



RESIDENTIAL ZONING

STATE OF TEXAS - CITY OF SAN MARCOS

WHEREAS, Palace way Partners 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 records, Hays County, TX. Same being a tract of land described to Palaceway Partners 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 plat divides the property in two plats, the residential plat being 44.99 acres.

Beginning at 1/2" Iron rod with plastic cap found at southeast corner said POB-R same being southeast of Mrs. Millie Gary Et Vir to the State of Texas recorded in the public records Volume 117, Page 493. Hays County, Texas. And lying on the north Right of Way of the State Highway Number 21.

THENCE, North 50°, 26 minutes, 21.87 seconds East along the western right of way of State Highway 21. Drive a distance of 118.16 feet.

THENCE, North 45 degrees, 25 minutes and 53.13 seconds West, parallel with the adjacent gravel road said Cow Trail, drive a distance of 1,530.10 feet towards 1/2" " Iron rod with plastic cap.

THENCE, North 46 degrees, 12 minutes and 08.40 seconds East, towards the adjacent gravel road said Cow Trail, drive a distance of 175.99 feet towards 1/2" " Iron rod. Same lying on the left right of way of Cow Trial.

THENCE, North 0 degrees, 48 minutes and 43.60 seconds East, with the west right of way of said Cow Trial. Drive a distance of 886.52 feet. Same being the northwest corner of the residential parcel.

THENCE, North 46 degrees, 32 minutes and 33.95 seconds West, same being the west side of the Industrial Plat and the right edge of road of Dukes Rd, drive a distance of 1,306.58 feet to 1/2" Iron rod with plastic cap stamped "Byrn Associates". Same being the west side of the Industrial plat.

THENCE, North 53 degrees, 02 minutes and 00.38 seconds West, same being the west side of the Industrial Plat and the right edge of road of Dukes Rd, drive a distance of 224.38 feet to 1/2" Iron rod with plastic cap stamped "Trinity Companies". Same being the northwest corner of the Industrial plat.

THENCE, South 38 degrees, 05 minutes and 05.46 seconds West, of the northwest corner of the Industrial plat and the right edge of road of Dukes Rd, drive a distance of 483.82 feet to 1/2" Iron rod with plastic cap stamped "Byrn survey". And lying on the east right of way of the Harris Hill Road Sport Vehicle Track.

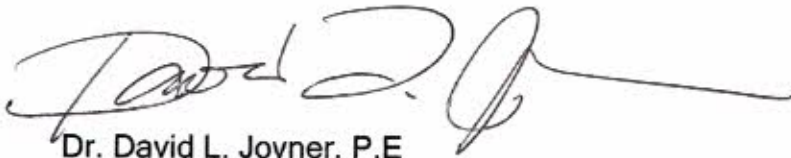
THENCE, South 34 degrees, 57 minutes and 58.46 seconds West, drive a distance of 438.82 feet to 1/2" Iron rod with plastic cap.

THENCE, South 46 degrees, 29 minutes and 03.48 seconds East, being the northwest corner of the proposed plat. drive a distance of 2104.26 feet to 1/2" Iron rod with plastic cap stamped "Trinity Companies.

THENCE, South 45 degrees, 26 minutes and 48.34 seconds East, being part of the left edge of road of Dukes road. Drive a distance of 1,420.16' towards POB-R, same being the west Right of Way of State Highway Number 21.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRINITY GROUP, does hereby present this Proposed Plat designating the herein 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



April 28, 2020

TRINITY GROUP

A Real Estate Development Service Company

PAGE 2 OF 2

838 Meyer Rd., NB, TX 78638-1503 • Ph. 830.303.3283
In Austin 512.807.7310 • Eagle Ford 830.303.3283
Houston 713.574.1949 • San Antonio 210.209.9976
www.trinitycompanies.biz