

14  
42

HARRIS HILL ROAD SPORT VEHICLE TRACK

ABUNDANT LIFE CHRISTIAN CHURCH TO  
HAYS COUNTY  
3/12/2015 (5.058 AC.)

(5158  
87)

HCDN 16008150  
CAROL SUE HOPSON COLE , EXECUTOR, TO  
HAYS COUNTY  
3/10/2016 (11.736 AC.)

(5328  
670)

DR. MICHAEL ABEL TO  
NEW DIRECTION IRA, INC.  
9/16/2015 (TRACT 1-30.020 AC.)

(1675  
312)

DAVID B HENNINGTON ET UX TO  
DAVID B. HENNINGTON AND WANDA J. HENNINGTON TRUSTEES  
5/24/2000 (91.37 AC.)

HCDN 18008882  
WILLIAM OHREN HOPSON & LAURA ELIZABETH WEATHERFORD, TRUSTEES, TO  
WILLIAM OHREN HOPSON ET AL  
3/13/2018 (1/2 INTEREST: SECOND TRACT-97.04 AC.)

(117  
493)

MRS. MILLIE GARY ET VIR TO  
THE STATE OF TEXAS  
12/15/1938 (3.82 AC.)

STATE HIGHWAY NUMBER 21 (R.O.W. VARIES)

LEGEND

(VOL  
PG)

HAYS COUNTY DEED, REAL PROPERTY  
OR OFFICIAL PUBLIC RECORDS

(VOL  
PG)

HAYS COUNTY  
PLAT RECORDS

HCDN

HAYS COUNTY DOCUMENT NUMBER

●

1/2" IRON ROD FOUND

OR DIAMETER NOTED

⊙

3/4" IRON PIPE FOUND

OR DIAMETER NOTED

⊠

1/2" IRON ROD SET WITH PLASTIC

CAP STAMPED "BYRN SURVEY"

⊠

1/2" IRON ROD FOUND WITH PLASTIC

CAP STAMPED "BYRN SURVEY"

— X —

WIRE FENCE

ohu

UTILITY LINE, POLE AND GUY

⊙

WATER METER

⊙

WATER VALVE

▲

UTILITY PEDESTAL

□

CLEANOUT

▲

6" CEDAR FENCE POST

—

UNDERGROUND UTILITY WARNING SIGN

X

WATER SPIGOT

NOTES CORRESPONDING TO SCHEDULE B OF TITLE COMMITMENT  
G.F. NO. 20190411 DATED MAY 2, 2019

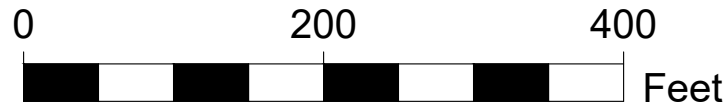
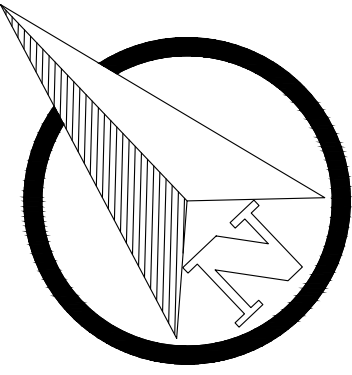
10(c) WATERLINE EASEMENT RECORDED IN VOLUME 239, PAGE  
222 OF THE HAYS COUNTY DEED RECORDS. MAY AFFECT  
SUBJECT TRACT ALTHOUGH THERE IS NOT ANY LOCATIVE  
INFORMATION PROVIDED IN DEED.

10(d) INGRESS EGRESS EASEMENT RECORDED IN VOLUME 340,  
PAGE 666 OF THE HAYS COUNTY DEED RECORDS. MAY AFFECT  
SUBJECT PROPERTY. THE GRAVEL DRIVE ON THE ADJACENT  
PROPERTY TO THE EAST FITS THE GENERAL DESCRIPTION GIVEN  
IN THE DEED.

10(e) STREET MAINTENANCE AGREEMENT RECORDED IN VOLUME  
1301, PAGE 165 OF THE HAYS COUNTY OFFICIAL PUBLIC  
RECORDS. THIS AGREEMENT IS FOR PROPERTIES WHICH WERE  
GRANTED EASEMENT RIGHTS TO USE COWTRAIL LANE. THE  
SUBJECT TRACT WAS NOT GRANTED EASEMENT RIGHTS SO  
THEREFORE IS NOT SUBJECT TO THIS AGREEMENT.

PROPOSED ZONING

DESCRIPTION	AREA
TOTAL LOT	59.59ac
INDUSTRIAL PORTION	14.90ac
RESIDENTIAL PORTION	44.69ac



CERTIFICATION

I CERTIFY THAT THESE SURVEY SHEETS ARE COMPLETE, ACCURATE,  
AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING  
CONSTRUCTION BUT ARE NOT AUTHORIZED FOR CONSTRUCTION  
PRIOR TO COUNTY APPROVAL. THE RESPONSIBILITY FOR THE  
ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO  
PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF SAN  
MARCOS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE  
DESIGN ENGINEER.

Dr. David Joyner, PE TX PE 79569

David D. Joyner



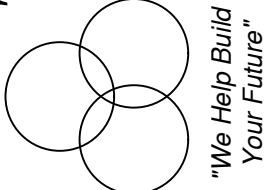
PALACE WAY DEVELOPMENT

Location:  
4087 ST. HIGHWAY 21  
San Marcos, Texas

TRINITY GROUP

A REAL-ESTATE SERVICE COMPANY

888 MEYER RD. NEW BRAUNFELS, TX 78638  
PH. (830) 303-3283 FAX (872) 842-7001  
www.trinitycompanies.biz trinity@trinitycompanies.biz



"We Help Build  
Your Future"

PROJECT NO.  
12418

REVISIONS

TX Firm # 12656

DATE  
Feb 2020

SCALE  
3/32" = 1'

DRAWN BY  
D. Aldana

DESIGNED BY  
Trinity Group

CHECKED BY  
D. Joyner

ZONING  
PLAN

Unless otherwise noted this  
is scaled to fit a 24x36" sheet

SHEET NO.

C-01

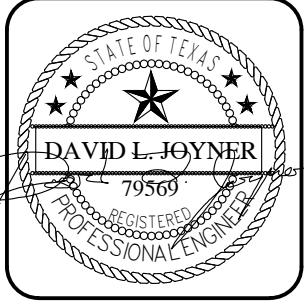
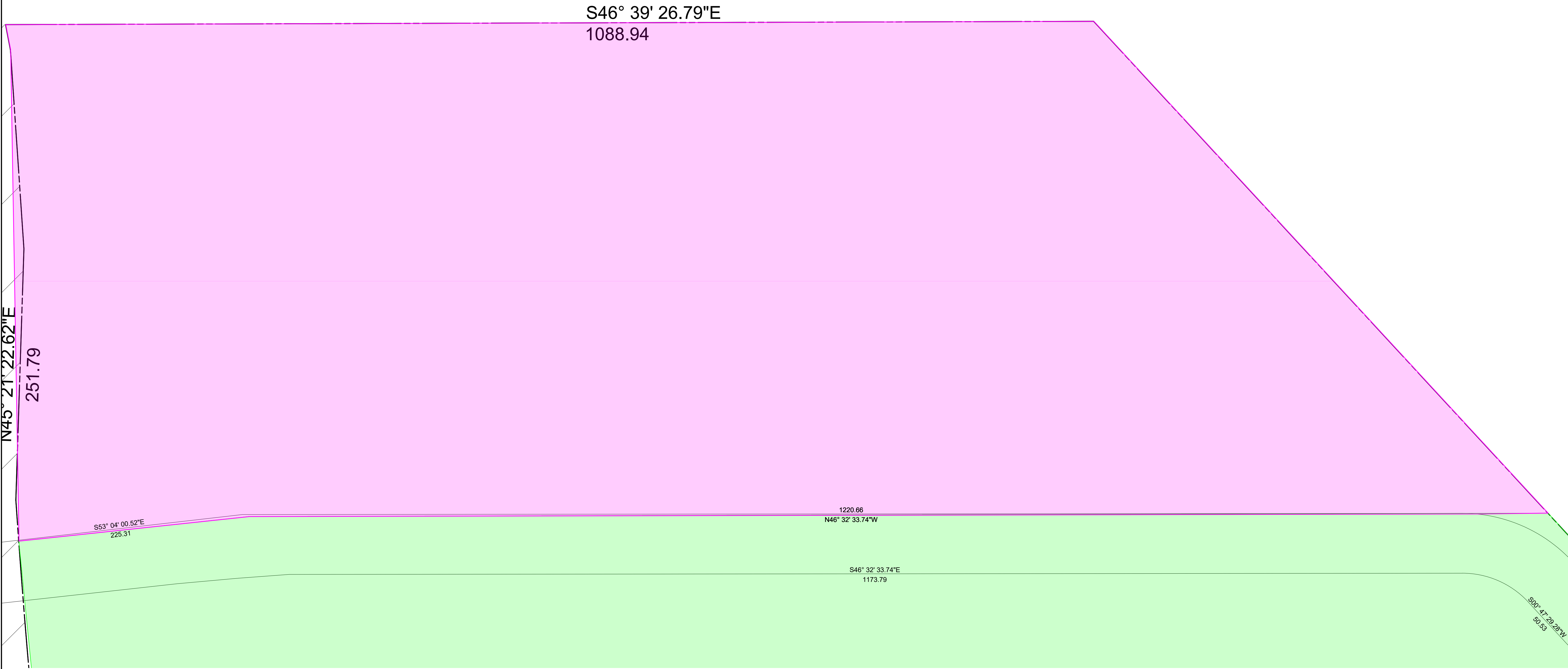
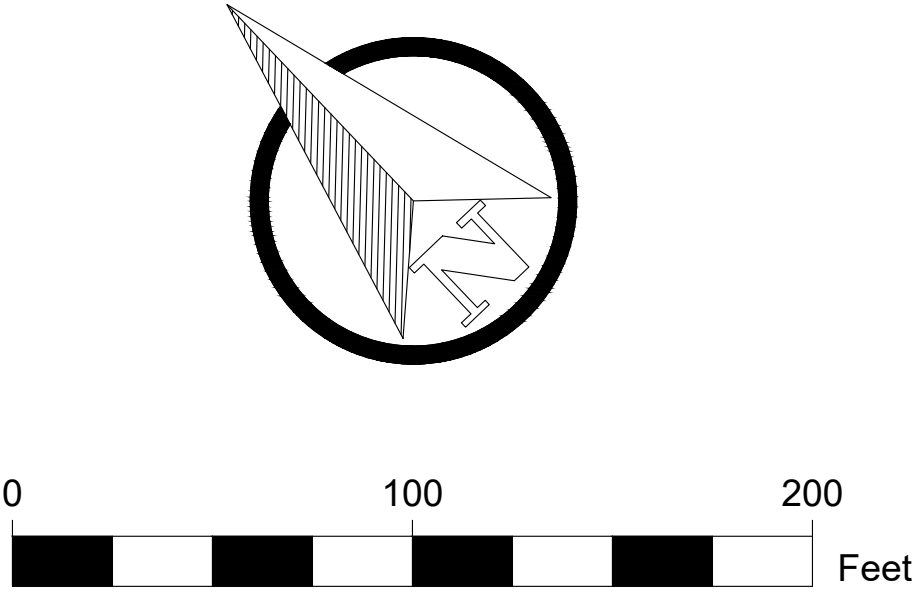
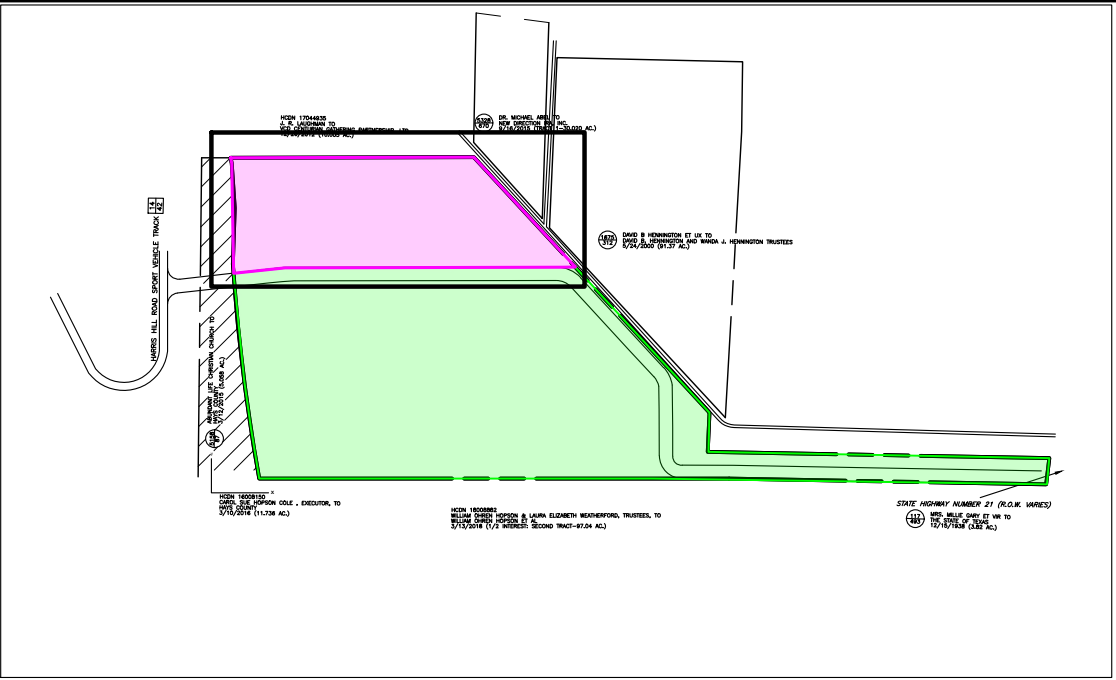
VERSION A

ZONING

HIGHWAY 21 LAND DEVELOPMENT

BEING A ZONING OF 59.59 ACRES,  
MORE OR LESS, IN THE THOMAS G.  
McGEHEE SURVEY, A-11, HAYS  
COUNTY, TEXAS

PROPOSED ZONING	
DESCRIPTION	AREA
TOTAL LOT	59.59ac
INDUSTRIAL PORTION	14.90ac



**PALACE WAY DEVELOPMENT**  
Location:  
**4087 ST. HIGHWAY 21**  
San Marcos, Texas



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*"We Help Build Your Future"*

PROJECT NO.  
**12418**

REVISIONS

TX Firm # 12656

DATE  
**Feb 2020**

SCALE  
**1/4" = 1'**

DRAWN BY  
**D. Aldana**

DESIGNED BY  
**Trinity Group**

CHECKED BY  
**D. Joyner**

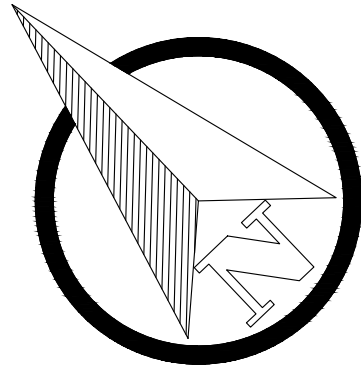
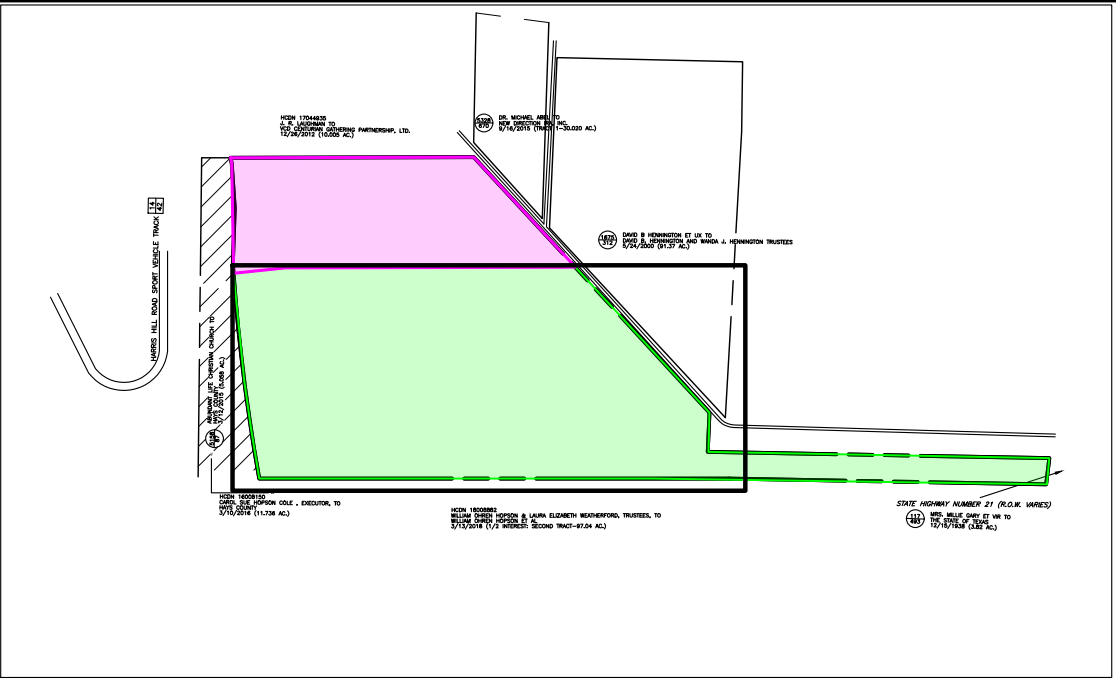
**PROPOSED INDUSTRIAL ZONING**

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SHEET NO.  
**C-02**

VERSION A

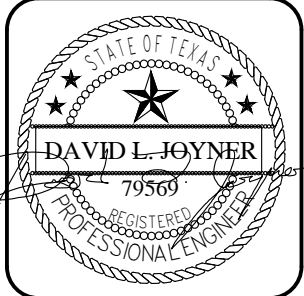
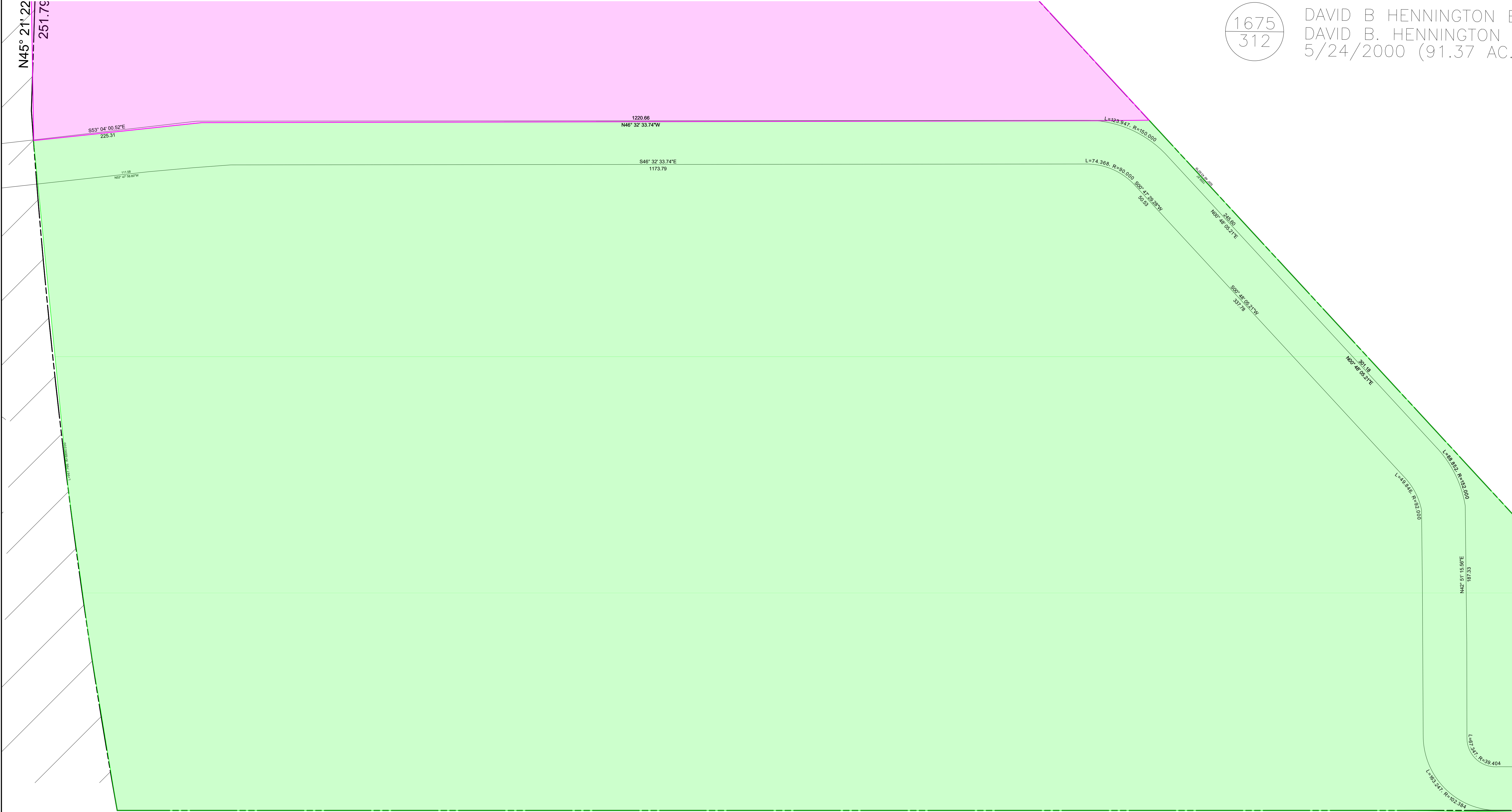
PROPOSED ZONING	
DESCRIPTION	AREA
TOTAL LOT	59.59ac
RESIDENTIAL PORTION	44.69ac



0 100 200 Feet

1675  
312

DAVID B HENNINGTON E  
DAVID B. HENNINGTON  
5/24/2000 (91.37 AC.)

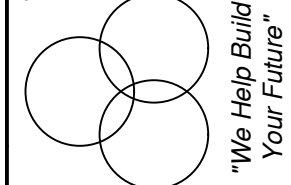


PALACE WAY DEVELOPMENT

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PROJECT NO.  
12418

REVISIONS

TX Firm # 12656

DATE  
Feb 2020

SCALE  
3/16" = 1'

DRAWN BY  
D. Aldana

DESIGNED BY  
Trinity Group

CHECKED BY  
D. Joyner

PROPOSED  
RESIDENTIAL  
ZONING

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is scaled to fit a 24" x 36" sheet

SHEET NO.

C-03

VERSION A