



INDUSTRIAL ZONING

STATE OF TEXAS - CITY OF SAN MARCOS

WHEREAS, Palaceway Partners LLC owns a 59.89ac tract of land situated in the Thomas G. McGehee survey, A-11, Hays County, Texas. Conveyed in volume 723 page 39, Plat record 7042-19-2-c; Hays County, TX. Same being a tract of land described to Trinity Group as conveyed in Instrument number 9927062, official public records, Hays County, Texas. And being more particularly described by metes and bounds as follows: Grid north of the Texas state plane coordinate system, NAD 83, South central zone.

The proposed development divides the existing property into two plats for different zoning purposes. This industrial portion being 14.90 acres.

Beginning at 1/2" Iron rod with plastic cap found at north center of the property line said POB-I

THENCE, North 0 degrees, 48 minutes and 43.60 seconds East, of the East side of the property and limiting with Right of way of Cow Trial. Drive a distance of 670.34 feet towards 1/2" Iron rod with plastic cap being the southeast corner of the industrial zone.

THENCE, North 46 degrees, 39 minutes and 26.79 seconds West, of the northeast corner of the property. Drive a distance of 1,088.94 feet towards 1/2" Iron rod with plastic cap located on the East side of the property and limiting with Right of way of Cow Trial

THENCE, South 32 degrees, 35 minutes and 25.70 seconds West, of 1/2" Iron rod with plastic cap located on the northeast side of the property. Drive a distance of 25.54 feet towards 1/2" Iron rod with plastic cap.

THENCE, South 39 degrees, 38 minutes and 23.78 seconds West, of 1/2" Iron rod with plastic cap located on the northeast side of the property. Drive a distance of 199.92 feet towards 1/2" Iron rod with plastic cap.

THENCE, South 45 degrees, 21 minutes and 22.62 seconds West, Drive a distance of 251.79 feet towards 1/2" Iron rod with plastic cap.

THENCE, South 38 degrees, 05 minutes and 05.46 seconds West, Drive a distance of 40.23 feet towards 1/2" Iron rod with plastic cap.

THENCE, South 53 degrees, 02 minutes and 00.38 seconds East, Drive a distance of 224.38 feet towards 1/2" Iron rod with plastic cap.

THENCE, South 46 degrees, 32 minutes and 33.95 seconds East, Drive a distance of 1,220.67 feet towards 1/2" Iron rod with plastic cap, same being the Point of Beginning POB-I.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRINITY GROUP, does hereby presents this Proposed Plat for zoning designation for the above described property as PALACE WAY DEVELOPMENT, an addition to the City of San Marcos, Texas. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.



Dr. David L. Joyner, P.E
TX Firm 12656



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TRINITY GROUP

A Real Estate Development Service Company

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