

ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Character District 6 Light Use Industrial

Applicant's Name		Property Owner	
Company		Company	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address(es): _____

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: _____ Tax ID #: R_____

Preferred Scenario Designation: _____ Existing Zoning: _____

Existing Land Use(s): _____

DESCRIPTION OF REQUEST

Proposed Zoning District(s): _____

Proposed Land Uses / Reason for 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.

Filing Fee* \$1,057 plus \$100 per acre Technology Fee \$13 **MAXIMUM COST \$3,013**

**Existing Neighborhood Regulating Plan Included.*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, _____ (owner name) on behalf of
_____ (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
_____ (address).

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

Signature of Owner: _____ Date: _____

Printed Name, Title: _____

Signature of Agent: _____ Date: _____

Printed Name, Title: _____

Form Updated October, 2019

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

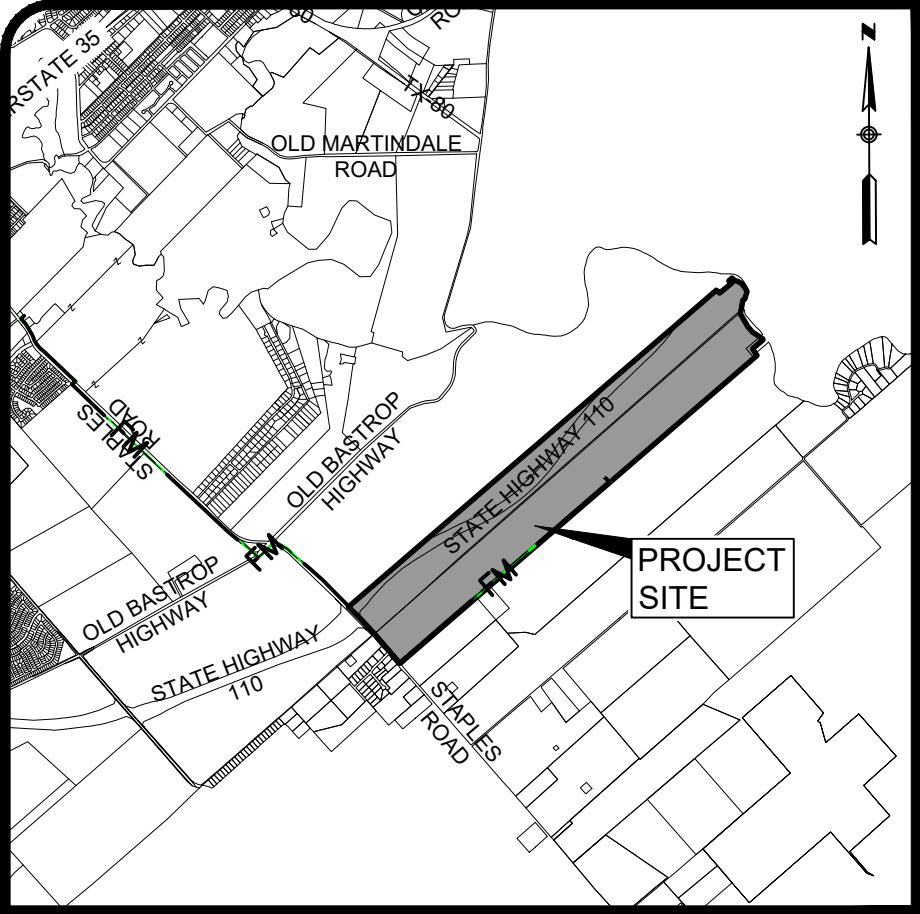
I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: Todd Burek

Date: 06/29/2020

Print Name: Todd Burek

Form Updated October, 2019

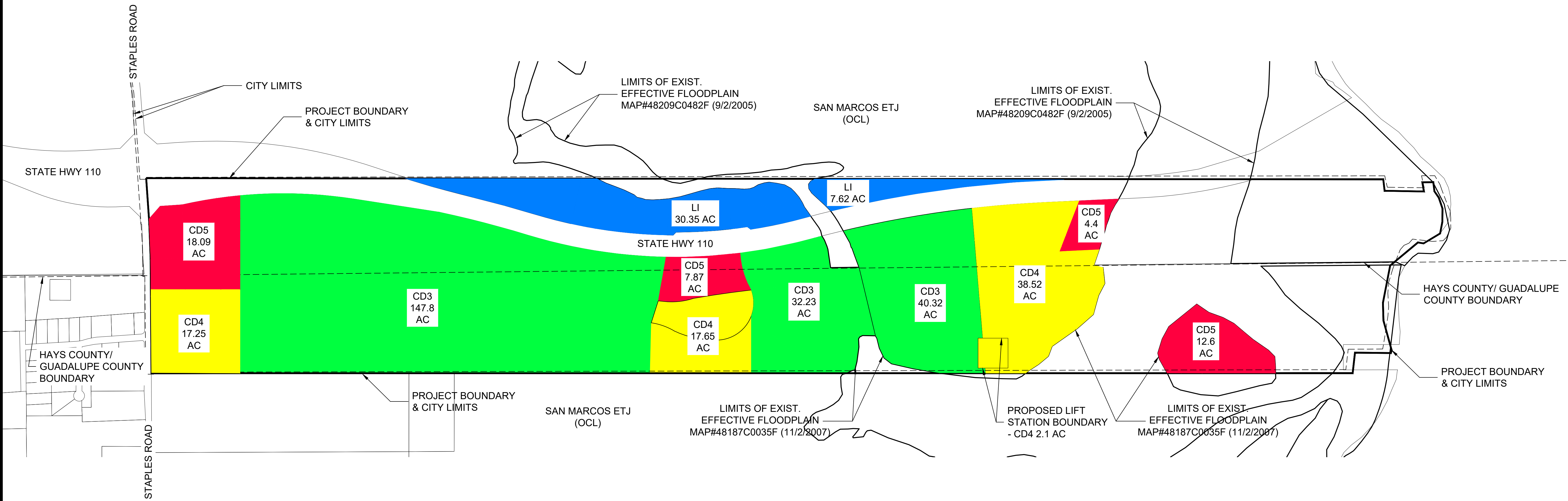
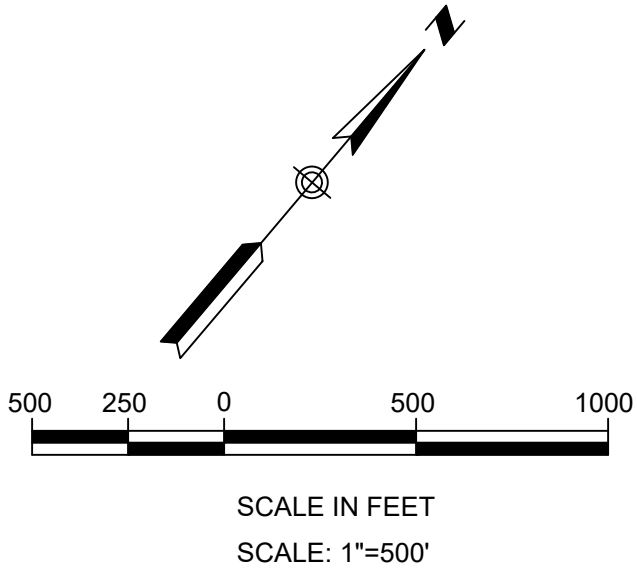


LOCATION MAP
N.T.S.

CURRENT ZONING
FUTURE DEVELOPMENT
(FD)

PROPOSED ZONING

- CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
- CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
- CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
- LIGHT INDUSTRIAL (LI)



THE MAYAN
ZONING DEDICATION
EXHIBIT

REVISIONS		DESCRIPTION	BY	DATE
NO				

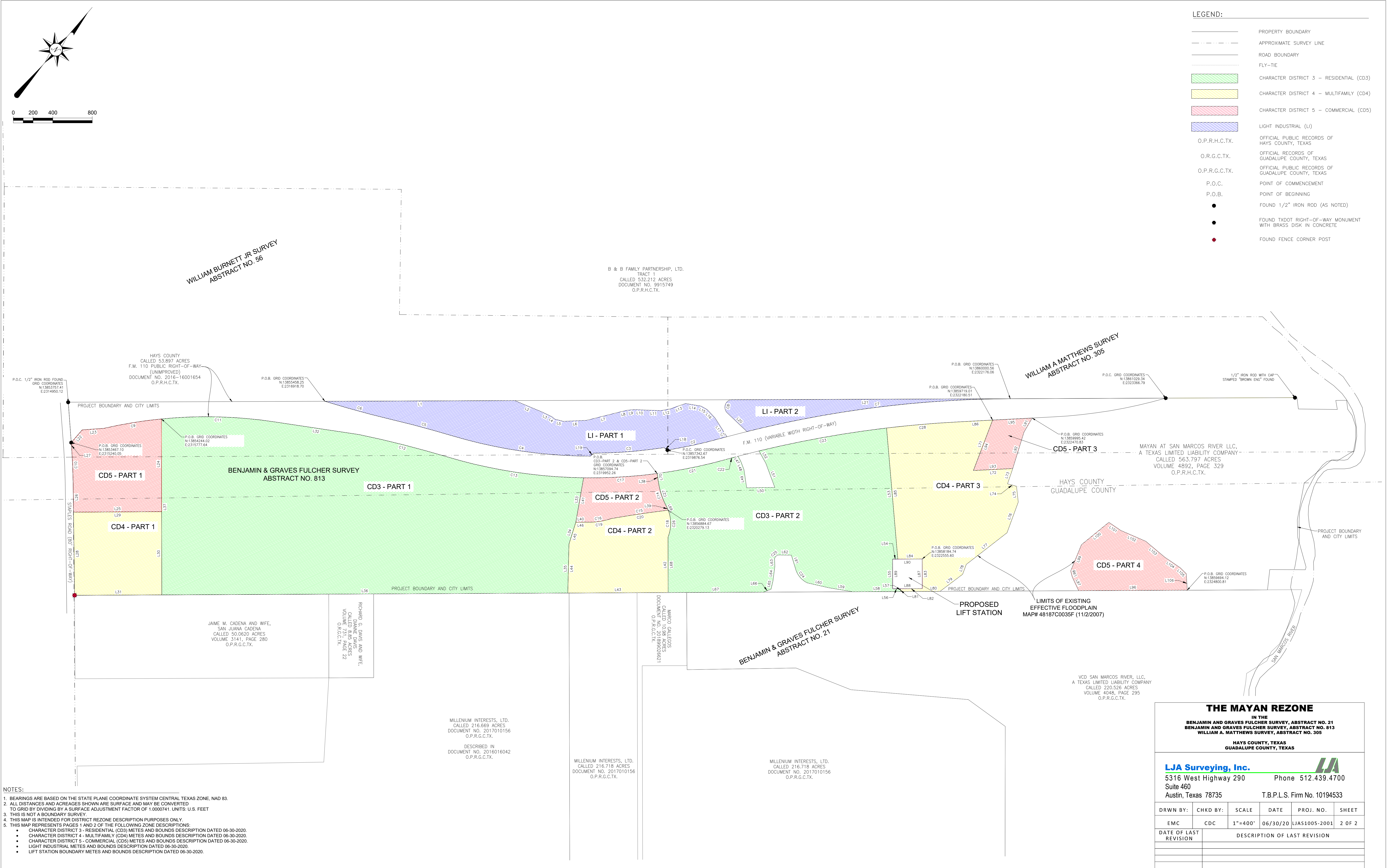
DATE: 04/02/2020	DESIGNED BY: NB	CHECKED BY: NB	DRAWING NAME: Zoning Exhibit Revised.dwg
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LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
TSP# No. T-1386

JOB NUMBER:
SA193-426

SHEET NO.

S:\Mayan\Survey\Austin_Survey\Projects\LAST1005-2001_MAYAN_REZONE\06-CAD\Civil_3D\Plots\The Mayan Rezone_Plot_ Exhibit.dwg 7/1/2020



CD3 - PART 1 LINE AND CURVE TABLES

Line Table					
Line #	Bearing		Length		
L32	N57°54'51"E		870.57'		
L33	S30°40'06"E		458.24'		
L34	S23°12'13"E		231.61'		
L35	S39°20'19"E		496.08'		
L36	S49°07'28"W		4114.99'		
L37	N40°45'42"W		940.79'		

CD3 - PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L47	S71°35'49"E	51.89'
L48	S61°21'41"E	97.53'
L49	S48°55'04"E	185.91'
L50	N48°33'29"E	285.39'
L51	N60°57'46"W	260.95'
L52	N70°06'45"W	143.14'
L53	S45°32'31"E	1334.51'
L54	S49°14'18"W	53.37'
L55	S40°45'42"E	300.02'
L56	N49°14'18"E	78.46'
L57	S45°32'31"E	28.55'
L58	S49°07'28"W	485.78'
L59	S58°50'30"W	244.60'
L60	S62°03'42"W	225.66'
L61	N57°53'58"W	130.53'
L62	S50°17'42"W	129.27'
L63	S43°21'28"E	80.86'
L64	S33°11'43"E	149.74'
L65	S27°01'01"E	87.04'
L66	S28°42'09"W	82.91'
L67	S49°07'28"W	965.00'
L68	N40°45'42"W	562.59'
L69	N65°57'47"W	32.38'
L70	N47°59'08"W	77.76'

CD4 - PART 1 LINE TABLE

Line Table		
Line #	Bearing	Length
L28	N41°21'04"W	843.29'
L29	N49°07'28"E	893.28'
L30	S40°45'42"E	843.26'
L31	S49°07'28"W	884.61'

CD4 - PART 2 LINE AND CURVE TABLES

		Line Table		
		Line #	Bearing	Length
		L42	S40°45'42"E	562.59'
		L43	S49°07'28"W	1016.53'
		L44	N39°20'19"W	496.08'
		L45	N23°12'13"W	231.61'
		L46	N48°11'21"E	97.07'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.659	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.652	707.273	21°45'48"	N41°34'38"E	267.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

CD4 - PART 3 LINE AND CURVE TABLES

Line Table					
Line #	Bearing	Length			
L71	S19°40'40"E	547.44'			
L72	N46°32'15"E	400.03'			
L73	S21°47'22"E	163.38'			
L74	N64°44'14"E	94.32'			
L75	S47°01'56"E	161.57'			
L76	S20°30'11"E	331.37'			
L77	S11°34'07"W	523.34'			
L78	S20°06'04"E	106.23'			
L79	S12°14'11"W	286.70'			
L80	S49°07'28"W	399.55'			
L81	N45°32'31"W	28.55'			
L82	N49°14'18"E	221.56'			
L83	N40°45'42"W	300.02'			
L84	S49°14'18"W	246.65'			
L85	N45°32'31"W	1334.51'			
L86	N46°24'19"E	350.98'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.641	10990.000	3°47'37"	N44°30'31"E	727.51


PROPOSED LIFT STATION LINE TABLE

Line Table		
Line #	Bearing	Length
L87	S40°45'42"E	300.02'
L88	S49°14'18"W	221.56'
L89	N40°45'42"W	300.02'
L90	N49°14'18"E	246.65'

LI - PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L1	N49°10'24"E	1925.25'
L2	N72°05'03"E	299.59'
L3	N74°46'40"E	108.12'
L4	N89°52'45"E	39.44'
L5	N64°09'35"E	90.85'
L6	N46°49'14"E	235.44'
L7	N35°19'08"E	331.75'
L8	N36°08'22"E	90.92'
L9	N43°29'42"E	73.77'
L10	N52°00'06"E	114.50'
L11	N51°18'05"E	158.56'
L12	N38°41'51"E	94.30'
L13	N29°54'36"E	162.95'
L14	N58°37'53"E	158.19'
L15	N78°28'41"E	71.84'
L16	S83°25'51"E	119.32'
L17	S73°02'48"E	223.87'
L18	S85°17'04"W	42.56'
L19	S04°27'07"W	42.56'

LI - PART 2 LINE AND CURVE TABLES



Line Table		
Line #	Bearing	Length
L20	N86°54'48"W	263.84'
L21	N49°10'24"E	2834.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2697.865	11210.009	13°47'21"	S42°16'42"W	2691.36
C8	178.014	79.177	128°49'06"	N29°37'51"W	142.82

CD5 – PART 1 LINE AND CURVE TABLES

Line Table					
Line #	Bearing		Length		
L22	N00°07'28"E		169.59'		
L23	N45°11'07"E		222.18'		
L24	S40°45'42"E		940.79'		
L25	S49°07'28"W		893.28'		
L26	N41°21'04"W		300.48'		
L27	N44°51'11"W		52.82'		

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	589.764	4632.000	7°17'42"	N40°06'18"E	589.37
C10	352.303	5767.278	3°30'00"	N43°06'04"W	352.25

CD5 - PART 2 LINE AND CURVE TABLES

Line Table					
Line #	Bearing		Length		
L38	S47°59'08"E		77.76'		
L39	S65°57'47"E		32.38'		
L40	S48°11'21"W		97.07'		
L41	N30°40'06"W		458.24'		

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	281.618	770.725	20°56'08"	S58°50'07"E	280.05
C15	581.181	9855.553	3'22'43"	S41°03'17"W	581.10
C16	268.652	707.723	21°45'48"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.29

CD5 - PART 3 LINE TABLE

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	386.34'
L93	S46°32'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.92'


CD5 - PART 4 LINE TABLE

	Line Table		
	Line #	Bearing	Length
	L96	S49°07'28"W	1101.24'
	L97	N65°57'58"W	152.79'
	L98	N55°05'34"W	63.62'
	L99	N18°22'18"W	287.89'
	L100	N10°10'40"E	358.74'
	L101	N83°26'00"E	146.21'
	L102	N72°54'07"E	276.22'
	L103	N89°16'20"E	248.87'
	L104	N83°43'18"E	191.63'
	L105	S85°51'24"E	87.58'
	L106	S43°58'55"E	166.76'

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
2. ALL DISTANCES AND ACRESAGES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GROUND BY DIVIDING BY SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS IS: FEET
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT REZONE DESCRIPTION PURPOSES ONLY.
5. THIS MAP REPRESENTS PAGES 1 AND 2 OF THE FOLLOWING ZONE DESCRIPTIONS:
 CHARACTER DISTRICT 1 - RESIDENTIAL (C01) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
 CHARACTER DISTRICT 4 - MULTIFAMILY (C04) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
 CHARACTER DISTRICT 5 - COMMERCIAL (C05) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
 INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
 LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

GORDON N. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

THE MAYAN REZONE IN THE BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21 BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813 WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305					
HAYS COUNTY, TEXAS GUADALUPE COUNTY, TEXAS					
LJA Surveying, Inc.					
5316 West Highway 290 Suite 460 Austin, Texas 78735			Phone 512.439.4700 T.B.P.L.S. Firm No. 10194533		

LI-PART 1 - 30.380 ACRES (1,323,504 SQUARE FEET)

BEING A 30.380 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 813, THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56, THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 30.380 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A 1/2 INCH IRON ROD FOUND WHICH BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST OF THE NORTHEAST RIGHT-OF-WAY LINE OF STAPLES ROAD (80-FOOT RIGHT-OF-WAY), THE WEST CORNER OF SAID 563.797 ACRE TRACT, SAME BEING THE WEST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., SAME BEING THE SOUTH CORNER OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., WITH GRID COORDINATES OF N: 13853757.83, E: 2314950.70;

THENCE NORTH 49 DEGREES 10 MINUTES 24 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID 563.797, SAME BEING THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, A DISTANCE OF 2600.79 FEET TO POINT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13855458.03, E: 2316918.54;

THENCE NORTH 49 DEGREES 10 MINUTES 24 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 1925.25 FEET TO A POINT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

- 1) NORTH 72 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 299.59 FEET TO A POINT,
- 2) NORTH 74 DEGREES 46 MINUTES 40 SECONDS EAST, A DISTANCE OF 108.12 FEET TO A POINT,
- 3) NORTH 89 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF 39.44 FEET TO A POINT,
- 4) NORTH 64 DEGREES 09 MINUTES 35 SECONDS EAST, A DISTANCE OF 90.85 FEET TO A POINT,
- 5) NORTH 46 DEGREES 49 MINUTES 14 SECONDS EAST, A DISTANCE OF 235.44 FEET TO A POINT,
- 6) NORTH 35 DEGREES 19 MINUTES 08 SECONDS EAST, A DISTANCE OF 331.75 FEET TO A POINT,
- 7) NORTH 36 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 90.92 FEET TO A POINT,
- 8) NORTH 43 DEGREES 29 MINUTES 42 SECONDS EAST, A DISTANCE OF 73.77 FEET TO A POINT,

- 9) NORTH 52 DEGREES 00 MINUTES 06 SECONDS EAST, A DISTANCE OF 114.50 FEET TO A POINT,
- 10) NORTH 51 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 158.56 FEET TO A POINT,
- 11) NORTH 38 DEGREES 41 MINUTES 51 SECONDS EAST, A DISTANCE OF 94.30 FEET TO A POINT,
- 12) NORTH 29 DEGREES 54 MINUTES 36 SECONDS EAST, A DISTANCE OF 162.95 FEET TO A POINT,
- 13) NORTH 58 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 158.19 FEET TO A POINT,
- 14) NORTH 78 DEGREES 28 MINUTES 41 SECONDS EAST, A DISTANCE OF 71.84 FEET TO A POINT,
- 15) SOUTH 83 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 119.32 FEET TO A POINT, AND
- 16) SOUTH 73 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF 223.87 FEET TO A POINT ON THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 76.17 FEET, A RADIUS OF 11210.00 FEET, A DELTA ANGLE OF 00 DEGREES 23 MINUTES 22 SECONDS, AND CHORD THAT BEARS SOUTH 34 DEGREES 07 MINUTES 24 SECONDS WEST, A DISTANCE 76.17 FEET TO A POINT OF CURVE TO THE RIGHT,
- 2) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 542.45 FEET, A RADIUS OF 4860.00 FEET, A DELTA ANGLE OF 06 DEGREES 21 MINUTES 42 SECONDS, AND CHORD THAT BEARS SOUTH 37 DEGREES 06 MINUTES 24 SECONDS WEST, A DISTANCE 542.17 FEET TO A TXDOT MONUMENT WITH BRASS DISK,
- 3) SOUTH 85 DEGREES 17 MINUTES 04 SECONDS WEST, A DISTANCE OF 42.56 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 717.41 FEET, A RADIUS OF 4860.00 FEET, A DELTA ANGLE OF 08 DEGREES 27 MINUTES 28 SECONDS, AND CHORD THAT BEARS SOUTH 44 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE 716.76 FEET TO A POINT CONTINUING ALONG A CURVE TO THE RIGHT,
- 5) SOUTH 04 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 42.56 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
- 6) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1413.73 FEET, A RADIUS OF 4890.00 FEET, A DELTA ANGLE OF 16 DEGREES 33 MINUTES 52 SECONDS, AND CHORD THAT BEARS SOUTH 57 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE 1408.81 FEET TO A POINT CONTINUING ALONG A CURVE TO THE LEFT,

- 7) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 628.56 FEET, A RADIUS OF 11210.00 FEET, A DELTA ANGLE OF 03 DEGREES 12 MINUTES 46 SECONDS, AND CHORD THAT BEARS SOUTH 64 DEGREES 24 MINUTES 36 SECONDS WEST, A DISTANCE 628.48 FEET TO A POINT CONTINUING ALONG A CURVE TO THE RIGHT, AND
- 8) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 717.47 FEET, A RADIUS OF 11052.00 FEET, A DELTA ANGLE OF 03 DEGREES 43 MINUTES 30 SECONDS, AND CHORD THAT BEARS SOUTH 64 DEGREES 39 MINUTES 55 SECONDS WEST, A DISTANCE 717.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 30.380 ACRES OF LAND, MORE OR LESS.

LI-PART 2 - 7.639 ACRES (332,768 SQUARE FEET)

BEING A 7.639 ACRE TRACT OF LAND OUT OF THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 7.639 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT MONUMENT WITH BRASS DISK FOUND ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., FOR THE NORTHEAST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., WITH GRID COORDINATES OF N: 13861029.40, E: 2323366.95, THENCE SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID 563.797, SAME BEING THE SOUTHEAST LINE OF SAID 532.212 ACRE TRACT, A DISTANCE OF 1575.00 FEET TO POINT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13860000.00, E: 2322175.51, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, BEING SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 2698.57 FEET, A RADIUS OF 11210.00 FEET, A DELTA ANGLE OF 13 DEGREES 47 MINUTES 34 SECONDS, AND CHORD THAT BEARS SOUTH 42 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE 2692.06 FEET TO A POINT,

THENCE DEPARTING THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 86 DEGREES 54 MINUTES 48 SECONDS WEST, A DISTANCE 263.84 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, AND

- 2) BEING SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 178.01 FEET, A RADIUS OF 79.18 FEET, A DELTA ANGLE OF 128 DEGREES 49 MINUTES 06 SECONDS, AND CHORD THAT BEARS NORTH 29 DEGREES 37 MINUTES 51 SECONDS WEST, A DISTANCE 142.82 FEET TO A POINT ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 6715.18 FEET;

THENCE NORTH 49 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE 2834.94 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.639 ACRES OF LAND, MORE OR LESS.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.



06/30/2020

Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533

