



VIGIL & ASSOCIATES
CONSULTING SERVICES

4005 Banister Lane, Suite 225-C
Austin, TX 78704
Phone: (512) 326-2667

February 7, 2020

Ms. Shannon Mattingly, Director
Planning and Development Services
City of San Marcos
630 E. Hopkins Street
San Marcos, Texas 78666

Dear Ms. Mattingly;

Please accept this letter and the accompanying application package for a replat of 6.653 acres of land owned by BRW Office Holdings, LLC, located near the intersection of Interstate Highway 35, and Chuck Nash Loop in the City of San Marcos. The parcel is currently Lot 1E3, Block A of the approved (and soon to be recorded) Blanco Riverwalk Subdivision IIA.

The replat is being requested because the lot has been deemed too large by several potential users. Their requirements are for two lots as depicted on the replat. No other changes were deemed necessary for this replat.

The utilities for this development will be served by the City of San Marcos for wastewater services, Maxwell Water Supply Corporation for water, Pedernales Electric Cooperative for electricity, CenturyLink for Telecommunications, and CenterPoint Energy for natural gas.

We are appreciative of the Planning and Development Department and look forward to working with you on this project.

Sincerely,

Hermann Vigil, P.E.

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Hermann Vigil	Property Owner	Vinson Wood, Partner
Company	Vigil & Associates	Company	BRW Office Holdings, LLC
Applicant's Mailing Address	4005 Banister Lane Building C, Suite 225-C Austin, TX 78704	Owner's Mailing Address	9811 S. Interstate Highway 35 Building 3, Suite 100 Austin, TX 78744
Applicant's Phone #	512 326-2667	Owner's Phone #	512 280-5353
Applicant's Email	hermann@vigilandassoc.com	Owner's Email	vwood8@hotmail.com

PROPERTY INFORMATION

Proposed Subdivision Name: Blanco Riverwalk Subdivision IIB

Subject Property Address or General Location: 3021 N. Interstate Highway, San Marcos, Texas 78666

Acres: 6.653 **Tax ID #: R** 164605

Located in: ☒ **City Limits** ☐ **Extraterritorial Jurisdiction (County)** _____

DESCRIPTION OF REQUEST

Type of Plat: ☐ **Preliminary Subdivision Plat** ☒ **Replat** ☐ **Concept Plat**

Proposed Number of Lots: 2 **Proposed Land Use:** HC (No Change)

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.

$$\$1,057 + (\$50 \times 6.653) = \$1,389.65 + \$13 = \$1,402.65$$

Filing Fee \$1,057 plus \$50 per acre

Technology Fee \$13

MAXIMUM COST \$2,513*

**Replats that are not Administratively approved – Maximum Cost \$3,013*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

- ☒ All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- ☐ I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- ☐ The attached Minor / Amending / Preliminary Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant:  Date: 4/MAR/2020

NOTICE OF COMPLETENESS DETERMINATION & STATUTORY REVIEW TIMEFRAMES

I understand that the City of San Marcos requires online submittal of all applications through the Customer Portal at www.mygovernmentonline.org and that the Responsible Official will review this application for completeness within 10 business days of online submittal. I understand that this application is not considered "filed" until all required documentation is received and reviewed for completeness. *Upon determination of completeness the City will send written correspondence stating that the application has been filed* and will provide a date, in accordance with the Texas Local Government Code, when the Planning and Zoning Commission will meet to hear the request.

- ☒ By checking this box I am requesting cursory review of this application prior to determination that the application is complete and filed. Cursory review comments shall not constitute a determination of completeness.

I also understand that as the applicant, I may request, in writing, an extension to the statutory review timeframes.

Signature of Applicant:  Date: 4/MAR/2020

RECORDATION REQUIREMENTS***

The following are required for recordation, following approval of a Plat application:

- ☐ Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- ☐ Recording Fee: \$_____
- ☐ Tax Certificate, printed within 30 days of recordation date (paid prior to January 31st of current year)

Other possible recording requirements:

- ☐ If public improvements were deferred, Subdivision Improvement Agreement
- ☐ Subdivision Improvement Agreement recording fee: \$_____
- ☐ Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- ☐ Other recording fee: \$_____

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Blanco Riverwalk Subddivision IIB

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Easement(s) are needed within the subject property

Name of Electric Service Provider: Pedernales Electric Cooperative

Applicable Utility Service Code(s): A, D

Comments / Conditions: There is an existing overhead 3 phase line along the frontage road of IH 35 of said property. Property owner will need to make arrangements to extend electric service onto property and provide additional easements as needed within the subject property.

Signature of Electric Company Official: 

Title: Electrical Distribution Designer, Sr.

Date: 2-10-2020

GAS UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Blanco Riverwalk Subdivision IIB

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Easement(s) are needed within the subject property

Name of Gas Service Provider: CenterPoint Energy

Applicable Utility Service Code(s): C

Comments / Conditions: _____

Signature of Gas Company Official: 

Title: Sr. Marketing Consultant

Date: 3/5/2020

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Blanco Riverwalk Subdivision IIB

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service **is** currently available to the subject property
- B. Adequate service **is not** currently available, but arrangements **have** been made to provide it
- C. Adequate service **is not** currently available, and arrangements **have not** been made to provide it
- D. Easement(s) are needed within the subject property

Name of Telephone Service Provider: CenturyLink

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Telephone Company Official: _____

Title: _____ Date: _____

WATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Blanco Riverwalk Subdivision IIB

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Easement(s) are needed within the subject property

Name of Water Service Provider: Maxwell Water Supply Corporation

Applicable Utility Service Code(s): (A)

Comments / Conditions: _____

Signature of Water Official: _____

Title: General Manager

Date: 3-5-2020

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Blanco Riverwalk Subdivision IIB

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service **is** currently available to the subject property
- B. Adequate service **is not** currently available, but arrangements **have** been made to provide it
- C. Adequate service **is not** currently available, and arrangements **have not** been made to provide it
- D. Easement(s) are needed within the subject property

Name of Wastewater Service Provider: City of San Marcos

Applicable Utility Service Code(s): A

OR, the use of either 1) ☐ a private wastewater treatment system, or 2) ☐ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments / Conditions: Service connections to be installed by developer.

Signature of Wastewater Official: _____

Title: Wastewater Collections Manager Date: Feb. 18, 2020

The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
<input type="checkbox"/>	Pre-development meeting with staff is highly recommended. Please visit http://sanmarcostx.gov/1123/Pre-Development-Meetings to schedule	N/A
<input checked="" type="checkbox"/>	Completed Application Pg. 1 – Basic Information	
<input checked="" type="checkbox"/>	Completed Application Pg. 2 – Acknowledgements	
<input checked="" type="checkbox"/>	Completed Application Pg. 3 – Agent's Authorization to Represent the Property Owner	
<input checked="" type="checkbox"/>	Completed Application Pg. 4 – Acknowledgement of Notification Requirements	
<input checked="" type="checkbox"/>	Completed Application Pg. 5-9 – Utility Service Acknowledgements for Electric, Gas, Telephone, Water, Wastewater <ul style="list-style-type: none"> If the official signing the acknowledgement selects B, C or D – a statement addressing the arrangements / easements, approved by the official, is required 	
<input checked="" type="checkbox"/>	Application Filing Fee \$1,057 + \$50 per acre (\$2,500 max*) *Replats not administratively approved \$3,000 max Technology Fee \$13	\$1,402.65
<input type="checkbox"/>	Approval letter / Ordinance for all Legislative Requirements, if applicable	N/A
<input type="checkbox"/>	Approval letter for all Quasi-Judicial Decisions, if applicable	N/A
<input type="checkbox"/>	Approval letter for Preliminary Plat, if applicable	N/A
<input type="checkbox"/>	Written Approval from the appropriate County for Plats in the Extraterritorial Jurisdiction – this approval will be coordinated by City of San Marcos Staff	N/A
<input checked="" type="checkbox"/>	Recorded Deed as Proof of Record of Ownership	Included with this submittal
<input checked="" type="checkbox"/>	Tax Receipt indicating that taxes were paid prior to January 31 st of the current year. (Tax Certificates required prior to recordation)	Included with this submittal
<input checked="" type="checkbox"/>	Names and addresses of property lien-holders, if applicable, OR statement that the property has no lien holders	
<input type="checkbox"/>	Approved Subdivision Improvement Agreement and required surety, if applicable	N/A
<input type="checkbox"/>	Watershed Protection Plan Approval Certificate signed by the City of San Marcos	
<input type="checkbox"/>	Public Improvement Construction Plan Permit signed by the City of San Marcos	
<input checked="" type="checkbox"/>	Approved Traffic Impact Analysis Worksheet	
<input type="checkbox"/>	Approved Traffic Impact Study, if applicable	
<input type="checkbox"/>	Statement outlining Parkland Dedication and exhibit showing compliance, or fee in lieu \$_____ to satisfy Parkland Requirement	Required for all residential subdivisions Non-Residential not required

The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
<input type="checkbox"/>	Parks Board approval letter, if applicable, with additional fee of \$163 for consideration	Non-residential
<input checked="" type="checkbox"/>	City approved CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
<input type="checkbox"/>	List of proposed street names and alternate street names, approved by the City of San Marcos	No new streets
<input type="checkbox"/>	Figure indicating compliance with Chapter 3, Article 6, Division 2, Blocks, specifically Table 3.1	
<input type="checkbox"/>	Figure indicating compliance with Chapter 3, Article 6, Division 4, Access, specifically Figure 3.10	
<input type="checkbox"/>	For Multifamily Projects – Figure(s) indicating compliance with Chapter 9, Article 4, Division 3, Multifamily Residential Design Standards	N/A
The following are required specifically for replats		
<input checked="" type="checkbox"/>	Detailed description of the purpose and circumstances that warrant change of the recorded plat identifying all lots, easements, or improvements <u>affected by the</u> proposed change	See letter of application.
<input type="checkbox"/>	Vacation of a previously recorded plat incurs an additional \$173 fee	
PDF of Plat, Prepared by a Registered Engineer or Surveyor with the Following (applicable to Preliminary Plat and Replat):		
<input checked="" type="checkbox"/>	Scale - Minimum 1" = 200'	
<input checked="" type="checkbox"/>	Vicinity Map	
<input checked="" type="checkbox"/>	Standard Legend for interpretation of points and lines	
<input checked="" type="checkbox"/>	North Arrow	
<input checked="" type="checkbox"/>	Plat Boundary Lines	
<input type="checkbox"/>	Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements	None proposed
<input checked="" type="checkbox"/>	Lot Lines appropriately dimensioned to verify compliance with minimum lot dimension requirements	
<input checked="" type="checkbox"/>	Legible Dimensions or Table indicating square footage, lot dimensions, and proposed use of all lots	
<input checked="" type="checkbox"/>	Name, location and recording information of all adjacent subdivisions or property owners including lot/block numbers & date recorded, parks, public areas, and easements of record with recording information	

The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
<input checked="" type="checkbox"/>	Surrounding Property Boundary Lines	
<input type="checkbox"/>	Corporate / Other Jurisdiction Boundary Lines	None in vicinity
PDF of Subdivision Plat, Prepared by a Registered Engineer or Surveyor with the Following (cont.):		
<input checked="" type="checkbox"/>	Dimension, Name and Description of all existing and proposed rights-of-way and easements within, intersecting or contiguous to the subdivision (to include streets, alleys, reservations, easements, railroad, etc.)	
<input checked="" type="checkbox"/>	Accurate reference ties via courses and distances to at least one recognized abstract or survey corner, or existing subdivision corner	
<input checked="" type="checkbox"/>	Accurate reference tie to City of San Marcos Benchmark. Control point data is located at the following link: https://www.sanmarcostx.gov/DocumentCenter/View/821/City-Survey-Control-Points-PDF	
<input checked="" type="checkbox"/>	Bearings and Distances sufficient to locate the exact area proposed for the subdivision	
<input checked="" type="checkbox"/>	All survey monuments, including any required concrete monuments	
<input checked="" type="checkbox"/>	The length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves – may be placed in a table where appropriate	
<input checked="" type="checkbox"/>	Clearly label all lots to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities, if applicable	
<input checked="" type="checkbox"/>	Title block with name of proposed subdivision, contact information for owners (s) and land planner, licensed engineer or RPLS, date of preparation and location of property according to abstract or survey records	
<input checked="" type="checkbox"/>	Plat notes: <ul style="list-style-type: none"> A note declaring sidewalks are required. A note stating whether or not the subdivision falls within the 100-year floodplain and if so, engineer's statement of the minimum permissible floor elevation that will protect the improvements from flooding or high waters. Notes declaring whether land falls within designated watersheds, Edward's Aquifer recharge or contributing zones and/or San Marcos River Corridor. 	
<input checked="" type="checkbox"/>	Preamble (aka Owner's Acknowledgement and Dedication) with owner(s) name(s) and title(s), acreage of area to be platted as described in Public Records, and proposed subdivision name exactly as in the title block	
<input checked="" type="checkbox"/>	Signature Blocks for: <ul style="list-style-type: none"> Owner(s) signature with notary block. Certificate of approval by the Planning and Zoning Commission with signature lines for the Chair, Director of Development Services, Director of CIP and Engineering, and Recording Secretary. Surveyor statement and signature block with seal. Engineer statement and signature block. Required for all plats where new streets are being proposed or there is floodplain as per FEMA or other drainage easements required on or off site of the property. Certificate of recording block for County Clerk. 	

The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
PDF of Concept Plat, Prepared by a Registered Engineer or Surveyor with the Following:		
<input checked="" type="checkbox"/>	Scale - Minimum 1" = 200'	
<input checked="" type="checkbox"/>	Vicinity Map	
<input checked="" type="checkbox"/>	Standard Legend for interpretation of points and lines	
<input checked="" type="checkbox"/>	North Arrow	
<input checked="" type="checkbox"/>	Plat Boundary Lines	
<input type="checkbox"/>	Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements	N/A
<input type="checkbox"/>	Table indicating square footage, lot dimensions, and proposed use of all lots	N/A
<input checked="" type="checkbox"/>	Surrounding Property Boundary Lines	
<input checked="" type="checkbox"/>	Name, location and recording information of all adjacent subdivisions or property owners including lot/block numbers & date recorded, parks, public areas, and easements of record with recording information	
<input type="checkbox"/>	Corporate / Other Jurisdiction Boundary Lines	N/A
<input checked="" type="checkbox"/>	Dimension, Name and Description of all existing and proposed rights-of-way and easements within, intersecting or contiguous to the subdivision (to include streets, alleys, reservations, easements, railroad, etc.)	
<input type="checkbox"/>	Clearly label all lots to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities, if applicable	N/A
<input checked="" type="checkbox"/>	Title block with name of proposed subdivision, contact information for owners (s) and land planner, licensed engineer or RPLS, date of preparation and location of property according to abstract or survey records	
<input checked="" type="checkbox"/>	Plat notes: <ul style="list-style-type: none"> A note declaring sidewalks are required. A note stating whether or not the subdivision falls within the 100-year floodplain and if so, engineer's statement of the minimum permissible floor elevation that will protect the improvements from flooding or high waters. Notes declaring whether land falls within designated watersheds, Edward's Aquifer recharge or contributing zones and/or San Marcos River Corridor. 	
<input checked="" type="checkbox"/>	Preamble (aka Owner's Acknowledgement and Dedication) with owner(s) name(s) and title(s), acreage of area to be platted as described in Public Records, and proposed subdivision name exactly as in the title block	
**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."		

PROPERTY OWNER AUTHORIZATION

I, Vince Wood (owner name) on behalf of
BRW Office Holdings, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
3021 N. IH-35 (address).

I hereby authorize Hermann Vigil (agent name) on behalf of
Vigil and Associates (agent company) to file this application for
Replat (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 3/5/2020

Printed Name, Title: Vinson Wood, Partner

Signature of Agent:  Date: 3/5/2020

Printed Name, Title: Hermann Vigil, P.E.

Form Updated October, 2019

**** Electronically Filed Document ****

Hays County Texas
Liz Q. Gonzalez
County Clerk

Document Number: 2015-15000469
Recorded As : ELECTRONIC RECORDING

Recorded On: January 07, 2015
Recorded At: 10:28:06 am
Number of Pages: 5
Book-VI/Pg: Bk-OPR VI-5110 Pg-163
Recording Fee: \$38.00

Parties:

Direct- VISTA DEL BLANCO LTD
Indirect- BRW OFFICE HOLDINGS LLC

Receipt Number: 386132
Processed By: Patricia Gomez

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez

Liz Q. Gonzalez, County Clerk

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

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

DATE: December ____, 2014

GRANTOR: Vista Del Blanco, Ltd., a Texas limited partnership

GRANTOR'S MAILING ADDRESS: 38 Johnathan Landings Ct
The woodlands TX
77389

GRANTEE: BRW Office Holdings, LLC, a Texas limited liability company

GRANTEE'S MAILING ADDRESS: 9811 South IH 35 Bldg 3 Ste 100
Austin TX 78744

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$950,000.00, and is executed by Grantee, payable to the order of Capital Bank of Texas. The note is secured by a vendor's lien retained in favor of Capital Bank of Texas in this deed and by a deed of trust of even date from Grantee to John C. Hambrick, Trustee.

PROPERTY (including any improvements):

19.958 acres out of a portion of Lot 1, Block A, BLANCO RIVERWALK SUBDIVISION, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 14, Page 311, Plat Records of Hays County, Texas, being more particularly described in attached Exhibit "A".

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2015 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Capital Bank of Texas, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Capital Bank of Texas and are transferred to that party.

Vista Del Blanco, Ltd., a Texas limited partnership

By: Alliance Development, Inc., a Texas
corporation, General Partner

By: 
Judy Zoch, Vice President

Acknowledgement

STATE OF TEXAS
COUNTY OF Montgomery

This instrument was acknowledged before me on the 31st day of December, 2014, by Judy Zoch, Vice President of Alliance Development, Inc., a Texas corporation, on behalf of said corporation, as General Partner of Vista Del Blanco, Ltd., a Texas limited partnership, on behalf of said partnership.



Brittany Copock
Notary Public, State of TEXAS

Prepared by:
Hancock & McGill, L.L.P.
Attorneys at Law
File No. 14-00934

After Recording Return To:

133 West San Antonio ST
San Marcos TX 78666

Dd0934-fw

EXHIBIT "A"

Being a parcel out of Lot 1, Block A, Blanco Riverwalk Subdivision recorded in Book 14, Pg 311 of the Plat Records of Hays County, Texas, and being more particularly described as follows;

Beginning at the most Northeasterly Corner Point of said Lot 1, Block A, Blanco Riverwalk Subdivision, said corner point also being the Southeasterly corner point of Lot 1, Nash Subdivision recorded in Book 11, Page 383 of the Plat Records of Hays County, Texas and a corner point on the West Right-of-Way of Interstate Highway 35;

Thence traversing along the Easterly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the said West Right-of-Way of Interstate Highway 35 S 24°07'57"W for 1453.96 feet to a corner point on the Southerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision, point on the said West Right-of-Way of Interstate Highway 35 also being a Corner Point on the Northerly Right-of-Way of Riverwalk Loop;

Thence traversing along the Southerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the Northerly Right-of-Way of said Riverwalk Loop N 65°52'09"W for 146.58 feet to corner point on a tangent curve;

Thence 336.79 feet along a curve to the left, said curve having a radius of 398.00 feet and a chord which bears S 89°53'21"W, 326.83 feet to a corner point on a reverse curve, said corner point being a corner point on the Southerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision, also being the intersection of the said Northerly Right-of-Way of River Loop and the Easterly Right-of-Way of Nash Lane;

Thence 25.84 feet along a curve to the right, said curve having a radius of 18.00 feet and a chord which bears N 73°13'14"W, 23.68' to a corner point;

Thence continuing along the said Nash Lane Easterly Right-of-Way the following three courses:

1. N 32°05'20"W for 87.30 feet to a point of curvature;
2. 846.46 feet along a curve to the right, said curve have a radius of 670.00 feet and a chord which bears N 04°06'15"E, 791.28 feet to a point;
3. N 40°17'50"E for 103.48 feet to a point;

Thence leaving said Nash Lane Easterly Right-of-Way and traversing thru the interior of said Lot 1, Block A, Blanco Riverwalk Subdivision the following three courses:

1. S 49°42'10"E for 169.86 feet to a point
2. S 66°06'56"E for 293.95 feet to a point;
3. N 24°07'57"E for 803.96 feet to a point on the Northerly lot line of said Lot 1, Block A, Blanco Riverwalk Subdivision, said point also being on the Southerly Lot Line of said Lot 1, Nash Subdivision;

Thence traversing along the Northerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the Southerly Lot Line of said Lot 1, Nash Subdivision S 45°56'15"E for 329.74 to the Point of Beginning of Parcel #2 and containing 19.958 acres of land more or less.