

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



Updated: October, 2019

## CONTACT INFORMATION

Character District 4 Multifamily

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.

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

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://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.

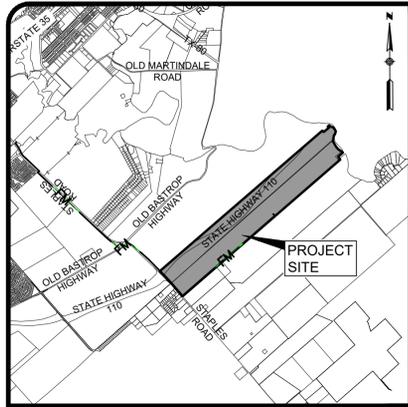
- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request 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

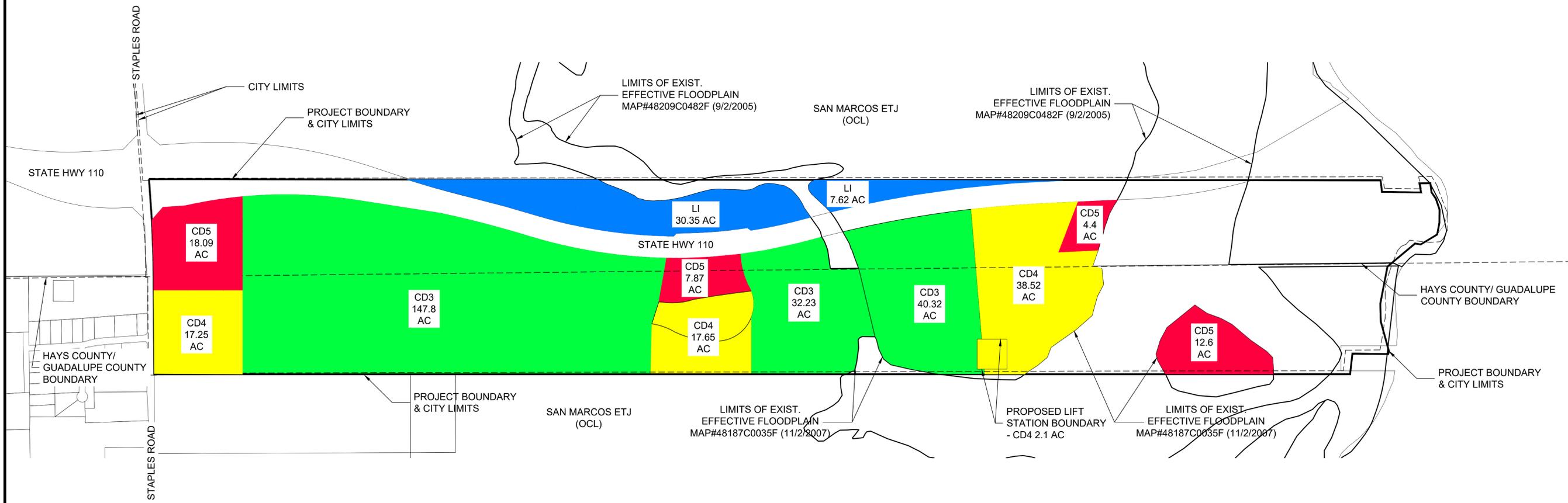
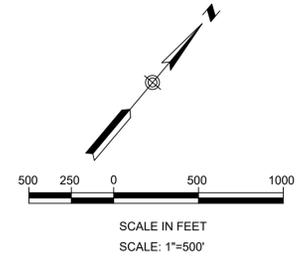


LOCATION MAP  
N.T.S.

**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

NO.	REVISIONS	DESCRIPTION	BY	DATE

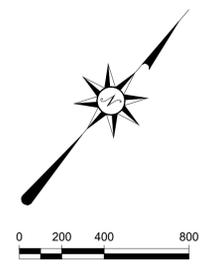
DATE: 04/02/2020  
DESIGNED BY: NB  
DRAWN BY: NB  
CHECKED BY: NB  
DESIGNING NAME: Zoning Exhibit Revised.dwg

**LJA Engineering, Inc.**  
 Phone 210.503.2700  
 Fax 210.503.2749  
 1100 NE Loop 410  
 Suite 850  
 San Antonio, Texas 78209

JOB NUMBER:  
SA193-426

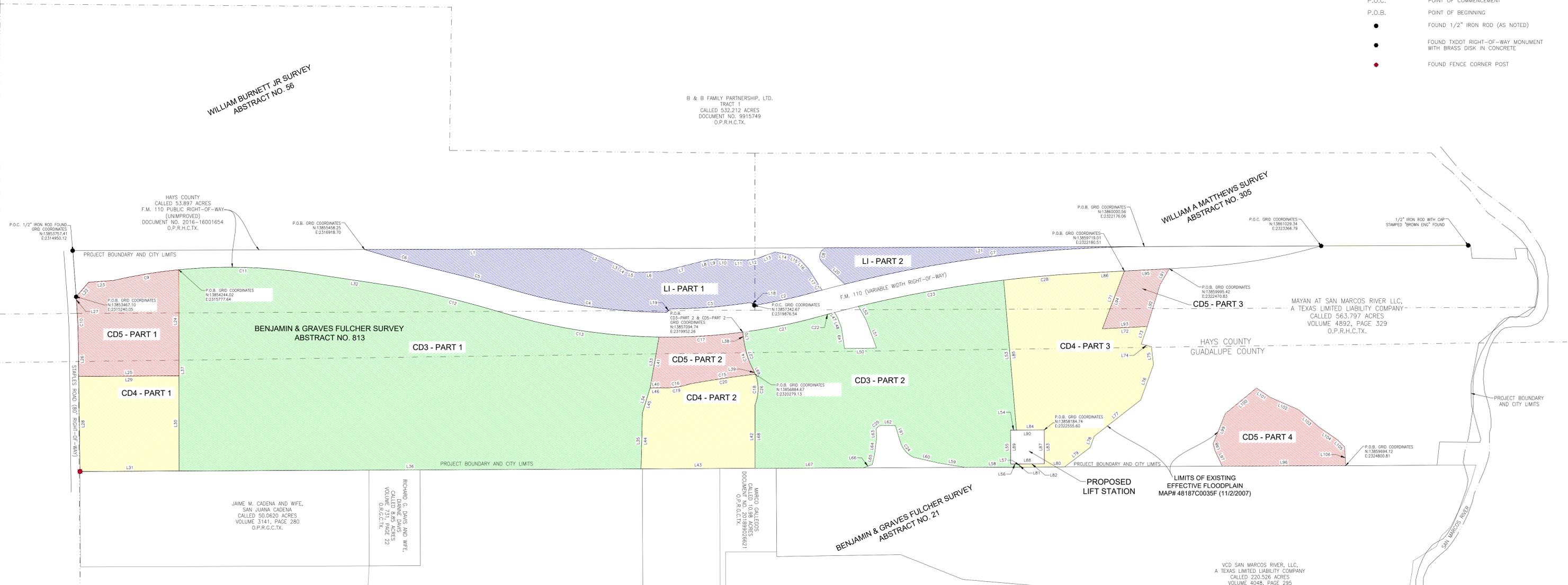
SHEET NO.  
**1**  
OF 1 SHEETS

K:\2019\193 Mayan at San Marcos\GIS Maps\Subdivision\GIS Site Development Plans\GIS-Exhibit\Zoning Exhibit\_Revised.dwg  
 User: nbwms  
 Last Modified: Sun, 2/20/2020 10:23:23 AM  
 Plot Date/Time: Jul 13, 2020 10:12:23



**LEGEND:**

	PROPERTY BOUNDARY
	APPROXIMATE SURVEY LINE
	ROAD BOUNDARY
	FLY-TIE
	CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
	CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
	CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
	LIGHT INDUSTRIAL (LI)
	O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
	O.R.G.C.TX. OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS
	O.P.R.G.C.TX. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
	P.O.C. POINT OF COMMENCEMENT
	P.O.B. POINT OF BEGINNING
	FOUND 1/2" IRON ROD (AS NOTED)
	FOUND TxDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE
	FOUND FENCE CORNER POST



S:\Main\Survey\Acct\Survey\Auto\Projects\LAST1005-2001\_MAYAN\_REZONE\06-CAD\Civil\_3D\Print\The\_Mayan\_Rezone\_Plot\_Export.dwg 7/1/2020

- NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
  - ALL DISTANCES AND ACRES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET
  - THIS IS NOT A BOUNDARY SURVEY.
  - THIS MAP IS INTENDED FOR DISTRICT REZONE DESCRIPTION PURPOSES ONLY.
  - THIS MAP REPRESENTS PAGES 1 AND 2 OF THE FOLLOWING ZONE DESCRIPTIONS:
    - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
    - CHARACTER DISTRICT 4 - MULTIFAMILY (CD4) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
    - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
    - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
    - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

RICHARD G. DAVIS AND WIFE,  
DANNIE DAVIS  
VOLUME 711, PAGE 22  
O.P.R.C.TX.

JAIME M. CADENA AND WIFE,  
SAN JUANA CADENA  
CALLED 50.0620 ACRES  
VOLUME 3141, PAGE 280  
O.P.R.G.C.TX.

MILLENNIUM INTERESTS, LTD.  
CALLED 216.669 ACRES  
DOCUMENT NO. 2017010156  
O.P.R.G.C.TX.

DESCRIBED IN  
DOCUMENT NO. 2018016042  
O.P.R.G.C.TX.

MILLENNIUM INTERESTS, LTD.  
CALLED 216.718 ACRES  
DOCUMENT NO. 2017010156  
O.P.R.G.C.TX.

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CALLED 216.718 ACRES  
DOCUMENT NO. 2017010156  
O.P.R.G.C.TX.

**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 Phone 512.439.4700  
Suite 460  
Austin, Texas 78735 T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJA1005-2001	2 OF 2
DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION				

VCD SAN MARCOS RIVER, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
CALLED 220.526 ACRES  
VOLUME 4048, PAGE 295  
O.P.R.G.C.TX.

CD3 - PART 1 LINE AND CURVE TABLES

CD3 - PART 2 LINE AND CURVE TABLES

CD4 - PART 1 LINE TABLE

CD4 - PART 2 LINE AND CURVE TABLES

CD4 - PART 3 LINE AND CURVE TABLES

PROPOSED LIFT STATION LINE TABLE

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.96
C12	918.636	10990.000	4°47'21"	N63°37'19"E	918.37
C13	1407.056	5110.000	15°46'36"	N58°07'37"E	1402.62

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'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	706.696	5110.000	7°55'26"	N37°53'25"E	706.13
C22	131.124	10990.000	0°41'01"	N34°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'58"	N78°40'09"W	198.17
C25	55.538	49.900	63°46'10"	S10°01'38"W	52.72
C26	278.659	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.618	770.725	20°56'08"	N58°50'07"W	280.05

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'

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

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

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

LI - PART 2 LINE AND CURVE TABLES

CD5 - PART 1 LINE AND CURVE TABLES

CD5 - PART 2 LINE AND CURVE TABLES

CD5 - PART 3 LINE TABLE

CD5 - PART 4 LINE TABLE

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

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	707.273	21°45'48"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.29

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'

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'

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'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.169	11210.000	0°23'22"	S34°07'24"W	76.17
C2	542.452	4860.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4860.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4890.000	16°33'52"	S57°44'03"W	1408.81
C5	628.562	11210.000	3°12'46"	S64°24'36"W	628.48
C6	717.466	11052.000	3°43'10"	S64°39'49"W	717.34

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

**THE MAYAN REZONE**

IN THE  
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**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

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LIAS1005-2001	2 OF 2
DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION				

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  - LIGHT 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

S:\Main\Surveying\Austin\_Surveying\Projects\LIAS1005-2001\_MAYAN\_REZONE\05-CAD\Civil\_3D\Prints\The\_Mayan\_Rezone\_Plot\_Exhibit.dwg 7/1/2020

**CD4: PART 1 – 17.209 ACRES (749,624 SQUARE FEET)**

**BEING** A 17.209 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE 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 17.209 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FENCE CORNER POST FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STAPLES ROAD (80' WIDE RIGHT-OF-WAY), FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT AND THE WEST CORNER OF A CALLED 50.0620 ACRE TRACT CONVEYED IN A DEED TO JAIME M. CADENA AND WIFE, SAN JUANA CADENA, RECORDED IN VOLUME 3141, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, WITH GRID COORDINATES OF N:13852313.95, E: 2316273.57;

**THENCE** NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD AND THE SOUTHWESTERLY LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 843.29 FEET TO A POINT, FROM WHICH A TXDOT TYPE I CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD BEARS NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF 137.78 FEET;

**THENCE** DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 49 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 893.28 FEET TO A POINT, AND
- 2) S 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 843.26 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT;

**THENCE** SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT, A DISTANCE OF 884.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.209 ACRES OF LAND, MORE OR LESS.

**CD4: PART 2 - 17.648 ACRES (768,747 SQUARE FEET)**

**BEING** A 17.648 ACRE TRACT OF LAND OUT OF THE **BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS,** AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE 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 17.648 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13857342.34, E: 2319876.13;

**THENCE** SOUTH 41 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 609.92 FEET TO THE **POINT OF BEGINNING** AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH GRID COORDINATES OF N: 13856884.57, E: 2320279.12

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 278.66 FEET, A RADIUS OF 373.63 FEET, A DELTA ANGLE OF 42 DEGREES 43 MINUTES 57 SECONDS, AND A CHORD THAT BEARS SOUTH 40 DEGREES 13 MINUTES 28 SECONDS EAST, A DISTANCE OF 272.24 FEET TO A POINT, AND
- 2) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 562.59 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT;

**THENCE** SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 1,016.53 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 4,999.60 FEET;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 39 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 496.08 FEET TO A POINT,
- 2) NORTH 23 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 231.61 FEET TO A POINT,
- 3) NORTH 48 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 97.07 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,

- 4) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 268.65 FEET, A RADIUS OF 707.27 FEET, A DELTA ANGLE OF 21 DEGREES 45 MINUTES 48 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 34 MINUTES 38 SECONDS EAST, A DISTANCE 267.04 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 581.18 FEET, A RADIUS OF 9,855.55 FEET, A DELTA ANGLE OF 03 DEGREES 22 MINUTES 43 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 581.10 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.648 ACRES OF LAND, MORE OR LESS.

**CD4-PART 3 - 36.930 ACRES (1,608,671 SQUARE FEET)**

**BEING** A 36.930 ACRE TRACT OF LAND OUT OF THE **BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, AND 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 THE 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 36.930 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.34, E: 2323366.79;

**THENCE** SOUTH 42 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 1,767.63 FEET TO THE **POINT OF BEGINNING** ON THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13859719.01, E: 2322180.51;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) SOUTH 19 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 547.44 FEET TO A POINT,
- 2) NORTH 46 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 400.03 FEET TO A POINT,
- 3) SOUTH 21 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 163.38 FEET TO A POINT,
- 4) NORTH 64 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.32 FEET TO A POINT,
- 5) SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.57 FEET TO A POINT,
- 6) SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.37 FEET TO A POINT,

- 7) SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.34 FEET TO A POINT,
- 8) SOUTH 20 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 106.23 FEET TO A POINT, AND
- 9) SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 286.70 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 8,772.36 FEET;

**THENCE** SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 399.55 FEET TO A POINT;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 28.55 FEET TO A POINT,
- 2) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 221.56 FEET TO A POINT,
- 3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT,
- 4) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 246.65 FEET TO A POINT, AND
- 5) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 1334.51 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE RIGHT;

**THENCE** WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 727.64 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 03 DEGREES 47 MINUTES 37 SECONDS, AND A CHORD THAT BEARS NORTH 44 DEGREES 30 MINUTES 31 SECONDS EAST, A DISTANCE OF 727.51 FEET, AND

- 2) NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 350.98 FEET TO THE **POINT OF BEGINNING**, CONTAINING 36.930 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



**LIFT STATION – 2.066 ACRES (90,012 SQUARE FEET)**

**BEING** A 2.066 ACRE TRACT OF LAND OUT OF THE **BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS** AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE 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 2.066 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), ON THE NORTH LINE OF SAID 563.797 ACRE TRACT, SAME BEING THE SOUTH 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. WITH GRID COORDINATES OF N:13861029.34, E: 2323366.79, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN ENG" FOUND BEARS NORTH 49 DEGREES 10 MINUTES 04 SECONDS EAST A DISTANCE OF 1,310.37 FEET,

**THENCE** SOUTH 15 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 2,958.15 FEET TO THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13858184.74, E: 2322555.60;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 300.02 FEET TO A POINT,
- 2) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, FROM WHICH A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 BEARS SOUTH 81 DEGREES 00 MINUTES 29 SECONDS WEST, A DISTANCE OF 2,680.85 FEET,
- 3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, AND

**(INTENTIONALLY LEFT BLANK)**

- 4) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 300.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.066 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.



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