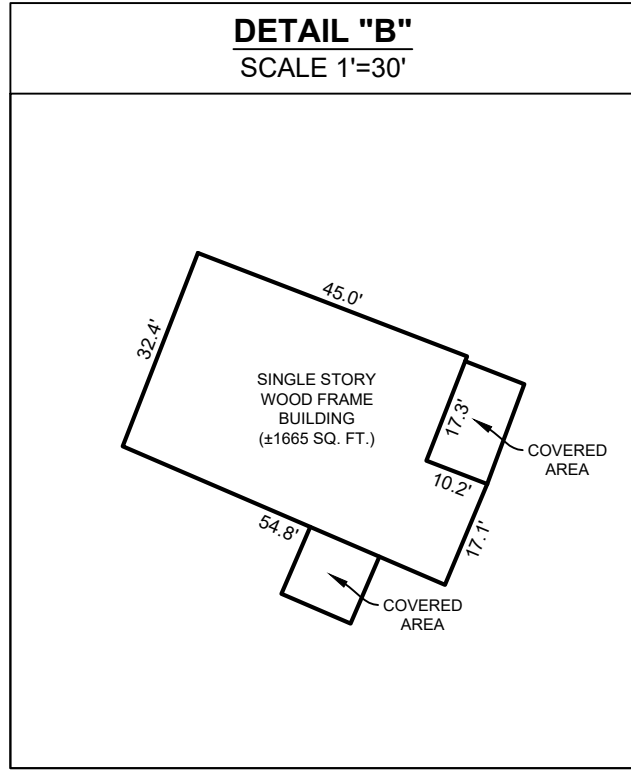
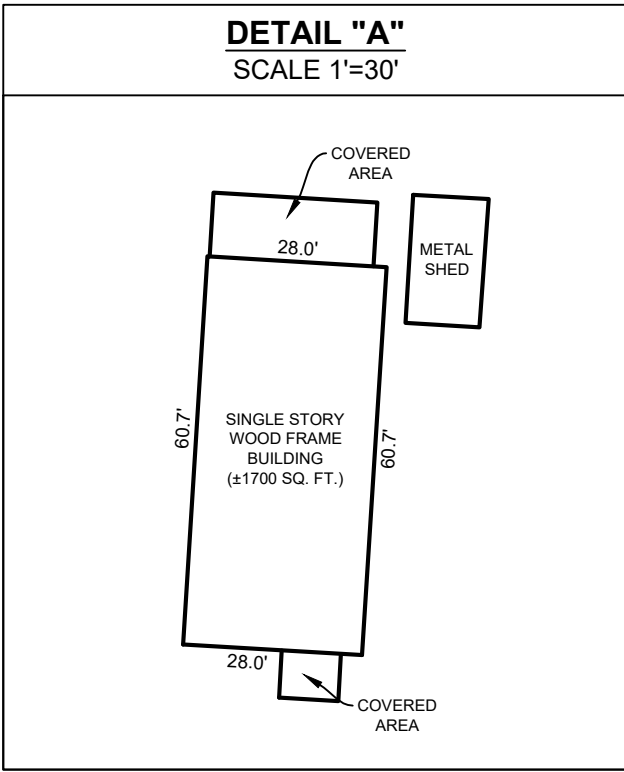
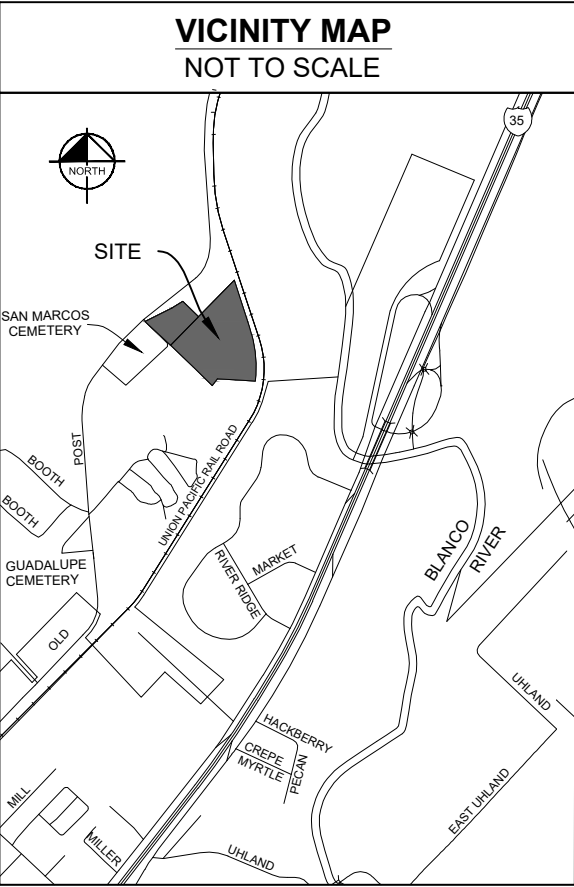
THENCE SOUTH 44°27'40" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 26.78 ACRE TRACT AND SAID 15.1703 ACRE TRACT, A DISTANCE OF 489.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND, MORE OR LESS, IN HAYS COUNTY, TEXAS.

#### NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

- TITLE COMMITMENT 1A- TRACT 1  
(PURSUANT TO COMMITMENT FOR TITLE INSURANCE LISTED IN GENERAL NOTE 1.)
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)
    - RIGHTS OF PARTIES IN POSSESSION, (OWNER'S POLICY ONLY) THIS EXCEPTION MAY BE DELETED AT THE REQUEST OF THE PROPOSED INSURED, UPON A PHYSICAL INSPECTION BY THE TITLE COMPANY AND PAYMENT OF ITS REASONABLE AND ACTUAL COSTS HEREOF. (NOT A SURVEY MATTER)
    - ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS, AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
    - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND, IN THE EVENT OF A CONFLICT BETWEEN THIS EXCEPTION AND COVERED RISK 1.(C), THIS EXCEPTION SHALL CONTROL. (APPLIES TO OWNER'S POLICY ONLY) (NOT A SURVEY MATTER)
    - RIGHTS OF TENANTS IN POSSESSION UNDER RECORDED LEASES OR RENTAL AGREEMENTS. (NOT A SURVEY MATTER)
    - EASEMENT EXECUTED BY GEORGE KYLE, TO TEXAS POWER & LIGHT COMPANY, DATED NOVEMBER 3, 1927, RECORDED IN VOLUME 94, PAGE 579, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (UNABLE TO DETERMINE, VAGUE DESCRIPTION)
    - EASEMENT EXECUTED BY BESSIE KYLE, TO TEXAS POWER & LIGHT COMPANY, DATED NOVEMBER 30, 1927, RECORDED IN VOLUME 94, PAGE 580, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (UNABLE TO DETERMINE, VAGUE DESCRIPTION)
    - EASEMENT EXECUTED BY ALMA KYLE MITCHELL, TO MAXWELL WATER SUPPLY CORPORATION, DATED DECEMBER 10, 1970, RECORDED IN VOLUME 240, PAGE 741, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, BLANKET IN NATURE)
    - EASEMENTS AS SHOWN IN DEEDS RECORDED IN VOLUME 351, PAGE 329, VOLUME 362, PAGE 219, AND VOLUME 377, PAGE 481 CORRECTED IN VOLUME 393, PAGE 460, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (DOES NOT AFFECT, NOT LOCATED ON SUBJECT TRACT)
    - TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN GEORGE KYLE AND BESSIE J. KYLE AND ARABELLA C. VARRINGTON, AS RECORDED IN VOLUME 106, PAGE 325, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO AS SHOWN)
    - SUBJECT PROPERTY LIES WITHIN THE EDWARDS UNDERGROUND WATER DISTRICT. (SUBJECT TO, NOT SHOWN)
    - SUBJECT PROPERTY LIES WITHIN THE UPPER SAN MARCOS WATERSHED. (SUBJECT TO, NOT SHOWN)
    - THIS POLICY DOES NOT INSURE THE VALUE OF ANY MANUFACTURED HOME SITUATED ON THE INSURED REAL PROPERTY (OR ANY IMPROVEMENTS ATTACHED OR RELATED THERETO), FOR WHICH A STATEMENT OF OWNERSHIP AND LOCATION HAS NOT BEEN OBTAINED AND RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED. THE COVERAGE OF THIS POLICY DOES NOT EXTEND TO ANY LIEN ON SUCH MANUFACTURED HOME, OR TO ANY CONSEQUENCES OF FORECLOSURE OR ATTEMPTED FORECLOSURE OF ANY SUCH LIEN.(NOT A SURVEY MATTER)

#### NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

- TITLE COMMITMENT 1B - TRACT 2
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)
    - RIGHTS OF PARTIES IN POSSESSION, (OWNER'S POLICY ONLY) THIS EXCEPTION MAY BE DELETED AT THE REQUEST OF THE PROPOSED INSURED, UPON A PHYSICAL INSPECTION BY THE TITLE COMPANY AND PAYMENT OF ITS REASONABLE AND ACTUAL COSTS HEREOF. (NOT A SURVEY MATTER)
    - ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS, AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.(NOT A SURVEY MATTER)
    - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND, IN THE EVENT OF A CONFLICT BETWEEN THIS EXCEPTION AND COVERED RISK 1.(C), THIS EXCEPTION SHALL CONTROL. (APPLIES TO OWNER'S POLICY ONLY) (NOT A SURVEY MATTER)
    - RIGHTS OF TENANTS IN POSSESSION UNDER RECORDED LEASES OR RENTAL AGREEMENTS. (NOT A SURVEY MATTER)
    - EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 124, PAGE 18, DEED RECORDS OF HAYS COUNTY, TEXAS. (UNABLE TO DETERMINE, VAGUE DESCRIPTION)
    - EASEMENT GRANTED TO MAXWELL WATER SUPPLY CORPORATION, RECORDED IN VOLUME 240, PAGE 746, DEED RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, BLANKET IN NATURE)
    - EASEMENT GRANTED TO MAXWELL WATER SUPPLY CORPORATION, RECORDED IN VOLUME 3786, PAGE 756, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN)
    - EASEMENT AWARDED TO QWEST COMMUNICATIONS COMPANY, ET AL, BY EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, OF WHICH IS FILED IN VOLUME 5285, PAGE 108, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN)
    - AFFIDAVIT TO THE PUBLIC REGARDING A NON-STANDARD AND/OR PROPRIETARY ON SITE SEWAGE FACILITY INSTALLED ON SUBJECT PROPERTY, AS RECORDED IN VOLUME 2283, PAGE 38, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, NOT GRAPHICALLY SHOWN)



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAINAGE LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND CABLE LINE
	UNDERGROUND ELECTRIC LINE
	SIDEWALK
	FENCE
	FEMA FLOOD LINE
	SURVEY LINE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND											
	AIR LINT		ELECTRIC VAULT		GAS VAULT		SANTARY SEWER BOX		TELEPHONE MARKER FLAG		UNDENTIFIED TANK
	CABLE TV BOX		ELEVATION BENCHMARK		GAS VALVE		SANTARY SEWER CLEAN OUT		TELEPHONE MARKER SIGN		IRON PIPE FOUND
	CABLE TV MANHOLE		FIBER OPTIC BOX		GAS WELL		SANTARY SEWER MANHOLE		TRAFFIC MARKER SIGN		IRON ROD FOUND
	CABLE TV MARKER FLAG		FIBER OPTIC MANHOLE		HANDICAPPED PARKING		SANTARY SEWER MARKER FLAG		TRAFFIC BOLLARD		1/2\"/>
	CABLE TV MARKER SIGN		FIBER OPTIC MARKER SIGN		LIGHT STANDARD		SANTARY SEWER MARKER SIGN		TRAFFIC BOX		PK F
	CABLE TV VAULT		FIBER OPTIC VAULT		MAIL BOX		SANTARY SEWER VAULT		TRAFFIC MANHOLE		PK NAIL SET
	COMMUNICATIONS BOX		FIRE DEPT CONNECTION		MARQUEE BILLBOARD		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		RRSF
	COMMUNICATIONS MANHOLE		PIPELINE BOX		PIPELINE VAULT		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		RRSS
	COMMUNICATIONS MARKER FLAG		FLAG POLE		PIPELINE VAULT		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		XS
	COMMUNICATIONS MARKER SIGN		FLOOD LIGHT		PIPELINE VAULT		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		P.O.B.
	COMMUNICATIONS VAULT		FLOW DIRECTION		PIPELINE VAULT		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		P.O.C.
	ELECTRIC BOX		FUEL TANK		PIPELINE VAULT		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		DPRHC
	ELECTRIC METER		GAS MANHOLE		PIPELINE VAULT		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		OPRHC
	ELECTRIC MARKER FLAG		GAS METER		PIPELINE VAULT		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		BM
	ELECTRIC MARKER SIGN		GAS MANHOLE		PIPELINE VAULT		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		CAF
	ELECTRIC SWITCH		GAS MARKER FLAG		PIPELINE VAULT		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		CMF
	ELECTRIC TRANSFORMER		GAS SIGN		PIPELINE VAULT		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		CSF
			RAILROAD BOX		PIPELINE VAULT		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		CONCRETE MONUMENT FOUND
			RAILROAD HANDHOLE		PIPELINE VAULT		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		COTTON SPINDLE FOUND
			RAILROAD SIGN		PIPELINE VAULT		SANTARY SEWER VAULT		TRAFFIC MARKER SIGN		

#### GENERAL NOTES:

- TITLE COMMITMENTS:
  - THIS SURVEY WAS PERFORMED UTILIZING THAT CERTAIN TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 20-3558-C (ISSUE DATE: FEBRUARY 3, 2021, EFFECTIVE DATE: JANUARY 26, 2021) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS, THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENT REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.
  - THIS SURVEY WAS PERFORMED UTILIZING THAT CERTAIN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY, G.F. NO. 20-3668-C (ISSUE DATE: MAY 12, 2021, EFFECTIVE DATE: APRIL 21, 2021) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS, THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENT REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.
- ACCORDING TO COMMUNITY PANEL NO. 48209C0392F, MAP NO. 48209C0392F, EFFECTIVE DATE: SEPTEMBER 2, 2005 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED IN ZONE "AE FLOODWAY" WHICH IS DEFINED BY FEMA AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS"; A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED"; A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (SHADED) WHICH IS DEFINED BY FEMA AS "AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD"; THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- PER ALTA/NSPS SURVEY MINIMUM STANDARDS ITEM 5, SECTION C, PARAGRAPH III: THE TERM "ENCROACHMENT" IMPLIES A LEGAL OPINION, "EVIDENCE OF POTENTIALLY ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK" RELATIVE TO TITLE LINES, SETBACKS, ADJOINING PROPERTIES, AND RIGHTS-OF-WAYS, WILL BE SHOWN, BUT THE SURVEY WILL MAKE NO JUDGMENT OF "ENCROACHMENT" OR "NON-ENCROACHMENT".
- THE SUBJECT TRACT HAS ACCESS TO THE PUBLIC STREET RIGHT-OF-WAYS OF POST ROAD.
- THIS SURVEY DOES NOT REFLECT ZONING STATUS OR RESTRICTIONS. PER ALTA/NSPS OPTIONAL TABLE A NO. 6 (A)(B), A PRIVATE ZONING REPORT WAS NOT PROVIDED BY THE OWNER OR THE INSURER. THE SURVEYOR WILL NOT RESEARCH OR INTERPRET ANY ITEM RELATED TO ZONING IN ORDER SHOW SAID ZONING RESTRICTIONS.
- ANY UNDERGROUND UTILITIES SHOWN HEREON ARE FROM TEXAS 811 MARKINGS LOCATED BY SURVEY CREWS, OR RECORD DRAWINGS OBTAINED FROM UTILITY COMPANIES REPRESENTATIVES. KIMLEY-HORN CANNOT GUARANTEE THE LOCATIONS OF SAID UTILITIES, EXCEPT THOSE THAT ARE OBSERVED AND READILY VISIBLE ON THE SURFACE AT THE TIME OF THIS SURVEY. KIMLEY-HORN HAS MADE NO ATTEMPT TO OBTAIN OR SHOW DATA CONCERNING THE SIZE, DEPTH, CONDITION, OR CAPACITY OF ANY BURIED UTILITIES OR UNDERGROUND FACILITIES. FOR INFORMATION REGARDING SAID UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES. TEXAS 811 MARKINGS SHOWING THE LOCATION OF BURIED UTILITIES WERE OBSERVED AND LOCATED BY SURVEY CREWS WHILE PERFORMING THE FIELD SURVEY. KIMLEY-HORN CANNOT GUARANTEE THE ACCURACY AND THOROUGHNESS OF UTILITY COMPANY REPRESENTATIVES MARKING EFFORT. KIMLEY-HORN ASSUMES NO LIABILITY FOR POORLY OR IMPROPERLY MARKED UTILITY LOCATIONS. NO PRIVATE INTERIOR SERVICE LINES WERE MARKED AND NOT ARE SHOWN.
- THIS PROPERTY IS CURRENTLY UN-PLATTED AND IS SUBJECT TO THE TEXAS LOCAL GOVERNMENT CODE, TITLE 7, SUBTITLE A, CHAPTER 212 - MUNICIPAL REGULATION OF SUBDIVISIONS, SUBCHAPTER A - REGULATION OF SUBDIVISIONS. A SUBDIVISION PLAT WILL BE REQUIRED FOR SITE DEVELOPMENT.
- THE SURVEY CREW OBSERVED NO EVIDENCE OF RECENT EARTH MOVING WORK ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES TO STREET RIGHT-OF-WAYS AND THERE WERE NO VISIBLE EVIDENCE OF CHANGES TO STREET RIGHT-OF-WAYS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THE SURVEY CREW OBSERVED NO EVIDENCE OF READILY VISIBLE MARKERS DELINEATING THE WETLANDS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THE SURVEY CREW OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT TRACT AT THE TIME OF SURVEY, EXCEPT AS SHOWN ON SURVEY.
- THE SURVEY CREW OBSERVED NO PARKING SPOTS, HANDICAPPED OR OTHERWISE ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING SURVEY.
- THE EXTERIOR "FOOT PRINT" DIMENSIONS OF ALL BUILDING SHOWN HEREON ARE USED FOR SQUARE FOOTAGE CALCULATIONS.

#### SURVEYOR'S CERTIFICATION:

TO: FIRST AMERICAN TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,3,4,8,9,13 AND 15 OF TABLE A THEREOF.

FIELD SURVEY COMPLETION DATE: MARCH 15, 2021.  
SURVEY COMPLETION DATE: July 7, 2021.

ZACHARY KEITH PETRUS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6769  
10814 JOLLYVILLE ROAD  
CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
PH: (512) 572-6674  
ZACH.PETRUS@KIMLEY-HORN.COM

#### PRELIMINARY

THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

## ALTA/NSPS LAND TITLE SURVEY OF TRACT 1 - 26.789 ACRES & TRACT 2 - 5.000 ACRES BEING OUT OF THE WILLIAM WARD SURVEY, ABSTRACT 467 & THE J. M. VERAMENDI LEAGUE, ABSTRACT 17 CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

# Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV,  
SUITE 200, AUSTIN, TEXAS 78759

FIRM # 10194624 TEL. NO. (512) 418-1771  
WWW.KIMLEY-HORN.COM

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	NLS	ZKP	7/7/2021	069278804	1 OF 1

No.	DATE	REVISION DESCRIPTION
1		

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