

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

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Harris Hill Commercial Land Holdings, Ltd.	Property Owner	Harris Hill Commercial Land Holdings, Ltd.
Company		Company	
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

Subject Property Address(es): See attached

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 216 (portion) -- 52.60 acres Tax ID #: R 12381 (portion)

Preferred Scenario Designation: _____ Existing Zoning: EC

Existing Land Use(s): Farmland

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Light Industrial

Proposed Land Uses / Reason for Change: Light Industrial usage per Whisper South PID

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* \$1,057 plus \$100 per acre Technology Fee \$13 MAXIMUM COST \$3,013

**Existing Neighborhood Regulating Plan Included.*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Harris Hill Commercial Land Holdings, Ltd. (owner name) on behalf of
Harris Hill Commercial Land Holdings, Ltd. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
See exhibit - Interstate 35 & Blanco River (address).

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

Signature of Owner:  Date: 01/12/2022

Printed Name, Title: RW McDonald, IV - Manager

Signature of Agent:  Date: 01/12/2022

Printed Name, Title: RW McDonald, IV - Manager

Form Updated October, 2019

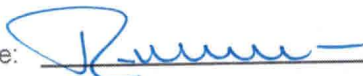
AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

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: 01/12/2022

Print Name: _____

RW McDonald, IV

Form Updated October, 2019

FIELD NOTES FOR A 52.40 ACRE TRACT OF LAND

A **52.40 acre** tract of land, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas and being a portion of a called 216.30 acre tract of land as described and conveyed to Harris Hill Commercial Land Holdings, Ltd., of record in Document No. 20037579, Official Public Records of Hays County, Texas. Said **52.40 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at an angle in the easterly right-of-way line of Interstate Highway (I.H.) 35, a variable width right-of-way, as shown on the Texas Department of Transportation (TxDOT) Right-of-Way Map, Account No. 6014-5-6, in the southeast line of a called 73.98 acre tract of land as described in Volume 126, Page 101, Deed Records of Hays County, Texas, for a westerly exterior corner of said 216.30 acre tract and the tract described herein, from which a found TxDOT Monument, Type I, for an angle in the easterly right-of-way line of said I.H. 35 bears, N $05^{\circ} 27' 06''$ E, a distance of 314.95 feet;

THENCE: N $43^{\circ} 22' 21''$ E, departing the easterly right-of-way line of said I.H. 35 and with the common line between of said 73.98 acre tract of land and said 216.30 acre tract, a distance of **1866.87 feet** to a found 6" steel post at the east corner of said 73.98 acre tract, in the southwest line of a called 97.840 acre tract of land as described in Volume 714, Page 603 of the Official Public Records of Hays County, Texas, for the north corner of said 216.30 acre tract and the tract described herein;

THENCE: S $46^{\circ} 40' 58''$ E, with the common line of said 97.840 acre tract, said 216.30 acre tract, the northwest line of a called 3.00 acre tract as described of record in Volume 1512, Page 315, Official Public Records of Hays County, Texas, and Lot 1A of the Amended Plat of Saddle Brook Lots 1 and 2 as recorded in Volume 18, Pages 22-25, Plat Records of Hays County, Texas, a distance of **2114.12 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the east corner of the tract described herein, from which a found 6" steel post for angle of said Lot 1A and said 216.30 acre tract bears, S $46^{\circ} 40' 58''$ E, a distance of 763.30 feet;

THENCE: Into said 216.1 acre tract of land, the following sixteen (16) courses:

1. S $38^{\circ} 43' 14''$ W, a distance of **186.72 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for corner,
2. N $70^{\circ} 28' 41''$ W, a distance of **136.53 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
3. S $75^{\circ} 39' 00''$ W, a distance of **437.28 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for corner,
4. N $46^{\circ} 38' 49''$ W, a distance of **555.84 feet** a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
5. With a tangent curve to the right having a radius of **650.00 feet**, an arc length of **9.21 feet**, a delta angle of **$000^{\circ} 48' 42''$** and a chord which bears, N $46^{\circ} 14' 28''$ W, a distance of **9.21 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of non-tangency,
6. N $45^{\circ} 31' 13''$ W, a distance of **7.15 feet** to a point of curvature,
7. With a non-tangent curve to the right having a radius of **650.00 feet**, an arc length of **71.28 feet**, a delta angle of **$006^{\circ} 17' 00''$** and a chord which bears, N $42^{\circ} 03' 49''$ W, a distance of **71.28 feet** to a point of non-tangency,
8. S $51^{\circ} 04' 41''$ W, a distance of **100.00 feet** to a point of curvature,
9. With a non-tangent curve to the left having a radius of **750.00 feet**, an arc length of **82.25 feet**, a delta angle of **$006^{\circ} 17' 00''$** and a chord which bears, S $42^{\circ} 03' 49''$ E, a distance of **81.25 feet** to a point of reverse curvature,
10. With a tangent curve to the right having a radius of **15.00 feet**, an arc length of **22.53 feet**, a delta angle of **$086^{\circ} 04' 37''$** and a chord which bears, S $02^{\circ} 10' 01''$ E, a distance of **20.47 feet** to a point of tangency,
11. S $40^{\circ} 52' 18''$ W, a distance of **52.88 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,

12. With a tangent curve to the right having a radius of **565.00 feet**, an arc length of **605.63 feet**, a delta angle of **061° 24' 56"** and a chord which bears, **S 71° 34' 46" W**, a distance of **577.05 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
13. **N 77° 42' 46" W**, a distance of **523.96 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
14. With a tangent curve to the left having a radius of **635.00 feet**, an arc length of **267.91 feet**, a delta angle of **024° 10' 24"** and a chord which bears, **N 89° 47' 58" W**, a distance of **265.93 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
15. **S 78° 06' 50" W**, a distance of **251.46 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature, and
16. With a tangent curve to the right having a radius of **25.00 feet**, an arc length of **39.20 feet**, a delta angle of **089° 51' 01"** and a chord which bears, **N 56° 57' 39" W**, a distance of **35.31 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency in the easterly right-of-way line of said I.H. 35, the westerly line of said 216.3 acre tract and for a southwest corner of the tract described herein, from which a found TxDOT Monument, Type I, for an angle of said I.H. 35 and said 216.3 acre tract bears, **S 12° 02' 09" E**, a distance of 283.95 feet;

THENCE: With the easterly right-of-way line of said I.H. 35 and the westerly line of said 216.30 acre tract, the following two (2) courses:

1. **N 12° 02' 09" W**, a distance of **144.05 feet** to a found TxDOT Monument, Type I, for an angle, and
2. **N 05° 27' 06" E**, a distance of **1.78 feet** to the **POINT OF BEGINNING** and containing **52.40 acres** of land situated in the City of San Marcos, 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 January 23, 2020.

Job # 20-4003 52.40 Acres

Date: January 24, 2022



FIELD NOTES FOR A 52.40 ACRE TRACT OF LAND

A **52.40 acre** tract of land, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas and being a portion of a called 216.30 acre tract of land as described and conveyed to Harris Hill Commercial Land Holdings, Ltd., of record in Document No. 20037579, Official Public Records of Hays County, Texas. Said **52.40 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at an angle in the easterly right-of-way line of Interstate Highway (I.H.) 35, a variable width right-of-way, as shown on the Texas Department of Transportation (TxDOT) Right-of-Way Map, Account No. 6014-5-6, in the southeast line of a called 73.98 acre tract of land as described in Volume 126, Page 101, Deed Records of Hays County, Texas, for a westerly exterior corner of said 216.30 acre tract and the tract described herein, from which a found TxDOT Monument, Type I, for an angle in the easterly right-of-way line of said I.H. 35 bears, N $05^{\circ} 27' 06''$ E, a distance of 314.95 feet;

THENCE: N $43^{\circ} 22' 21''$ E, departing the easterly right-of-way line of said I.H. 35 and with the common line between of said 73.98 acre tract of land and said 216.30 acre tract, a distance of **1866.87 feet** to a found 6" steel post at the east corner of said 73.98 acre tract, in the southwest line of a called 97.840 acre tract of land as described in Volume 714, Page 603 of the Official Public Records of Hays County, Texas, for the north corner of said 216.30 acre tract and the tract described herein;

THENCE: S $46^{\circ} 40' 58''$ E, with the common line of said 97.840 acre tract, said 216.30 acre tract, the northwest line of a called 3.00 acre tract as described of record in Volume 1512, Page 315, Official Public Records of Hays County, Texas, and Lot 1A of the Amended Plat of Saddle Brook Lots 1 and 2 as recorded in Volume 18, Pages 22-25, Plat Records of Hays County, Texas, a distance of **2114.12 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the east corner of the tract described herein, from which a found 6" steel post for angle of said Lot 1A and said 216.30 acre tract bears, S $46^{\circ} 40' 58''$ E, a distance of 763.30 feet;

THENCE: Into said 216.1 acre tract of land, the following sixteen (16) courses:

1. S $38^{\circ} 43' 14''$ W, a distance of **186.72 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for corner,
2. N $70^{\circ} 28' 41''$ W, a distance of **136.53 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
3. S $75^{\circ} 39' 00''$ W, a distance of **437.28 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for corner,
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5. With a tangent curve to the right having a radius of **650.00 feet**, an arc length of **9.21 feet**, a delta angle of **$000^{\circ} 48' 42''$** and a chord which bears, N $46^{\circ} 14' 28''$ W, a distance of **9.21 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of non-tangency,
6. N $45^{\circ} 31' 13''$ W, a distance of **7.15 feet** to a point of curvature,
7. With a non-tangent curve to the right having a radius of **650.00 feet**, an arc length of **71.28 feet**, a delta angle of **$006^{\circ} 17' 00''$** and a chord which bears, N $42^{\circ} 03' 49''$ W, a distance of **71.28 feet** to a point of non-tangency,
8. S $51^{\circ} 04' 41''$ W, a distance of **100.00 feet** to a point of curvature,
9. With a non-tangent curve to the left having a radius of **750.00 feet**, an arc length of **82.25 feet**, a delta angle of **$006^{\circ} 17' 00''$** and a chord which bears, S $42^{\circ} 03' 49''$ E, a distance of **81.25 feet** to a point of reverse curvature,
10. With a tangent curve to the right having a radius of **15.00 feet**, an arc length of **22.53 feet**, a delta angle of **$086^{\circ} 04' 37''$** and a chord which bears, S $02^{\circ} 10' 01''$ E, a distance of **20.47 feet** to a point of tangency,
11. S $40^{\circ} 52' 18''$ W, a distance of **52.88 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,

12. With a tangent curve to the right having a radius of **565.00 feet**, an arc length of **605.63 feet**, a delta angle of **061° 24' 56"** and a chord which bears, **S 71° 34' 46" W**, a distance of **577.05 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
13. **N 77° 42' 46" W**, a distance of **523.96 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
14. With a tangent curve to the left having a radius of **635.00 feet**, an arc length of **267.91 feet**, a delta angle of **024° 10' 24"** and a chord which bears, **N 89° 47' 58" W**, a distance of **265.93 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
15. **S 78° 06' 50" W**, a distance of **251.46 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature, and
16. With a tangent curve to the right having a radius of **25.00 feet**, an arc length of **39.20 feet**, a delta angle of **089° 51' 01"** and a chord which bears, **N 56° 57' 39" W**, a distance of **35.31 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency in the easterly right-of-way line of said I.H. 35, the westerly line of said 216.3 acre tract and for a southwest corner of the tract described herein, from which a found TxDOT Monument, Type I, for an angle of said I.H. 35 and said 216.3 acre tract bears, **S 12° 02' 09" E**, a distance of 283.95 feet;

THENCE: With the easterly right-of-way line of said I.H. 35 and the westerly line of said 216.30 acre tract, the following two (2) courses:

1. **N 12° 02' 09" W**, a distance of **144.05 feet** to a found TxDOT Monument, Type I, for an angle, and
2. **N 05° 27' 06" E**, a distance of **1.78 feet** to the **POINT OF BEGINNING** and containing **52.40 acres** of land situated in the City of San Marcos, 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 January 23, 2020.

Job # 20-4003 52.40 Acres

Date: January 24, 2022



Special Warranty Deed

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

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAYS

THAT, N.O.B. 216 Holdings, Ltd., a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by Harris Hill Commercial Land Holdings, Ltd., a Texas limited partnership ("Grantee"), whose address is 100 NE Loop 410, Suite 775, San Antonio, Texas 78216, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, that certain tract of real property situated in Hays County, Texas, and described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "Property").

This conveyance, however, is made and accepted subject to (i) any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Hays County, Texas and (ii) any matters that are visible and apparent on the ground and which a correct survey would show (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, legal representatives, successors, and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by through or under Grantor, but not otherwise, subject however, to the Permitted Exceptions.

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Corridor Title Co. GF# 20-2630-C

Special Warranty Deed

20-2030-C
Corridor Title Co. GF#

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SPECIAL WARRANTY DEED

THE STATE OF TEXAS

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This conveyance, however, is made and accepted subject to (i) any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Hays County, Texas and (ii) any matters that are visible and apparent on the ground and which a correct survey would show (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, legal representatives, successors, and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by through or under Grantor, but not otherwise, subject however, to the Permitted Exceptions.

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EXECUTED to be effective the 28 day of August, 2020.

GRANTOR:

N.O.B. 216 HOLDINGS, LTD.,
a Texas limited partnership

By: N.O.B. 216 GP, LLC,
a Texas limited partnership, its general partner

By: [Signature]
Robert W. McDonald, III, its manager

THE STATE OF TEXAS §
 §
COUNTY OF Blays §

This instrument was acknowledged before me on August 28, 2020, by Robert W. McDonald, III, the manager of N.O.B. 216 GP, LLC, a Texas limited partnership, the general partner of N.O.B. 216 Holdings, Ltd., a Texas limited partnership, on behalf of said limited partnership.

Cynthia A. Carroll
Notary Public in and for the State of Texas

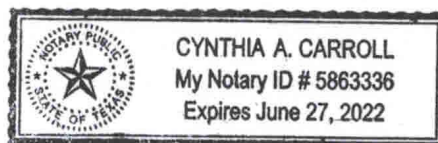


Exhibit "A"

Legal Description

Being 216.1 acres, more or less, in the J.M. VERAMENDI LEAGUE SURVEY NO. 2, ABSTRACT NO. 17, in Hays County, Texas; being that same tract of land conveyed to N.O.B. 216 Holdings, Ltd., as conveyed in Deed dated December 22, 2006, recorded in Volume 3086, Page 39, Official Public Records of Hays County, Texas; said 216.30 acres being more particularly described by metes and Bounds as follows:

A 216.1 acre tract of land, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas and being all of a called 216.30 acre tract of land as described and conveyed to N.O.B. Holdings, Ltd., of record in Volume 3086, Page 39 of the Official Public Records of Hays County, Texas. Said 216.1 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at an angle in the easterly right-of-way line of Interstate Highway 35, a variable width right-of-way, as shown on the Texas Department of Transportation (TxDOT) Right-of-Way Map, Account No. 6014-5-6, in the southeast line of a called 73.98 acre tract of land as described in Volume 126, Page 101 of the Deed Records of Hays County, Texas, for a westerly exterior corner of said 216.30 acre tract and the tract described herein, from which a found TxDOT Monument, Type I, for an angle in the easterly right-of-way line of Interstate Highway 35 bears, N $05^{\circ} 27' 06''$ E, a distance of 314.95 feet;

THENCE: N $43^{\circ} 22' 21''$ E, departing the easterly right-of-way line of Interstate Highway 35 and with the common line between said 73.98 acre tract and said 216.30 acre tract, a distance of 1866.87 feet to a found 6" steel post at the east corner of said 73.98 acre tract, in the southwest line of a called 97.840 acre tract of land as described in Volume 714, Page 603 of the Official Public Records of Hays County, Texas, for the north corner of said 216.30 acre tract and the tract described herein;

THENCE: With the northeast line of said 216.30 acre tract the following two (2) courses:

1. S $46^{\circ} 40' 58''$ E, a distance of 2877.42 feet to a found 6" steel post for an angle, and
2. S $47^{\circ} 24' 10''$ E, a distance of 427.01 feet to a found 6" steel post in the apparent northwest right-of-way line of County Road 160 (Harris Hill Road), for the east corner of said 216.30 acre tract and the tract described herein;

THENCE: S $44^{\circ} 09' 02''$ W, with the apparent northwest right-of-way line of Harris Hill Road and the southeast line of said 216.30 acre tract, a distance of 1601.39 feet to a found 6" steel post at the east corner of a called 7.40 acre tract of land as described in Volume 219, Page 574 of the Official Public Records of Hays County, Texas, for a southeasterly corner of said 216.30 acre tract and the tract described herein;

THENCE: N $47^{\circ} 22' 10''$ W, departing the apparent northwest right-of-way line of Harris Hill Road and with the common line between said 7.40 acre tract and said 216.30 acre tract, a distance of 428.13 feet to a found 6" steel post at the north corner of said 7.40 acre tract, an interior corner of said 216.30 acre tract and the tract described herein;

THENCE: With a southeast line of said 216.30 acre tract, the following two (2) courses:

1. S $44^{\circ} 12' 44''$ W, a distance of 2185.65 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle, and
2. S $44^{\circ} 14' 14''$ W, a distance of 939.19 feet to a found $\frac{1}{2}$ " iron rod at the southwest corner of a called 10.409 acre tract of land as described in Volume 4252, Page 213 of the Official Public Records of

Hays County, Texas, in a northeast line of a called 82.651 acre tract of land as described in Volume 2405, Page 387 of the Official Public Records of Hays County, Texas, for the most southerly corner of said 216.30 acre tract and the tract described herein;

THENCE: With the common line between said 216.30 acre tract and said 82.651 acre tract, the following four (4) courses:

1. N 48° 14' 26" W, a distance of 48.48 feet to a found ½" iron rod for a corner,
2. N 09° 50' 28" E, a distance of 631.67 feet to a found ½" iron rod for an angle.
3. N 28° 58' 59" E, a distance of 267.64 feet to a found ½" iron rod for an angle, and
4. N 25° 02' 43" W, a distance of 94.55 feet to a point in the approximate centerline of the Blanco River and for angle of the tract described herein;

THENCE: With the approximate centerline of Blanco River and the southwesterly lines of said 216.30 acre tract and the northeasterly lines of said 82.651 acre tract, the following courses:

1. N 18° 44' 06" E, a distance of 588.03 feet to a point for an angle,
2. N 26° 47' 10" E, a distance of 329.18 feet to a point for an angle,
3. N 06° 27' 57" W, a distance of 482.15 feet to a point for an angle,
4. N 35° 20' 59" W, a distance of 321.44 feet to a point for an angle,
5. N 27° 07' 59" W, a distance of 199.34 feet to a point for an angle, and
6. N 75° 40' 13" W, a distance of 100.33 feet to a point for the common north corner of said 82.651 acre tract and Lot 2 of the Gary Farm Subdivision, a plat of record in Volume 10, Page 46 of the Plat Records of Hays County, Texas, for an exterior corner of said 216.30 acre tract and the tract described herein;

THENCE: Continuing with the southwesterly lines of said 216.30 acre tract, and along the north bank of the Blanco River as called for in Volume 3086, Page 39 of the Official Public Records of Hays County, Texas, the following four (4) courses:

1. N 43° 49' 02" E, a distance of 61.55 feet to a point for a corner,
2. N 68° 34' 31" W, a distance of 46.79 feet to a point for a corner,
3. S 81° 50' 25" W, a distance of 143.29 feet to a point for a corner, and
4. S 65° 44' 11" W, a distance of 348.47 feet to a found ½" iron rod with a yellow plastic cap stamped "Byrn" in the easterly right-of-way line of Interstate Highway 35, for an angle in the north line of said Lot 2, the most westerly corner of said 216.30 acre tract and the tract described herein;

THENCE: With the easterly right-of-way line of Interstate Highway 35 and the westerly line of said 216.30 acre tract, the following three (3) courses:

1. N 23° 30' 30" E, a distance of 1000.55 feet to a found TxDOT Monument, Type I, for an angle,
2. N 12° 02' 09" W, a distance of 428.00 feet to a found TxDOT Monument, Type I, for an angle, and
3. N 05° 27' 06" E, a distance of 1.78 feet to the POINT OF BEGINNING and containing 216.1 acres of land situated in the City of San Marcos, Hays County, Texas.

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

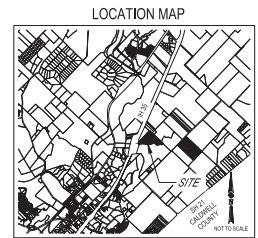
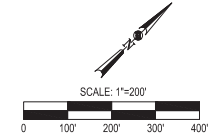
20037579 DEED
08/31/2020 05:35:04 PM Total Fees: \$38.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

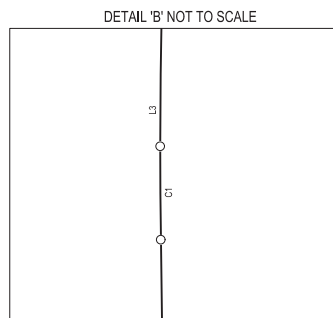
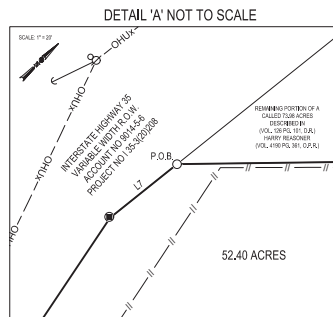
Elaine H. Cárdenas



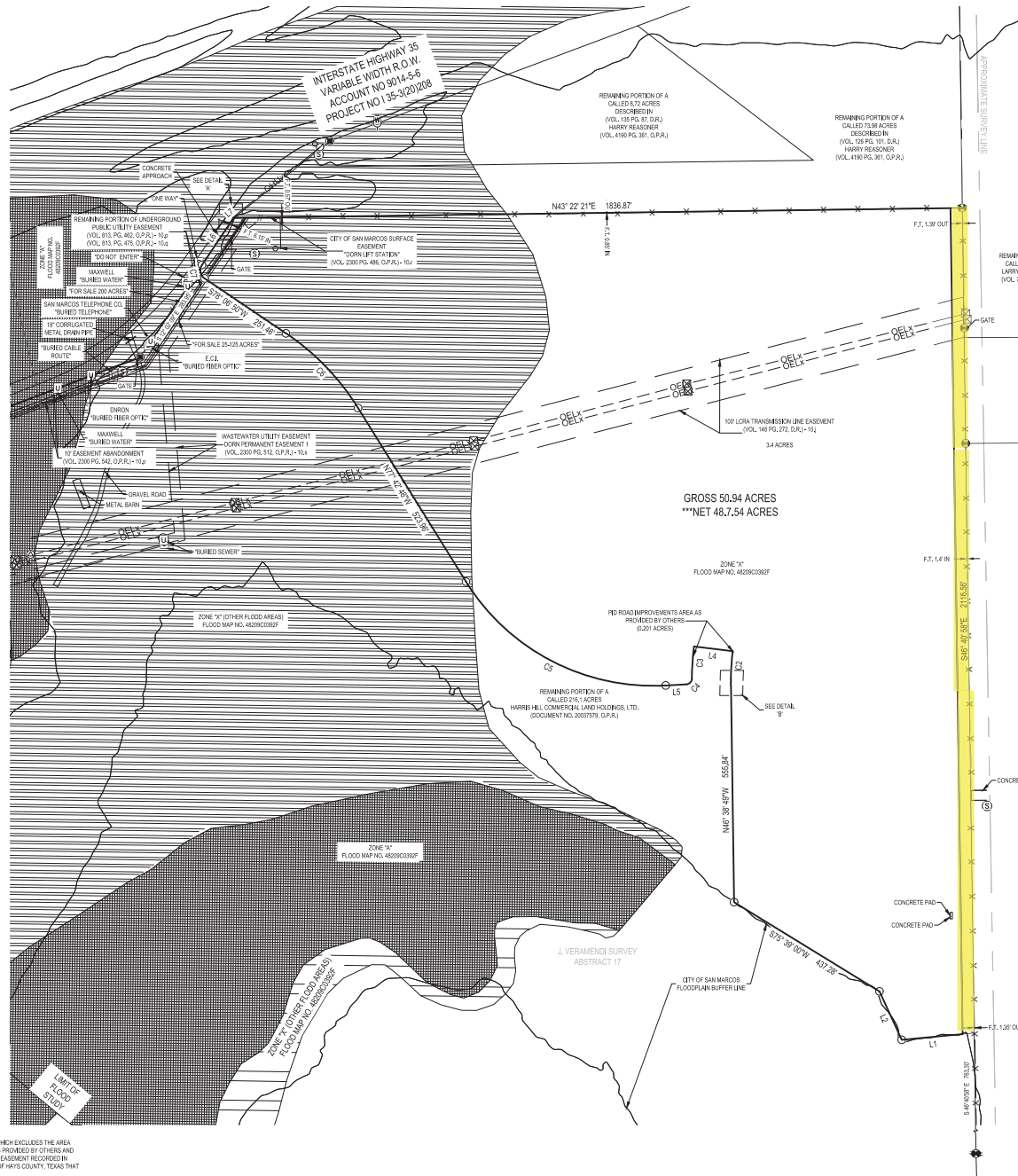
EXHIBIT OF
A 52.40 ACRE TRACT OF LAND, OUT OF THE J. VERAMENDI SURVEY,
ABSTRACT 17, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED
216.30 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO HARRIS
HILL COMMERCIAL LAND HOLDINGS, LTD., OF RECORD IN DOCUMENT NO.
20037579, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



ADDRESS: N. I.H. 35
SAN MARCOS, TEXAS 78666



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	650.00'	9.21'	0°48'42"	N46° 14' 28"W	9.21'
C2	650.00'	71.25'	6°17'00"	N42° 03' 49"W	71.25'
C3	750.00'	81.28'	6°17'00"	S42° 03' 49"E	82.21'
C4	15.00'	22.55'	86°04'33"	S02° 10' 01"E	20.47'
C5	606.00'	606.63'	61°24'56"	S71° 34' 46"W	577.05'
C6	635.00'	267.91'	24°10'24"	N89° 47' 58"W	265.93'
C7	25.00'	39.20'	89°51'01"	N56° 57' 39"W	35.31'




LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38° 43' 14"W	156.82'
L2	N70° 28' 41"W	136.53'
L3	N45° 31' 13"W	7.15'
L4	S51° 04' 41"W	100.00'
L6	N12° 02' 09"W	144.05'
L7	N05° 27' 08"E	1.78'

- | | | |
|---------------|---------------|--|
| | <u>LEGEND</u> | |
| | P.O.B. | POINT OF BEGINNING |
| | ○ | SET 1/2" IRON ROD WITH A RED "MATHINKHOVER
ENG. & SURVEY" PLASTIC CAP |
| | ⊗ | FOUND 1/2" IRON ROD WITH AN ALUMINUM
CAP STAMPED "PRO-TECH" |
| | ⊙ | FOUND 1/2" IRON ROD WITH A YELLOW
PLASTIC CAP STAMPED "BYRN" |
| | ● | FOUND 1/2" (IRON ROD (UNLESS NOTED)) |
| | ⊕ | FOUND TX,D.O.T. RIGHT-OF-WAY MONUMENT |
| | ⊗ | FOUND STEEL FENCE POST |
| | ⊙ | FOUND BLUE T-POST |
| | ⊞ | TRAFFIC SIGN |
| | ⊘ | UTILITY POLE |
| | ⊘→ | UTILITY POLE WITH GUY WIRE |
| | ⊘⊗ | UTILITY POLE WITH ELECTRIC TRANSFORMER |
| | ⊞ | ELECTRIC METER |
| | ⊞ | TRANSMISSION TOWER |
| | ⊞ | WATER METER |
| | ⊞ | WATER VALVE |
| | ⊞ | FIRE HYDRANT |
| | ⊞ | UTILITY STUBOUT / RISER |
| | ⊞ | TELEPHONE PEDESTAL |
| | MB | MAILBOX |
| | ⊞ | SANITARY SEWER MANHOLE |
| | ⊞ | UTILITY SIGN |
| | ⊞ | REFLECTOR |
| | ⊞ | BOLLARD POST |
| —// —// —// — | | WOOD FENCE |
| —X —X —X — | | WIRE FENCE |
| — — — — — | | CHAINLINK FENCE |
| — — — — — | | WATER |
| — — — — — | | ELECTRIC (OVERHEAD) |
| — — — — — | | GENERAL OVERHEAD UTILITY |



***THE NET ACREAGE SHOWN HEREON IS THAT WHICH EXCLUDES THE AREA WITHIN THE "PID ROAD IMPROVEMENTS" AREA AS PROVIDED BY OTHERS AND THE AREA THAT IS THE 100' LCRA TRANSMISSION EASEMENT RECORDED IN VOLUME 148, PAGE 272 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS THAT CROSSES THE SUBJECT TRACT.

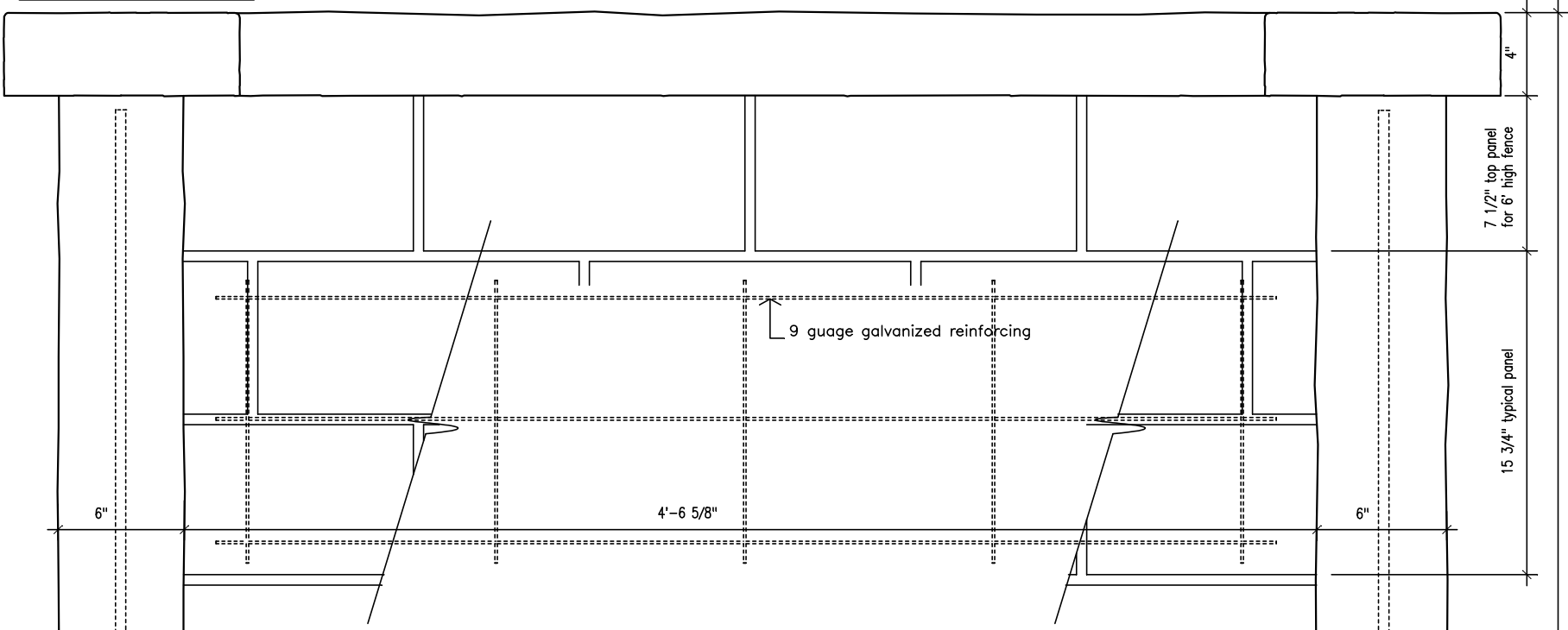



KYLE L. PRESSLER DATE: NOVEMBER 12, 2021
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6628
KYLE.PRESSLER@MATD.TX.GOV.COM
JOB NO. 21-4003 - 52.83 ACRES
REVISED BOUNDARY - 4/26/2022



FENCECRETE AMERICA, INC.

manufacturers of precast concrete fencing and masonry wall systems
15089 tradesmen drive san antonio, texas 78249 210-492-7911 800-229-7811 www.fencecrete.com



Partial Fence Elevation

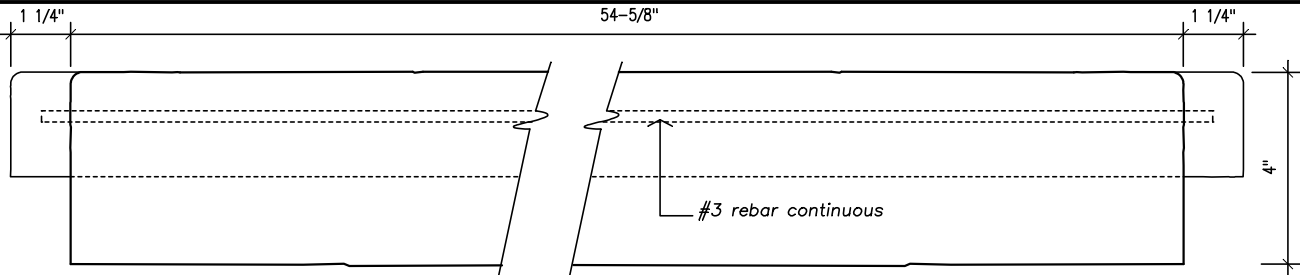
scale: 1-1/2" = 1'-0"



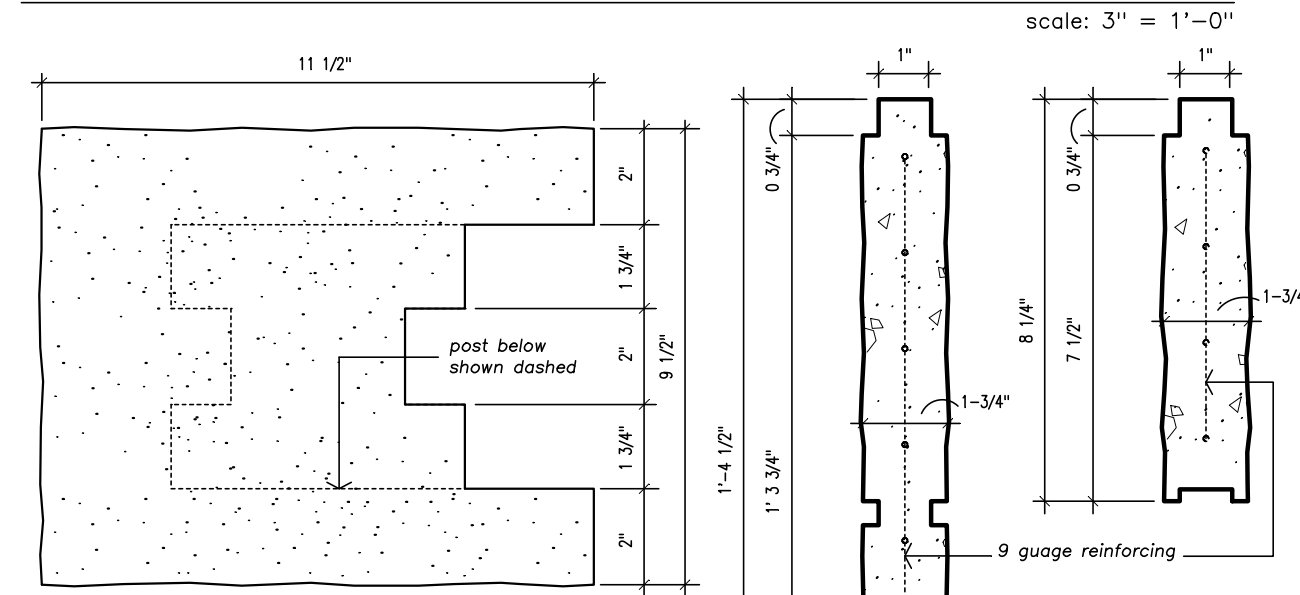
Split-Face CMU Style Concrete Fence

footing: 18" diameter, 24" deep (min.)
3000 p.s.i. concrete, varies
according to local soil conditions

Post Reinforcing:
6' high fence:
2 each #4 rebars
8' high fence:
4 each #4 rebars

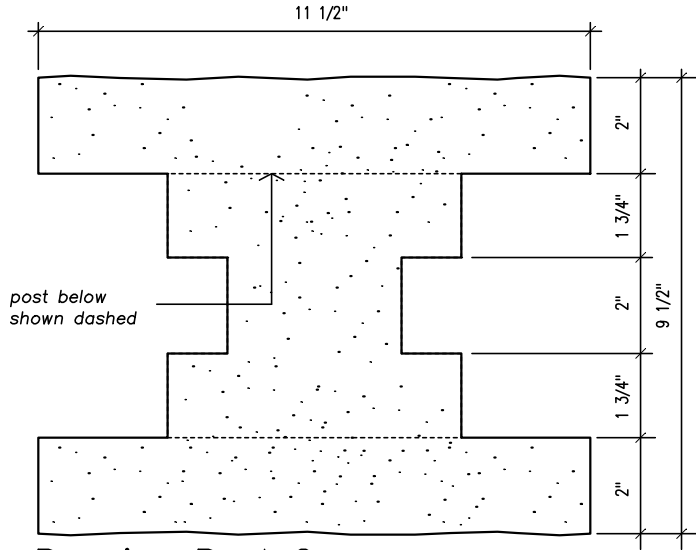


Caprail Elevation



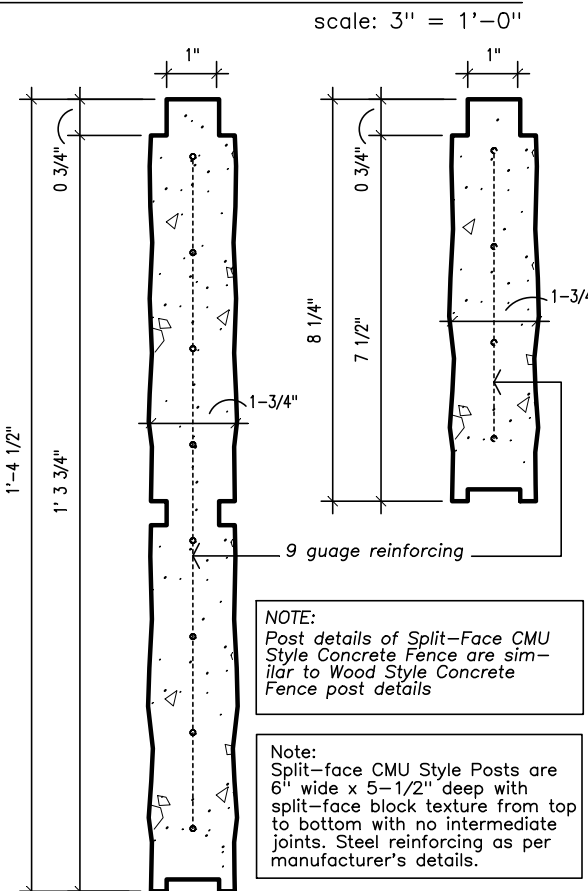
Stop Post Cap

scale: 3" = 1'-0"



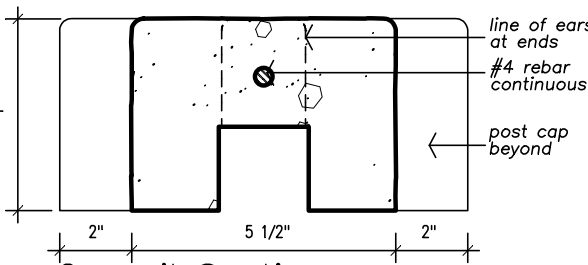
Running Post Cap

scale: 3" = 1'-0"



Typical Panel Sections

scale: 3" = 1'-0"



Caprail Section

scale: 3" = 1'-0"

- notes:
1. The column height can be from 0 to a maximum of 10'-0". Additional heights are available upon special order.
 2. All fence concrete shall be 5000 p.s.i.
 3. All reinforcement shall be A.S.T.M. 615 grade 60. Special reinforcement is available upon special order.
 4. Concrete Footing: 12" - 18" diameter, 24" deep (min.), 3,000 p.s.i. concrete, depth varies according to local soil conditions.
 5. Split-face CMU Style panels can be provided in a variety of colors.
 6. Texture: All exposed sides have split-face block-like texture.
 7. Gates: Shall have additional steel supports adjacent to concrete columns.
 8. All steel reinforcement is prewelded with steel spacers so as to allow for maximum concrete coverage.
 9. A special silicone sealant is used to lock the caprail and post caps in place. This sealant requires special tools for removal.

We reserve the right to alter the design or specifications without incurring any obligation, all rights reserved.
Fencecrete America, Inc.