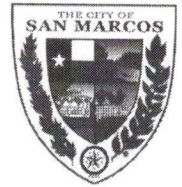


ANNEXATION APPLICATION

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Zach Price	Property Owner	Zach Price
Company	Hill Country Real Estate - San Marcos, LLC	Company	Hill Country Real Estate - San Marcos, LLC
Applicant's Mailing Address	3413 Hunter Road, STE D PMB 307, San Marcos, TX 78666	Owner's Mailing Address	3413 Hunter Road, STE D PMB 307, San Marcos, TX 78666
Applicant's Phone #	(281) 832-6844	Owner's Phone #	(281) 832-6844
Applicant's Email	zach@hillcountry.group	Owner's Email	zach@hillcountry.group

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: Motion Picture Studio Proposed Zoning: CC & CD-1

Reason for Annexation / Other Considerations: _____

Annex Hill Country Studios site per La Cima's Development Agreement.

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, Zach Price (owner name) on behalf of
Hill Country Real Estate - San Marcos, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Intersection of Wonder World Drive and West Centerpoint Road (address).

I hereby authorize Nicholas G. Kehl (agent name) on behalf of
Bowman Consulting, LTD (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: 4-4-2023
Printed Name, Title: Zach Price - Chief Experience Officer

Signature of Agent:  Date: 04/05/2023
Printed Name, Title: Nicholas G. Kehl - Principal

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

OWNER'S CONSENT TO ANNEXATION OF LAND

Date: April 4, 2023

City: City of San Marcos, Texas, a home rule municipal corporation

Owner: Hill Country Real Estate - San Marcos, LLC

Property: 147.846 acres of land out of the L. Glasgow Survey No. 14, Abstract No. 188 and the John Williams Survey, Abstract No's. 471 and 490 (including adjacent right-of-way)

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

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

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

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

[SIGNATURE(S) ON NEXT PAGE]

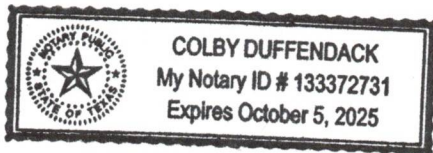
OWNER:


Zach Price

ACKNOWLEDGMENT

STATE OF TX §
COUNTY OF HAYS §

This instrument was acknowledged before me on April 5th, 2023 by
Zach Price.




Notary Public, State of TX

OWNER:

By:

[Signature]

Name: Zach Price

Title: Chief Experience Officer

ACKNOWLEDGMENT

STATE OF TX

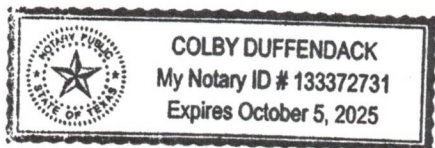
§

COUNTY OF Hays

§

§

This instrument was acknowledged before me on APRIL 5TH, 2023 by ZACH PRICE, _____ of _____ in such capacity on behalf of said entity.



[Signature]
Notary Public, State of TX

DECLINATION OF OFFER OF DEVELOPMENT AGREEMENT

The attached Development Agreement was offered by the City of San Marcos to the owner of the property subject to the following application/petition (check one):

☐ Out of City Utility Connection of Extension Application

☒ Petition for Annexation (without OCU Request)

By signing below, the owner of the subject property declines the offer to enter into such Development Agreement.

OWNER (individual):

Date: _____

[OR]

OWNER (Entity):

By: Hill Country Real Estate - San Marcos, LLC

Name: ZACH PRICE

Title: Chief Experience Officer

Date: 4-4-2023

Case No. AN-23-01 (to be inserted by City Staff)

LEGAL DESCRIPTION

BEING A 147.846 ACRE TRACT OF LAND (6,440,186 SQ. FT.) OUT OF AND A PORTION OF THE L.GLASSGOW SURVEY NO. 14, ABSTRACT NO. 188, THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 IN HAYS COUNTY, TEXAS, AND BEING PORTIONS OF THE 34.368 ACRE, 94.769 ACRE, 31.721 ACRE, 42.147 ACRE AND 6.891 ACRE TRACTS OF LAND CONVEYED TO HILL COUNTRY REAL ESTATE - SAN MARCOS, LLC IN INSTR. NO. 22027640 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 147.846 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod with "TXDOT" aluminum cap found in the westerly right-of-way line of Wonder World Drive (Ranch Road 12), same described as a varied width right-of-way, being 6.8059 acres, in Volume 3197, Page 401, O.P.R.H.C.TX., for the most easterly corner of the said 6.891 acre tract, being the most northerly corner of the remainder of a 17.45 acre tract of land conveyed to Marion H. Wills in Volume 2530, Page 720, O.P.R.H.C.TX., for the **POINT OF BEGINNING** and an easterly corner of the herein described tract of land;

THENCE South 32°24'03" West, a distance of 648.97 feet to a 1/2-inch iron rod with "Pro-Tech" cap found in a northeasterly line of the said 94.769 acre tract, at the most southerly common corner of the said 6.891 acre tract and the remainder of the said 17.45 acre tract;

THENCE South 62°24'22" East with the common line of the said 94.769 acre tract and the remainder of the said 17.45 acre tract, a distance of 392.10 feet to a 1/2-inch iron rod found at an angle point in west line of the remainder of a 114.00 acre tract of land conveyed to Marion H. Wills in Volume 1658, Page 162, O.P.R.H.C.TX., being the most easterly corner of the said 94.769 acre tract;

THENCE with the east lines of the said 94.769 acre tract, being west lines of the remainder of the said 114.00 acre tract and a called 3.00 acre tract of land conveyed to Catherine Wonderly and Curtis Wonderly in Volume 2109, Page 386, O.P.R.H.C.TX., the following two (2) courses and distances:

1. South 37°37'55" West, a distance of 1340.82 feet to a 1/2-inch iron rod found;
2. South 04°55'35" East, a distance of 1120.49 feet to a 1/2-inch iron rod found in the north line of the called 326.30 acre tract of land conveyed to the City of San Marcos in Volume 1922, Page 338, O.P.R.H.C.TX., at the most southerly common corner of the said 114.00 acre tract and the said 94.769 acre tract, for the southeast corner of the herein described tract of land;

THENCE with common lines of the said 326.30 acre tract and the said 94.769 acre tract, the following two (2) courses and distances:

1. North 88°23'17" West, a distance of 252.71 feet to a 1/2-inch iron rod with "BCG" cap found;
2. North 86°36'50" West, a distance of 331.41 feet to a cedar post found in the east line of a called 151.00 acre tract of land conveyed to the City of San Marcos in Instrument no. 18037662, O.P.R.H.C.TX., at the most westerly common corner of the said 326.30 acre tract and the said 94.769 acre tract, for the southwest corner of the herein described tract of land;

THENCE with the common lines of the said 94.769 acre tract and the said 151.00 acre tract, the following eleven (11) courses and distances:

1. North 03°30'38" East, a distance of 65.87 feet to a 10.5 inch cedar;
2. North 07°18'58" West, a distance of 104.18 feet to a dead 9.5 inch cedar;

3. North 19°13'11" West, a distance of 21.88 feet to a 12" live oak tree;
4. North 33°55'57" West, a distance of 960.43 feet to a 1/2-inch iron rod with "BCG" cap found;
5. North 27°27'35" West, a distance of 422.53 feet to a cedar post found;
6. North 37°34'51" West, a distance of 281.91 feet to a cedar post found;
7. North 34°40'21" West, a distance of 102.30 feet to a cedar post found ;
8. North 47°12'38" East, a distance of 11.01 feet to a cedar post found;
9. North 44°17'57" West, a distance of 9.44 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
10. North 10°02'03" East, a distance of 104.63 feet to a cedar post found;
11. North 21°28'49" West, a distance of 32.52 feet to a cedar post found at a common corner of the said 94.769 acre tract and the said 151.00 acre tract;

THENCE leaving said common line, over and across the said 94.769 acre tract, the said 42.147 acre tract, the said 31.721 acre tract and the said 34.368 acre tract, the following five (5) courses and distances:

1. North 19°57'09" West, a distance of 541.76 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
2. North 18°43'34" East, a distance of 675.43 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
3. North 50°22'47" East, a distance of 807.44 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
4. North 09°56'45" West, a distance of 232.63 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
5. North 30°44'43" East, a distance of 581.34 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting in the south right-of-way line of West Centerpoint Road, described as a varying width right-of-way, being a called 45.839 acre tract of land conveyed to Hays County, Texas in Volume 5310, Page 161, O.P.R.H.C.TX., being the northwest corner of the herein described tract of land;

THENCE with the south right-of-way line of West Centerpoint Road, being the north line of the said 34.368 acre tract, the following six (6) courses and distances:

1. North 87°39'35" East, a distance of 17.34 feet to a 1/2-inch iron rod with "BCG" cap found for point of curvature;
2. With a curve turning to the right, with a radius of 20.00 feet, an arc length of 30.60 feet, with a chord bearing of south 48°30'55" East, with a chord length of 27.70 feet, to a 1/2-inch iron rod with "BCG" cap found for endpoint of said survey;
3. North 89°31'27" East, a distance of 50.14 feet to a 1/2-inch iron rod with "BCG" cap found;
4. With a curve turning to the right, with a radius of 20.00 feet, an arc length of 32.23 feet, with a chord bearing of north 41°29'52" East, with a chord length of 28.85 feet to a 1/2-inch iron rod with "BCG" cap found;
5. North 87°39'35" East, a distance of 3.21 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
6. With a curve turning to the left, with a radius of 535.00 feet, an arc length of 245.36 feet, with a chord bearing of north 74°31'16" East, with a chord length of 243.22 feet to a 1/2-inch iron rod with "BCG" cap found for endpoint of said curve;

THENCE North 61°22'58" East with the south right-of-way lines of West Centerpoint Road and Wonder World Drive/Ranch Road 12, a portion of said Wonder World Drive/Ranch Road 12 being described as a 6.4500 acre

varying width right-of-way, in Volume 3100, Page 712, O.P.R.H.C.TX., being the north line of the said 34.368 acre tract, a distance of 440.55 feet to a 1/2-inch iron rod with "BCG" cap found in the south right-of-way line of Wonder World Drive/Ranch Road 12;


THENCE continuing with the southerly, westerly right-of-way lines of Wonder World Drive/Ranch Road 12 being the easterly lines of the said 34.368 acre, said 94.769 acre and the said 6.891 acre tracts, the following eight (8) courses and distances:

1. North 77°54'50" East, a distance of 41.30 feet to a 1/2-inch iron rod with "BCG" cap found for point of curvature of a curve to the right;
2. With a curve turning to the right, with a radius of 1809.86 feet, an arc length of 235.38 feet, with a chord bearing of South 23°21'07" East, with a chord length of 235.21 feet to a TXDOT type II concrete monument with brass disc found;
3. South 19°38'27" East, a distance of 223.38 feet to a 5/8-inch iron rod with "TXDOT" cap found for angle point;
4. South 19°37'17" East, a distance of 167.08 feet to a 60d nail found for angle point;
5. South 43°01'57" West, a distance of 174.50 feet to a 1/2-inch iron rod with "BCG" cap found for angle point;
6. South 19°37'17" East, a distance of 291.06 feet to a 1/2-inch iron rod found for angle point;
7. North 43°01'57" East, a distance of 174.50 feet to a 60d nail found for angle point;
8. South 19°37'17" East, at a distance of distance of 380.73 feet passing a 1/2-inch iron rod found at the most northerly common corner of the said 94.769 acre tract and said 6.891 acre tract, in all, a distance of 807.11 feet to the **POINT OF BEGINNING** and containing 147.846 acres of land, more or less, within these metes and bounds.

Notes:

1. Bearing basis is Texas Coordinate System, South Central Zone, NAD83.
2. Distances shown hereon are based on surface measurements, to convert surface distances to grid, multiply by the combined scale factor.
3. The combined scale factor for this project is 0.999875.

Witness my hand and seal at Austin, Travis County, Texas, on this 21st day of April 2023 A.D.



Curtis Wayne Watts
Texas Registered Professional Land Surveyor #6614

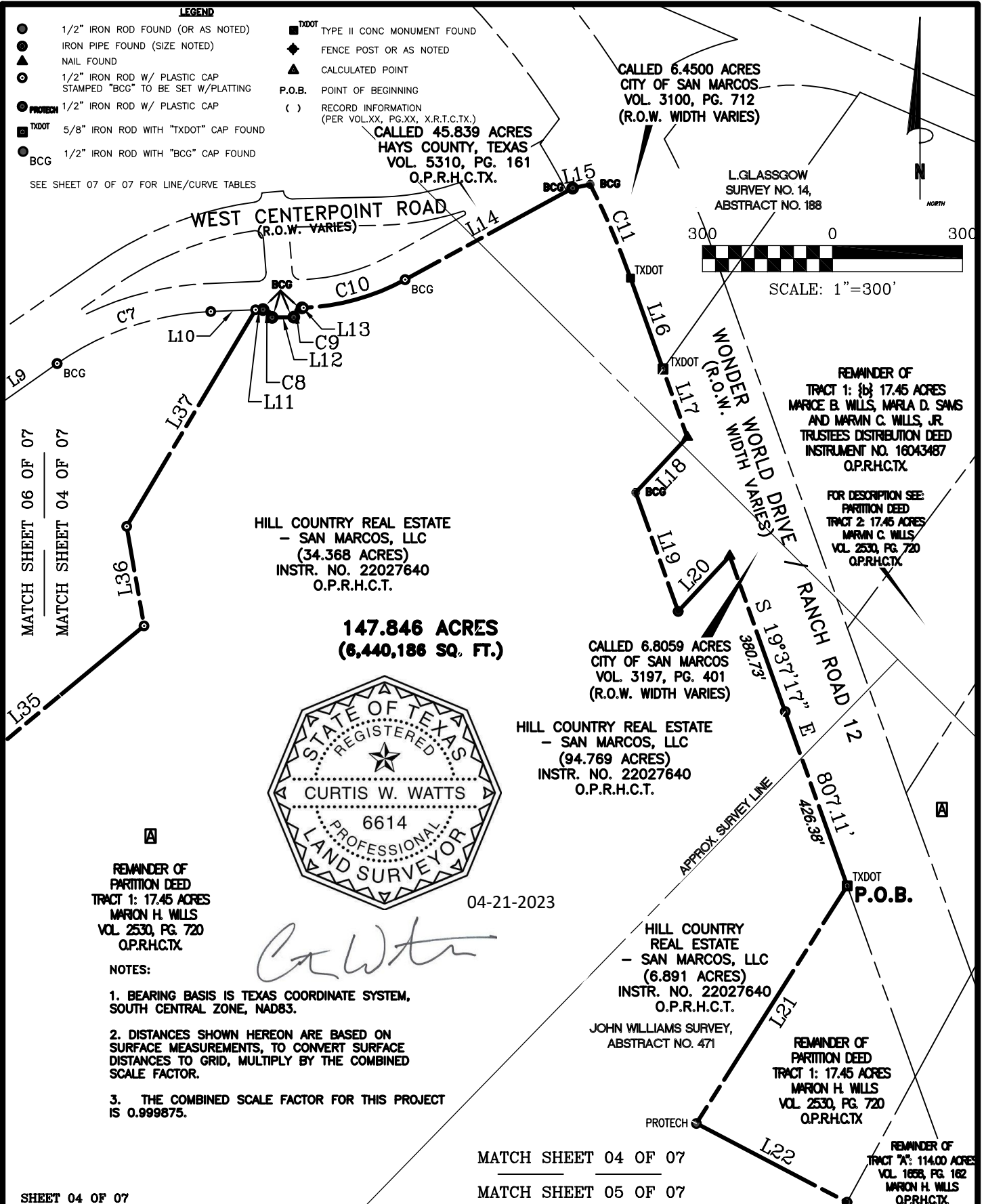
04-21-2023



LEGEND

- 1/2" IRON ROD FOUND (OR AS NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- ▲ NAIL FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" TO BE SET W/PLATTING
- 1/2" IRON ROD W/ PLASTIC CAP
- TXDOT 5/8" IRON ROD WITH "TXDOT" CAP FOUND
- BCG 1/2" IRON ROD WITH "BCG" CAP FOUND
- TXDOT TYPE II CONC MONUMENT FOUND
- ◆ FENCE POST OR AS NOTED
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION (PER VOL.XX, PG.XX, X.R.T.C.TX.)

SEE SHEET 07 OF 07 FOR LINE/CURVE TABLES



SHEET 04 OF 07

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

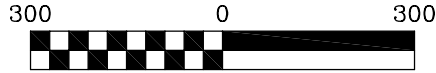
BEING A 147.846 ACRE TRACT OF LAND OUT OF AND A PORTION OF THE L.GLASSGOW SURVEY NO. 14, ABSTRACT NO. 188, THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 IN HAYS COUNTY, TEXAS

MATCH SHEET 06 OF 07
MATCH SHEET 05 OF 07

MATCH SHEET 04 OF 07
MATCH SHEET 05 OF 07

HILL COUNTRY
REAL ESTATE
- SAN MARCOS, LLC
(94.769 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

APPROX. SURVEY LINE



SCALE: 1"=300'

JOHN WILLIAMS SURVEY,
ABSTRACT NO. 471

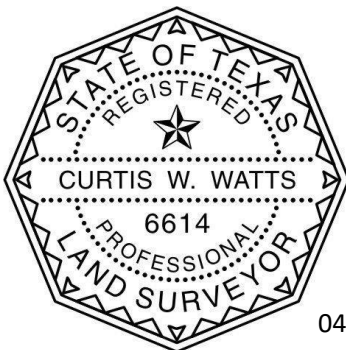
147.846 ACRES
(6,440,186 SQ. FT.)

HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(94.769 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

REMAINDER OF
TRACT "A": 114.00 ACRES
VOL. 1658, PG. 162
MARION H. WILLS
O.P.R.H.C.T.

CALLED 3.00 ACRES
CATHERINE WONDERLY AND
CURTIS WONDERLY
VOL. 2108, PG. 386
GIFT DEED
O.P.R.H.C.T.

CALLED 151.00 ACRES
THE CITY OF SAN MARCOS, TEXAS
SPECIAL WARRANTY DEED
INSTRUMENT #18037662
O.P.R.H.C.T.



04-21-2023

C. Watts

L27 12" LIVE OAK
DEAD 9.5" CEDAR
L26
L25 10.5" CEDAR
CEDAR POST

L24

BCG L23

CALLLED 326.30 ACRES
THE CITY OF SAN MARCOS
WARRANTY DEED
VOL. 1922, PG. 338
O.P.R.H.C.T.

SHEET 05 OF 07

Bowman
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

BEING A 147.846 ACRE TRACT OF LAND OUT
OF AND A PORTION OF THE L. GLASSGOW
SURVEY NO. 14, ABSTRACT NO. 188, THE JOHN
WILLIAMS SURVEY, ABSTRACT NO. 471 AND
THE JOHN WILLIAMS SURVEY, ABSTRACT NO.
490 IN HAYS COUNTY, TEXAS



300 0 300
SCALE: 1"=300'

CALLED 45.839 ACRES
HAYS COUNTY, TEXAS
VOL. 5310, PG. 161
O.P.R.H.C.TX.

WEST CENTERPOINT ROAD
(R.O.W. VARIES)

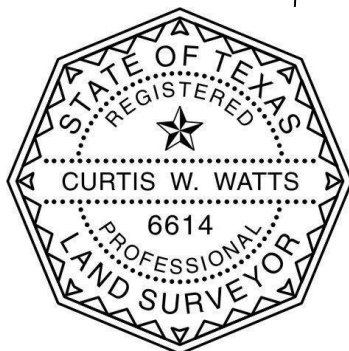
JOHN WILLIAMS SURVEY,
ABSTRACT NO. 490

HILL COUNTRY
REAL ESTATE
- SAN MARCOS, LLC
(31.721 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

147.846 ACRES
(6,440,186 SQ. FT.)

HILL COUNTRY REAL ESTATE
- SAN MARCOS, LLC
(42.147 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

LA CIMA PHASE I SEC 2



Curtis W. Watts

04-21-2023

MATCH SHEET 06 OF 07
MATCH SHEET 05 OF 07

HILL COUNTRY
REAL ESTATE
- SAN MARCOS, LLC
(94.769 ACRES)
INSTR. NO. 22027640
O.P.R.H.C.T.

CALLLED 151.00 ACRES
THE CITY OF SAN MARCOS, TEXAS
SPECIAL WARRANTY DEED
INSTRUMENT #18037662
O.P.R.H.C.TX.

SHEET 06 OF 07

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BEING A 147.846 ACRE TRACT OF LAND OUT
OF AND A PORTION OF THE L. GLASSGOW
SURVEY NO. 14, ABSTRACT NO. 188, THE JOHN
WILLIAMS SURVEY, ABSTRACT NO. 471 AND
THE JOHN WILLIAMS SURVEY, ABSTRACT NO.
490 IN HAYS COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 80°38'20" E	135.06'
L2	N 41°02'43" E	25.98'
L3	N 65°11'33" E	77.25'
L4	N 41°02'43" E	33.26'
L5	N 20°59'57" E	92.20'
L6	N 66°27'44" E	46.30'
L7	N 27°17'24" E	262.04'
L8	N 47°11'53" E	60.61'
L9	N 54°59'28" E	190.21'
L10	N 87°39'35" E	103.15'
L11	N 87°39'35" E	17.34'
L12	N 89°31'27" E	50.14'
L13	N 87°39'35" E	3.21'
L14	N 61°22'58" E	440.55'
L15	N 77°54'50" E	41.30'
L16	S 19°38'27" E	222.38'
L17	S 19°37'17" E	167.08'
L18	S 43°01'57" W	174.50'
L19	S 19°37'17" E	291.06'

LINE TABLE		
LINE #	BEARING	DISTANCE
L20	N 43°01'57" E	174.50'
L21	S 32°24'03" W	648.97'
L22	S 62°24'22" E	392.10'
L23	N 88°23'17" W	252.71'
L24	N 86°36'50" W	331.41'
L25	N 03°30'38" E	65.87'
L26	N 07°18'58" W	104.18'
L27	N 19°13'11" W	21.88'
L28	N 27°27'35" W	422.53'
L29	N 37°34'51" W	281.91'
L30	N 34°40'21" W	102.30'
L31	N 47°12'38" E	11.01'
L32	N 44°17'57" W	9.44'
L33	N 10°02'03" E	104.63'
L34	N 21°28'49" W	32.52'
L35	N 50°22'47" E	807.44'
L36	N 09°56'45" W	232.63'
L37	N 30°44'43" E	581.34'
L38	S 43°09'44" W	155.92'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	635.00'	438.81'	N 60°50'32" E	430.13'
C2	565.00'	250.53'	N 53°45'34" E	248.48'
C3	585.00'	399.96'	N 46°52'34" E	392.21'
C4	465.00'	136.70'	N 35°42'42" E	136.21'
C5	20.00'	35.33'	S 85°15'25" E	30.91'
C6	20.00'	31.29'	N 10°10'19" E	28.19'
C7	665.00'	379.17'	N 71°19'32" E	374.05'
C8	20.00'	30.60'	S 48°30'55" E	27.70'
C9	20.00'	32.23'	N 41°29'52" E	28.85'
C10	535.00'	245.36'	N 74°31'16" E	243.22'
C11	1809.86'	235.38'	S 23°21'07" E	235.21'

SHEET 7 OF 7



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