

ANNEXATION APPLICATION

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Whisper Master Community Limited Partnership	Property Owner	Whisper Master Community Limited Partnership
Company	Whisper Master Community Limited Partnership	Company	Whisper Master Community Limited Partnership
Applicant's Mailing Address	100 NE Loop 410, Suite 775, San Antonio, Texas 78216	Owner's Mailing Address	100 NE Loop 410, Suite 775, San Antonio, Texas 78216
Applicant's Phone #	(512) 695-3532	Owner's Phone #	(512) 695-3532
Applicant's Email	rw4@cgminterests.com	Owner's Email	rw4@cgminterests.com

PROPERTY INFORMATION

Is the property adjacent to city limits: ☒ YES ☐ NO

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

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

Proposed Use: Residential, General Commercial

Proposed Zoning: CD3, EC

Reason for Annexation / Other Considerations: We would like to have these two parcels (consisting of approximately 152 acres) annexed into the City of San Marcos with the modifications set forth in the Development Agreement. This will accommodate both general commercial and residential uses.

AUTHORIZATION

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

Filing Fee \$1,181

Technology Fee \$13

TOTAL COST \$1,194


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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/


PROPERTY OWNER AUTHORIZATION

I, RW McDonald, IV (owner name) on behalf of
Whisper Master Community Limited Partnership (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
see exhibit attached for property location (address).

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

Signature of Owner:  Date: 03/29/2022

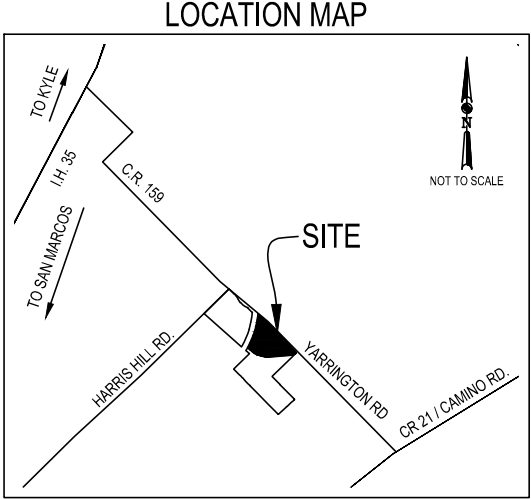
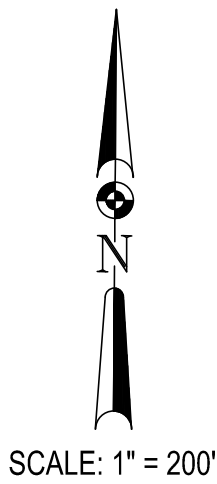
Printed Name, Title: RW McDonald I.V. - Manager

Signature of Agent:  Date: 03/29/2022

Printed Name, Title: RW McDonald I.V. - Manager

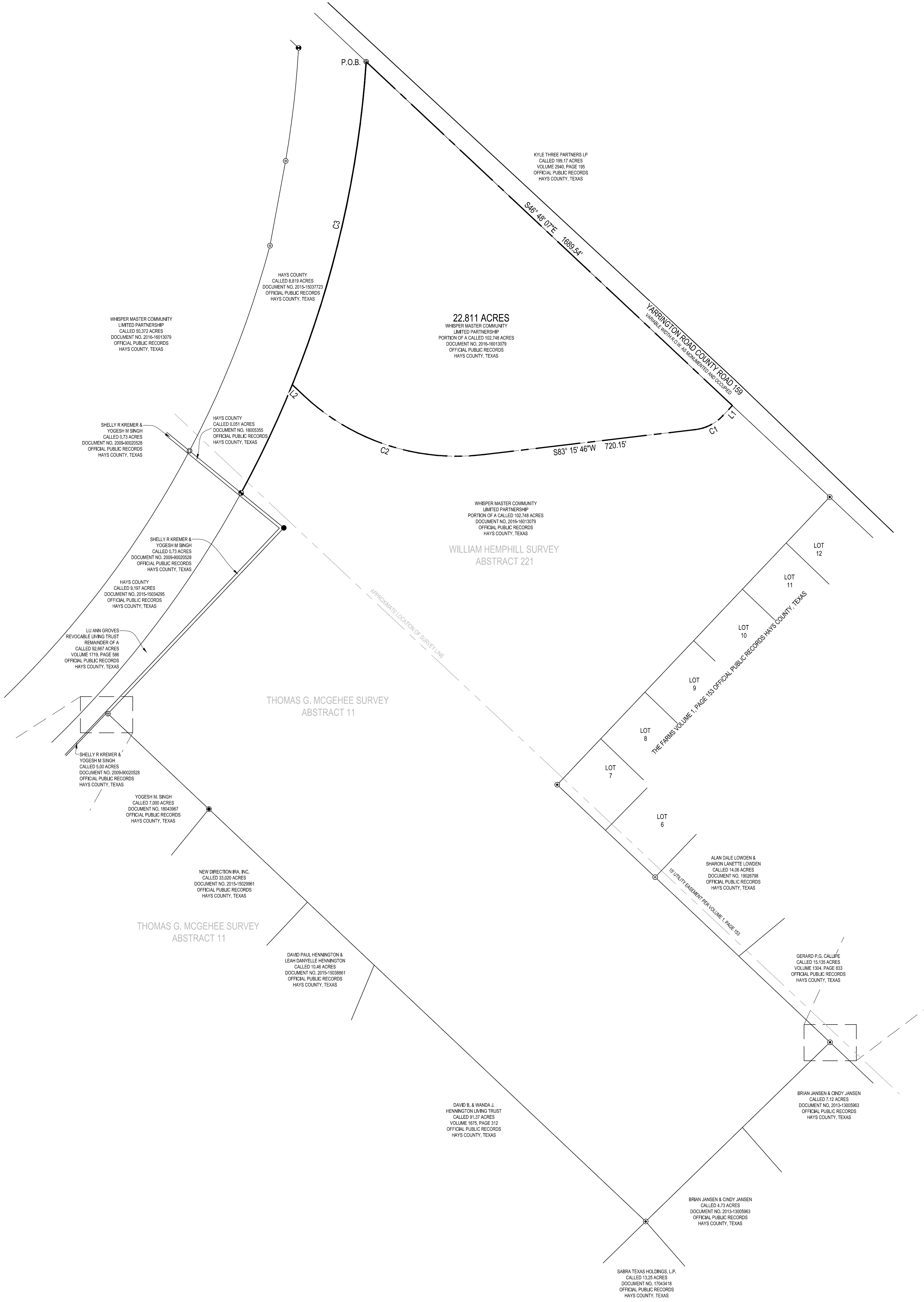
NOTES:
1. FIELD WORK COMPLETED ON: 11-12-2020
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
3. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.

ZONING EXHIBIT OF
A 22.811 ACRE TRACT OF LAND, OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT 221, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 102.748 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, OF RECORD IN DOCUMENT NO. 2016-16013079, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45° 11' 57"W	47.18'
L2	N46° 38' 49"W	52.48'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	150.00'	104.89'	40°03'53"	S63° 13' 50"W	102.77'
C2	750.00'	655.71'	50°05'33"	N71° 41' 27"W	635.03'
C3	3515.00'	1118.98'	18°14'23"	N12° 53' 30"E	1114.26'



- LEGEND**
- P.O.B. POINT OF BEGINNING
- FOUND 12" IRON ROD WITH ORANGE PLASTIC CAP
 - FOUND 12" IRON ROD WITH A ORANGE PLASTIC CAP STAMPED "MCGRAY MCGRAY"
 - FOUND 12" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BYRN SURVEY"
 - FOUND MAG NAIL
 - FOUND 12" IRON ROD
 - FOUND 1" PIPE
 - FOUND 5/8" IRON ROD

MATKINHOOPER

HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0660 FAX: 830.249.0099
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.368.2244

ENGINEERING
& SURVEYING

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM E-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



Kyle L. Pressler
KYLE L. PRESSLER DATE: MARCH 28, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOPER.COM
JOB NO. 20-0021 WHISPER EAST - NORTH ZONING PARCEL

FIELD NOTES FOR A 22.811 ACRE TRACT OF LAND

A **22.811 acre** tract of land, out of the William Hemphill Survey, Abstract 221, Hays County, Texas and being a portion of a called 102.748 acre tract of land as described and conveyed to Whisper Master Community Limited Partnership, of record in Document No. 2016-16013079, of the Official Public Records of Hays County, Texas. Said **22.811 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with an orange plastic cap stamped "McGray McGray" in the northeast line of a called 8.819 acre tract of land as described and conveyed to Hays County, of record in Document No. 2015-15037723, of the Official Public records of Hays County, Texas, the southwest right-of-way line of County Road 159 (Yarrington Road), for the north corner of said 102.748 acre tract and the tract described herein;

THENCE: S 46° 48' 07" E, with the southwest right-of-way line of said Yarrington Road and the northeast line of said 102.748 acre tract, a distance of **1689.54 feet** to a point for the east corner of the tract described herein;

THENCE: Departing the southwest right-of-way line of Yarrington Road, and across said 102.748 acre tract, the following five (5) courses:

1. **S 43° 11' 53" W**, a distance of **47.18 feet** to a point of curvature,
2. With a curve to the right having a radius of **150.00 feet**, an arc length of **104.89 feet**, a delta angle of **040° 03' 53"** and a chord bears, **S 63° 13' 50" W**, a distance of **102.77 feet** to a point of tangency,
3. **S 83° 15' 46" W**, a distance of **720.15 feet** to a point of curvature,
4. With a curve to the right having a radius of **750.00 feet**, an arc length of **655.71 feet**, a delta angle of **050° 05' 33"** and a chord bears, **N 71° 41' 27" W**, a distance of **635.03 feet** to a point of tangency, and
5. **N 46° 38' 40" W**, a distance of **52.48 feet** to a point in the east line of said 8.819 acre tract, the west line of said 102.748 acre tract and for the southwest corner of the tract described herein;

THENCE: With the east line of said 8.819 acre tract and the west line of said 102.748 acre tract, and a non-tangent curve to the left having a radius of **3515.00 feet**, an arc length of **1118.98 feet**, a delta angle of **018° 14' 23"** and a chord bears, **N 12° 53' 30" E**, a distance of **1114.26 feet** to the **POINT OF BEGINNING** and containing **22.811 acres** of land situated in Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on November 16, 2020.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



Job # 20-4003 22.811 Acres

Date: March 24, 2022

NOTES:

1. FIELD WORK COMPLETED ON: 11-12-2020
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
3. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO: 20-3613-C, EFFECTIVE DATE: OCTOBER 30, 2020, ISSUED NOVEMBER 10, 2020.
4. REFERENCED PROPERTY IS IN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 415 OF 495, COMMUNITY PANEL NO. 48209C0415F, DATED SEPTEMBER 2, 2005.
5. THE TRACT SHOWN HEREON IS SUBJECT TO ALL HAYS COUNTY ORDINANCES AND RESTRICTIONS.
6. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.

LEGAL DESCRIPTION OF LAND PROVIDED:

BEING 50.372 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS G. MCGEEHEE LEAGUE, ABSTRACT NO. 11, IN HAYS COUNTY, TEXAS, BEING THE SAME 50.372 ACRE TRACT CONVEYED TO WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016-16013079, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

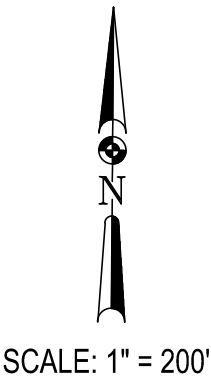
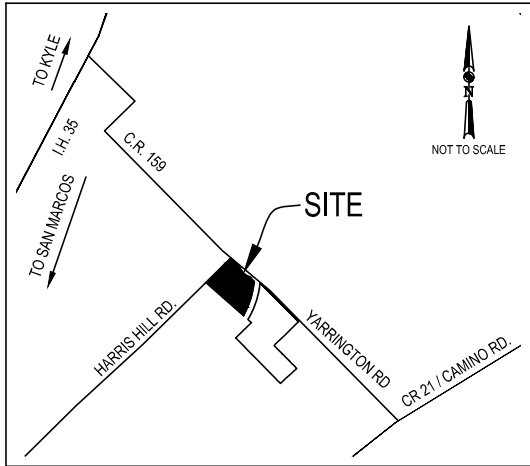
SURVEYOR COMMENTS RELATED SCHEDULE B EXCEPTIONS ITEM 10:

- a. NOT SURVEY RELATED
- b. NOT SURVEY RELATED
- c. SHOWN HEREON IS AN ACCURATE AND COMPLETE SURVEY OF THE LAND
- d. NOT SURVEY RELATED
- e. NOT SURVEY RELATED
- f. MAXWELL WATER SUPPLY EASEMENT (20') DOES NOT INCLUDE THE SUBJECT PROPERTY
- g. MAXWELL WATER SUPPLY EASEMENT (15') INCLUDES THE SUBJECT PROPERTY AS SHOWN HEREON
- h. NOT SURVEY RELATED
- i. NOT SURVEY RELATED
- j. NOT SURVEY RELATED

TITLE SURVEY OF

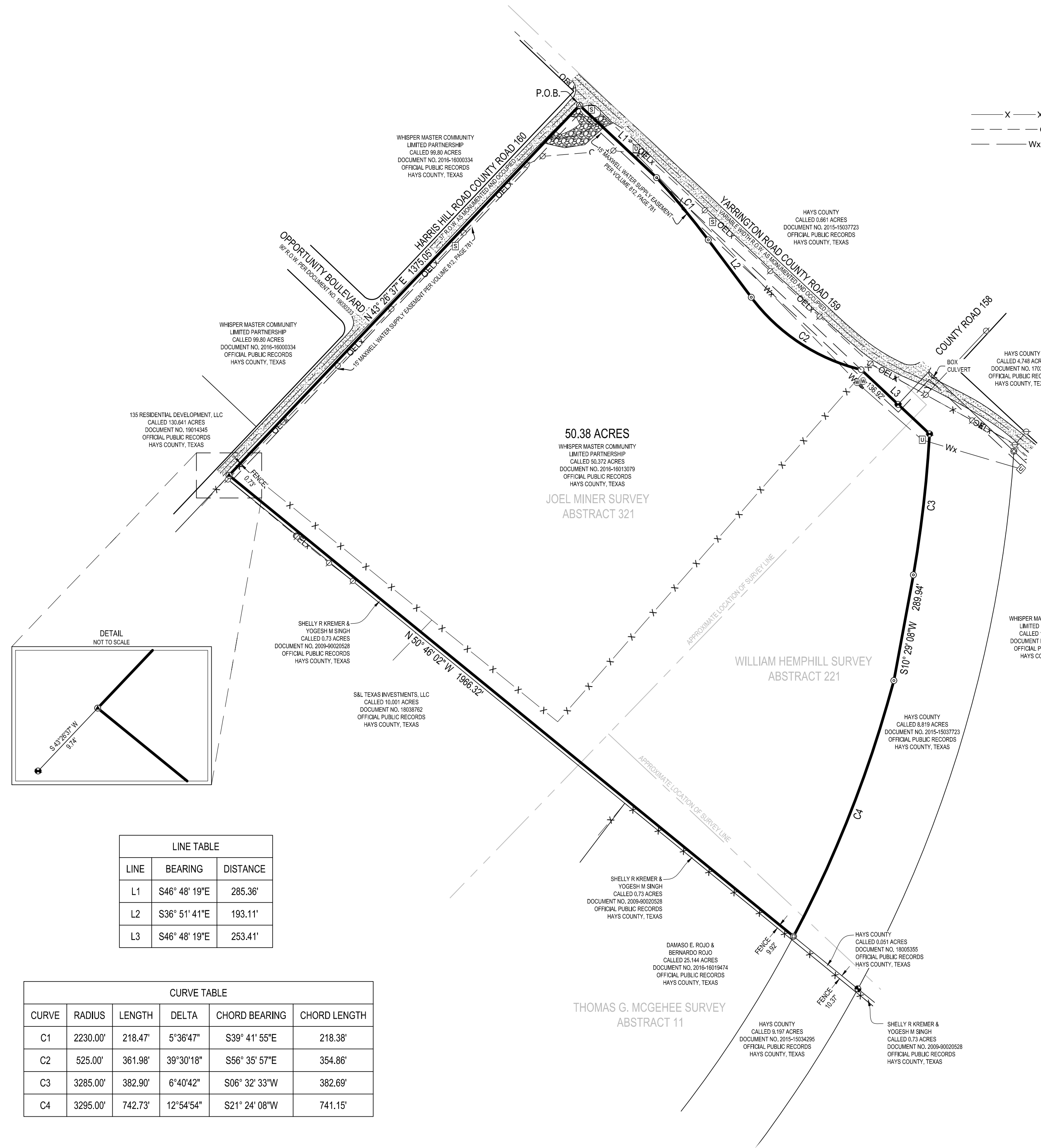
A 50.38 ACRE TRACT OF LAND, OUT OF THE JOEL MINER SURVEY, ABSTRACT 321, THE WILLIAM HEMPHILL SURVEY, ABSTRACT 221, AND THE THOMAS G. MCGEEHEE SURVEY, ABSTRACT 11, HAYS COUNTY, TEXAS AND BEING ALL OF A CALLED 50.372 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, OF RECORD IN DOCUMENT NO. 2016-16013079, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

LOCATION MAP



LEGEND

- P.O.B. POINT OF BEGINNING
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- FOUND 1/2" IRON ROD WITH ORANGE PLASTIC CAP
- ⊙ FOUND 1/2" IRON ROD WITH A ORANGE PLASTIC CAP
- ⊙ STAMPED "MCGRAY MCGRAY"
- ⊙ FOUND MAG NAIL WITH WASHER
- ⊙ FOUND 6" WOOD POST WITH MAG NAIL
- ⊙ FOUND 1/2" IRON ROD
- ⊙ FOUND 1" PIPE
- ⊙ WATER VALVE
- ⊙ UTILITY POLE
- ⊙ UTILITY SIGN
- ⊙ TRAFFIC SIGN
- ⊙ REFLECTOR
- ⊙ ASPHALT
- ⊙ GRAVEL
- X—X—X— WIRE FENCE
- OELx— ELECTRIC (OVERHEAD)
- Wx— WATER



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S46° 48' 19"E	285.36'
L2	S36° 51' 41"E	193.11'
L3	S46° 48' 19"E	253.41'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2230.00'	218.47'	5°36'47"	S39° 41' 55"E	218.38'
C2	525.00'	361.98'	39°30'18"	S56° 35' 57"E	354.86'
C3	3285.00'	382.90'	6°40'42"	S06° 32' 33"W	382.69'
C4	3295.00'	742.73'	12°54'54"	S21° 24' 08"W	741.15'

MATKINHOOVER

ENGINEERING & SURVEYING

HEADQUARTERS
8 SPENCER ROAD SUITE 300
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3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2344

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



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

SCOTT F. AMMONS DATE: NOVEMBER 20, 2020
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6550
SAMMONS@MATKINHOOVER.COM
JOB NO. 20-4003 WHISPER EAST

FIELD NOTES FOR A 50.38 ACRE TRACT OF LAND

A **50.38 acre** tract of land, out of the Joel Miner Survey, Abstract 321, the William Hemphill Survey, Abstract 221, and the Thomas G. McGehee Survey, Abstract 11, Hays County, Texas and being all of a called 50.372 acre tract of land as described and conveyed to Whisper Master Community Limited Partnership, of record in Document No. 2016-16013079, of the Official Public Records of Hays County, Texas. Said **50.38 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found mag nail with washer for the intersection of the southwest right-of-way line of County Road 159 (Yarrington Road) and the southeast right-of-way line of County Road 160 (Harris Hill Road) for the north corner of the tract described herein;

THENCE: S 46° 48' 19" E, with the southwest right-of-way line of said Yarrington Road, a distance of **285.36 feet**, to a found 1/2" iron rod, for a point of curvature in said southwest right-of-way line, as described in Document No. 2015-15037723, of the Official Public Records of Hays County, Texas;

THENCE: With the southwest right-of-way line of Yarrington Road, as described in said Document No. 2015-15037723, the following three (3) courses:

1. With a tangent curve to the right having a radius of **2230.00 feet**, an arc length of **218.47 feet**, a delta angle of **5° 36' 47"** and a chord that bears, **S 39° 41' 55" E**, a distance of **218.38 feet**, to a found 1/2" iron rod for a point of tangency,
2. **S 36° 51' 41" E**, a distance of **193.11 feet**, to a found 1/2" iron rod for a point of curvature, and
3. With a tangent curve to the left having a radius of **525.00 feet**, an arc length of **361.98 feet**, a delta angle of **39° 30' 18"** and a chord that bears, **S 56° 35' 57" E**, a distance of **354.86 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for a non-tangent point in the southwest right-of-way of said Yarrington Road;

THENCE: S 46° 48' 19" E, with the southwest right-of-way line of said Yarrington Road, passing at a distance of 136.92 feet, a found 1/2" iron rod with an orange plastic cap, for the northwest corner of a called 8.819 acre tract of land as described in Document No. 2015-15037723, of the Official Public Records of Hays County, Texas, and continuing for a total distance of **253.41 feet**, to a found 1/2" iron rod with an orange plastic cap for a non-tangent corner of said 8.819 acre tract and the east corner of the tract described herein;

THENCE: With the northwest line of said 8.819 acre tract, the following three (3) courses:

1. With a non-tangent curve to the to the right having a radius of **3285.00 feet**, an arc length of **382.90 feet**, a delta angle of **6° 40' 42"** and a chord that bears, **S 6° 32' 33" W**, a distance of **382.69 feet**, to a found 1/2" iron rod found for a point of tangency,
2. **S 10° 29' 08" W**, a distance of **289.94 feet**, to a found 1/2" iron rod for a point of curvature, and
3. With a tangent curve to the to the right having a radius of **3295.00 feet**, an arc length of **742.73 feet**, a delta angle of **12° 54' 54"** and a chord that bears, **S 21° 24' 08" W**, a distance of **741.15 feet**, to a found 1/2" iron rod found in the northeast line of a called 0.73 acre tract of land as described in Document No. 2009-90020528, of the Official Public records of Hays County, Texas, for the north corner of a called 0.051 acre tract of land as described in Document No. 18005355, of the Official Public Records of Hays County, Texas, and the south corner of the tract described herein;

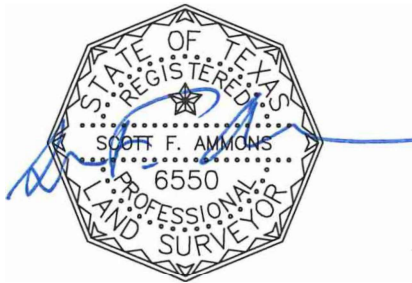
THENCE: N 50° 46' 02" W, with the northeast line of said 0.73 acre tract, a distance of **1966.32 feet**, to a found 6" wood post with mag nail, in the southeast right-of-way of said Harris Hill Road for the northeast corner of said 0.73 acre tract and the west corner of the tract described herein, from which a found 1/2" iron rod with an orange plastic cap bears S 43° 26' 37" W, a distance of 9.74 feet, for the northwest corner of said 0.73 acre tract;

THENCE: N 43° 26' 37" E, with the southeast right-of-way line of said Harris Hill Road, a distance of **1375.05 feet**, to the **POINT OF BEGINNING** and containing **50.38 acres** of land situated in Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on November 16, 2020.

Job # 20-4003 50.38 Acres

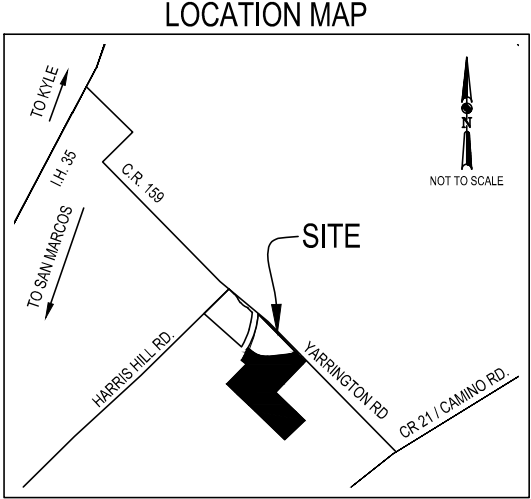
Date: November 19, 2020



NOTES:
1. FIELD WORK COMPLETED ON: 11-12-2020
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
3. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.

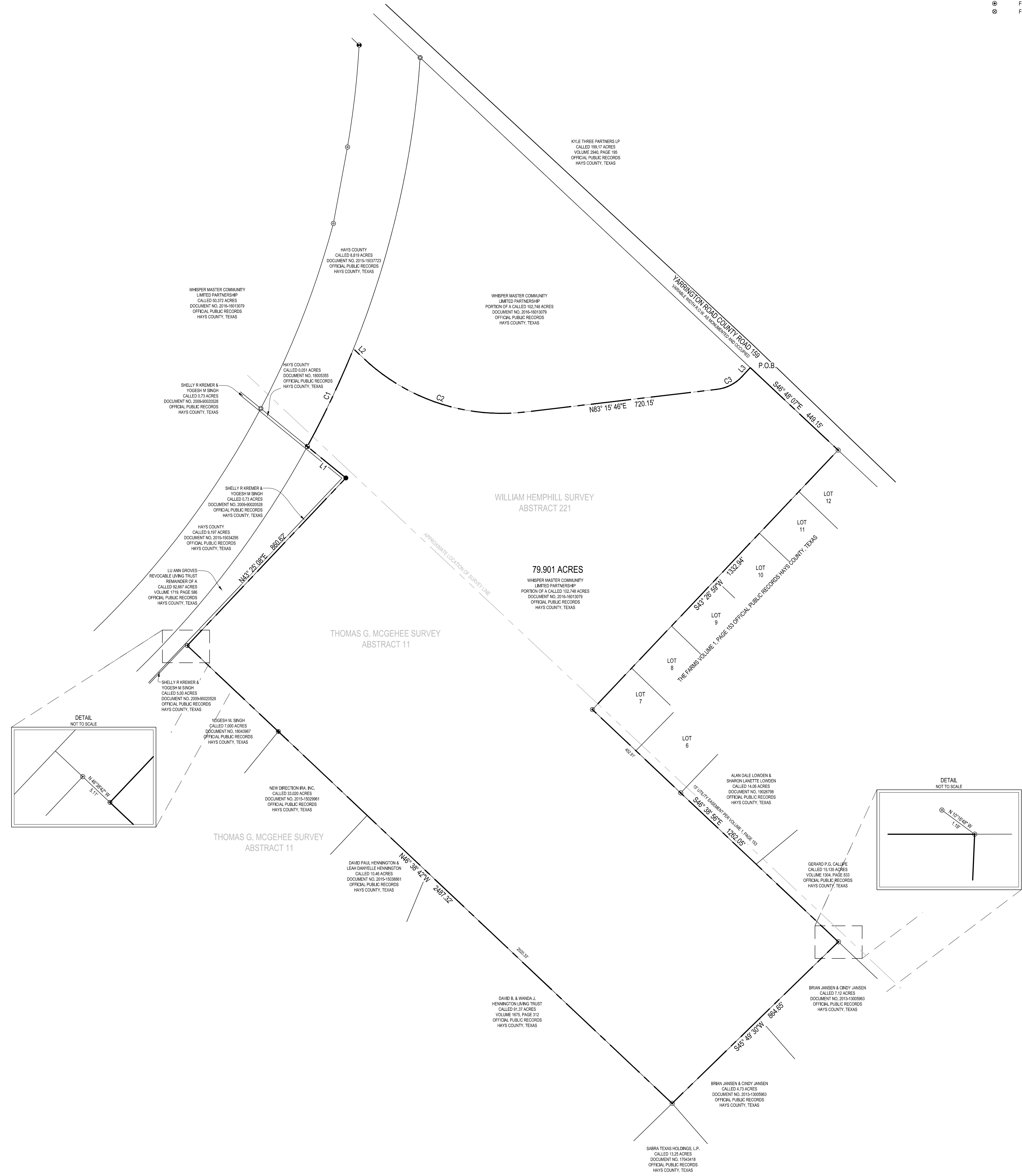
ZONING EXHIBIT OF
A 79.901 ACRE TRACT OF LAND, OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT 221, AND THE THOMAS MCGEEHEE SURVEY, ABSTRACT 11, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 102.748 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, OF RECORD IN DOCUMENT NO. 2016-16013079, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

SCALE: 1" = 200'



LINE TABLE					
LINE	BEARING	DISTANCE			
L1	N60° 49' 02"W	185.56'			
L2	S40° 38' 40"E	52.48'			
L3	N43° 11' 53"E	47.18'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	3515.00'	403.19'	6°34'20"	N25° 17' 51"E	402.97'
C2	750.00'	655.71'	50°05'33"	S71° 41' 27"E	635.03'
C3	150.00'	104.89'	40°03'53"	N63° 13' 50"E	102.77'



MATKINHOOPER

HEADQUARTERS
8 SPENCER ROAD SUITE 300
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3303 SHELL ROAD SUITE 3
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ENGINEERING
& SURVEYING

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM E-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



Kyle L. Pressler
KYLE L. PRESSLER DATE: MARCH 28, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOPER.COM
JOB NO. 20-00201 WHISPER EAST - SOUTH ZONING PARCEL

FIELD NOTES FOR A 79.901 ACRE TRACT OF LAND

A **79.901 acre** tract of land, out of the William Hemphill Survey, Abstract 221, and the Thomas G. McGehee Survey, Abstract 11, Hays County, Texas and being a portion of a called 102.748 acre tract of land as described and conveyed to Whisper Master Community Limited Partnership, of record in Document No. 2016-16013079, of the Official Public Records of Hays County, Texas. Said **79.901 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the southwest right-of-way line of County Road 159 (Yarrington Road), in the northeast line of said 102.748 acre tract and for the north corner of the tract described herein;

THENCE: S 46° 48' 07" E, with the southwest right-of-way line of said Yarrington Road and the northeast line of said 102.748 acre tract, a distance of **449.15 feet** to a found 1" iron pipe, for the north corner of The Farms, being a subdivision of record in Volume 1, Page 153, of the Official Public records of Hays County, Texas, the most northerly east corner of said 102.748 acre tract and of the tract described herein;

THENCE: S 43° 26' 59" W, with the northwest line of said The Farms and a east line of said 102.748 acre tract, a distance of **1332.94 feet** to a found 1" iron pipe for the west corner of said The Farms, an interior east corner of said 102.748 acre tract and the tract described herein;

THENCE: S 46° 38' 56" E, with the southwest line of said The Farms and a northeast line of said 102.748 acre tract, passing at a distance of 452.91 feet, a found 1/2" iron rod for the south corner of said The Farms and the west corner of a called 14.06 acre tract of land as described in Document No. 19026798, of the Official Public records of Hays County, Texas, continuing with the southwest line of said 14.06 acre tract and a called 15.135 acre tract of land as described in Volume 1304, Page 833, of the Official Public Records of Hays County, Texas, for a total distance of **1262.05 feet**, to a found 1" iron pipe for the north corner of a called 7.12 acre tract of land as described in Document No. 2013-13005963, of the Official Public records of Hays County, Texas, the most southerly east corner of said 102.748 acre tract and of the tract described herein, from which a found 1/2" iron rod bears, N 10° 16' 48" W, a distance of 1.19 feet;

THENCE: S 45° 49' 30" W, with the northwest line of said 7.12 acre tract, a called 4.73 acre tract of land described as described in Document No. 2013-13005963, of the Official Public records of Hays County, Texas, and the southeast line of said 102.748 acre tract, a distance of **864.65 feet** to a found 1/2" iron rod for the west corner of said 4.73 acre tract, the north corner of a called 13.25 acre tract of land as described in Document No. 17043418, of the Official Public records of Hays County, Texas, the east corner of a called 91.37 acre tract of land as described in Volume 1675, Page 312, of the Official Public Records of Hays County, Texas, the south corner of said 102.748 acre tract and the tract described herein;

THENCE: N 46° 38' 42" W, with the northeast line of said 91.37 acres, a called 10.46 acre tract of land as described in Document No. 2015-15038861, of the Official Public records of Hays County, Texas, a called 33.020 acre tract of land as described in Document No. 2015-15029961, of the Official Public Records of Hays County, Texas, a called 7.000 acre tract of land as described in Document No. 18043967, of the Official Public Records of Hays County, Texas, and the southwest line of said 102.748 acre tract, passing at a distance of 2020.33 feet, a found 1/2" iron rod with a yellow plastic cap stamped "Byrn Survey" for the north corner of said 33.020 acre tract and the east corner of said 7.000 acre tract, continuing for a total distance of **2487.32 feet** to a found 5/8" iron rod for the south corner of a called 0.73 acre tract of land as described in Document No. 2009-90020528, of the Official Public records of Hays County, Texas, the west corner of said 102.748 acre tract and the tract described herein, from which a found 1/2" iron rod bears N 46° 38' 42" W, a distance of 5.11 feet, for the north corner of said 7.000 tract and the northeast corner of a called 5.00 acre tract of land as described in Document No. 2009-90020528, of the Official Public Records of Hays County, Texas;

THENCE: With the common line of said 0.73 acre tract and said 102.748 acre tract, the following two (2) courses:

1. **N 43° 25' 08" E**, a distance of **860.62 feet**, to a found mag nail for corner, and
2. **N 50° 46' 02" W**, a distance of **185.56 feet**, to a found 1/2" iron rod with an orange plastic cap for the east corner of a called 0.051 acre tract of land as described in Document No. 18005355, of the Official Public Records of Hays County, Texas, the south corner of a called 8.819 acre tract of land as described in Document No. 2015-15037723, of the Official Public Records of Hays County, Texas, a westerly corner and point of curvature for said 102.748 acre tract and the tract described herein;

THENCE: With the southeast line of said 8.819 acre tract and a west line of said 102.748 acre tract, being a non-tangent curve to the to the left having a radius of **3515.00 feet**, an arc length of **403.19 feet**, a delta angle of **6° 34' 20"** and a chord that bears, **N 25° 17' 51" E**, a distance of **402.97 feet** to a point of non-tangency and the northwest corner of the tract described herein;

THENCE: Across said 102.748 acre tract, the following five (5) courses:

1. **S 46° 38' 40" E**, a distance of **52.48 feet** to a point of curvature,
2. With a curve to the left having a radius of **750.00 feet**, an arc length of **655.71 feet**, a delta angle of **50° 05' 33"** and a chord bears, **S 71° 41' 27" E**, a distance of **635.03 feet** to a point of tangency,
3. **N 83° 15' 46" E**, a distance of **720.15 feet** to a point of curvature,
4. With a curve to the left having a radius of **150.00 feet**, an arc length of **104.89 feet**, a delta angle of **40° 03' 53"** and a chord bears, **N 63° 13' 50" E**, a distance of **102.77 feet** to a point of tangency, and
5. **N 43° 11' 53" E**, a distance of **47.18 feet** to the **POINT OF BEGINNING** and containing **79.901 acres** of land situated in Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on November 16, 2020.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



Job # 20-4003 79.901 Acres

Date: March 25, 2022

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N46° 38' 08"W	36.93'
L2	N43° 21' 17"E	150.18'
L3	N43° 29' 34"E	50.46'
L4	S47° 04' 12"E	18.93'
L5	S52° 22' 43"E	76.39'
L6	S52° 47' 06"E	34.84'
L7	S71° 21' 31"E	70.53'
L8	N73° 52' 13"E	64.87'
L9	N50° 45' 16"E	14.43'
L10	S46° 48' 26"E	79.28'
L11	S46° 46' 59"E	218.30'
L12	S44° 53' 08"E	137.04'
L13	S44° 10' 26"W	45.58'
L14	S43° 11' 53"W	121.81'
L15	N46° 48' 19"W	136.92'

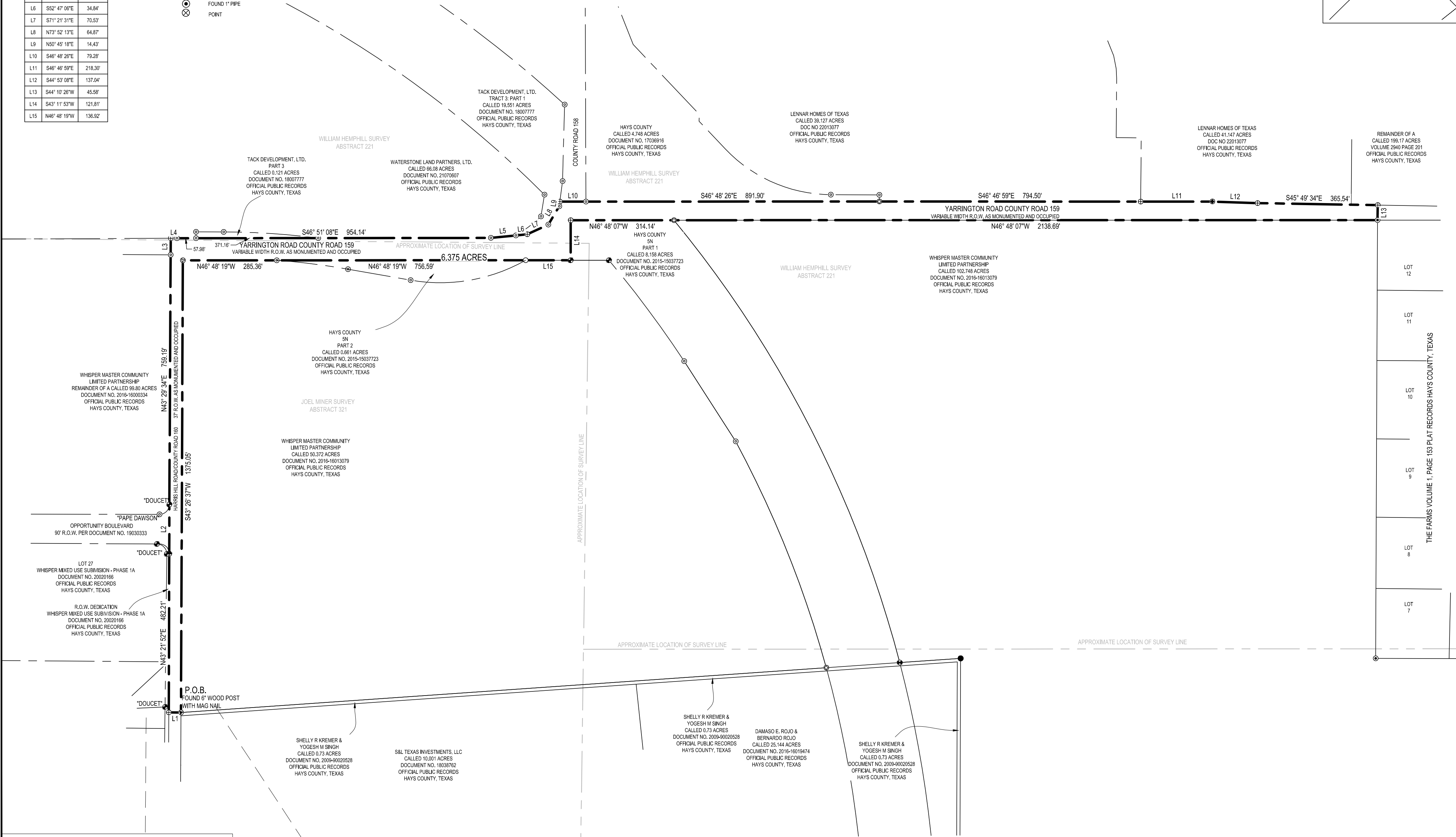
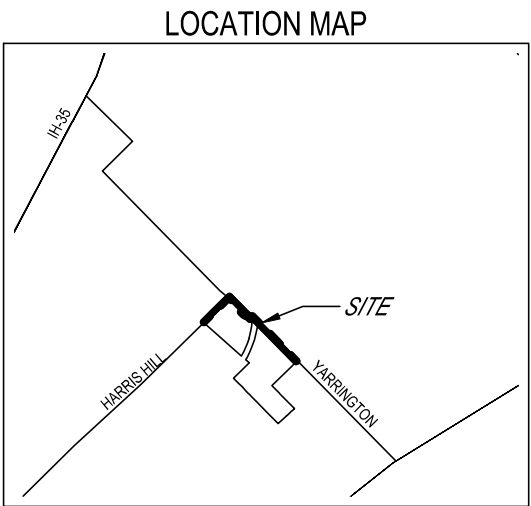
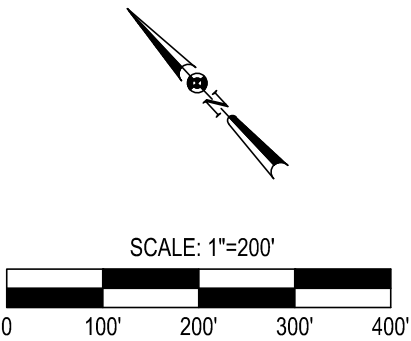
- LEGEND
- P.O.B. POINT OF BEGINNING
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
 - FOUND 1/2" IRON ROD WITH ORANGE PLASTIC CAP
 - FOUND 1/2" IRON ROD WITH A ORANGE PLASTIC CAP STAMPED "MCGRAY MCGRAY"
 - FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BYRN SURVEY"
 - FOUND MAG NAIL WITH WASHER
 - FOUND 6" WOOD POST WITH MAG NAIL
 - FOUND MAG NAIL
 - FOUND 1/2" IRON ROD
 - FOUND 1" PIPE
 - POINT

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
2. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
3. "THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED." THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID

ANNEXATION EXHIBIT OF

A 6.375 ACRE TRACT OF LAND, LOCATED IN THE JOEL MINER SURVEY, ABSTRACT 321 AND THE WILLIAM HEMPHILL SURVEY, ABSTRACT 221, HAYS COUNTY, TEXAS AND BEING A PORTION OF HARRIS HILL ROAD AND YARRINGTON ROAD, AS MONUMENTED AND OCCUPIED ON THE GROUND.



MATKINHOOVER

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GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

ENGINEERING
& SURVEYING

