

## **ORDINANCE NO. 2020-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY IN CASE NO. ZC-20-15 BY REZONING APPROXIMATELY 89.694 ACRES OUT OF THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, AND THE WILLIAM SMITHSON SURVEY, ABSTRACT NO. 419, HAYS COUNTY, GENERALLY LOCATED WEST OF THE INTERSECTION OF OLD RANCH ROAD 12 AND WONDER WORLD DRIVE, FROM “FD” FUTURE DEVELOPMENT DISTRICT TO “SF-4.5” SINGLE FAMILY-4.5 DISTRICT; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.**

### **RECITALS:**

1. On August 11, 2020, the Planning and Zoning Commission of the City of San Marcos held a public hearing regarding a request to change the zoning designation from “FD” Future Development District to “SF-4.5” Single Family-4.5 District for approximately 89.694 acres out of the John Williams Survey, Abstract No. 490, and the William Smithson Survey, Abstract No. 419, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive.

2. The Planning and Zoning Commission approved a recommendation to the City Council regarding the request.

3. The City Council held a public hearing on September 1, 2020 regarding the request.

4. All requirements pertaining to Zoning Map amendments have been met.

5. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, morals, welfare and safety.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:**

**SECTION 1.** The Official Zoning Map of the City is amended to rezone the approximately 89.694-acre tract of land described by metes and bounds in Exhibit A, attached hereto and made a part hereof for all purposes, from “FD” Future Development District to “SF-4.5” Single Family-4.5 District.

**SECTION 2.** If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

**SECTION 3.** All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

**SECTION 4.** This ordinance will take effect after its passage, approval and adoption on second reading.

**PASSED AND APPROVED** on first reading on September 1, 2020.

**PASSED, APPROVED AND ADOPTED** on second reading on September 15, 2020.

Jane Hughson  
Mayor

Attest:

Tammy K. Cook  
Interim City Clerk

Approved:

Michael J. Cosentino  
City Attorney

## EXHIBIT A



Exhibit “ — ”

7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

[DOUCETengineers.com](http://DOUCETengineers.com)

Boundary Exhibit  
La Cima  
Hays County, Texas

D&A Job No. 1722-001  
May 15, 2020

### DESCRIPTION For a 89.694 Acre [3,906,616 Square Feet] Boundary Exhibit

BEING A 89.694 ACRE TRACT [3,906,616 SQUARE FEET] IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, THE PATRICK MCGREAL SURVEY, ABSTRACT NUMBER 308, AND THE WILLIAM SMITHSON SURVEY, ABSTRACT NUMBER 419, HAYS COUNTY, TEXAS, SAID 89.6936 ACRE TRACT BEING OUT OF A CALLED 94.504 ACRES AND A CALLED 182.269 ACRES DESCRIBED TO LCSM PH 2, LLC, AS RECORDED IN DOCUMENT NUMBER 18022545, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod set with cap stamped “DOUCET” on a south line of said 94.504 acres, same being on the north right-of-way of West Centerpoint Road, described in document number 17036340 of the Plat Records of Hays County, Texas [P.R.H.C.T.], for the **POINT OF BEGINNING** of the tract described herein;

**THENCE** over and across said 182.269 acres and 94.504 acres, the following thirty-seven (37) courses and distances:

- 1) S71°59'35"W, a distance of 536.37 feet to a calculated point at the beginning of a curve to the left,
- 2) With the arc of said curve to the left, having an arc length of 572.24 feet, a radius of 1,065.00 feet, a delta angle of 30°47'09", and a chord bearing of S56°36'00"W, for a distance of 565.38 feet to a 1/2-inch iron rod set with cap stamped “DOUCET”,
- 3) S41°12'25"W, a distance of 15.35 feet to a 1/2-inch iron rod set with cap stamped “DOUCET” at the beginning of a curve to the right,
- 4) With the arc of said curve to the right, having an arc length of 30.29 feet, a radius of 20.00 feet, a delta angle of 86°46'56", and a chord bearing of S83°03'03"W, for a distance of 27.48 feet to a 1/2-inch iron rod set with cap stamped “DOUCET”,
- 5) N51°05'00"W, a distance of 26.25 feet to a 1/2-inch iron rod set with cap stamped “DOUCET” at the beginning of a curve to the right,
- 6) With the arc of said curve to the right, having an arc length of 123.51 feet, a radius of 815.00 feet, a delta angle of 08°40'57", and a chord bearing of N44°27'06"W, for a distance of 123.39 feet to a 1/2-inch iron rod set with cap stamped “DOUCET”,
- 7) N40°06'37"W, passing at 196.38 feet, a 1/2-inch iron rod set with cap stamped “DOUCET”, and continuing for a total distance of 339.13 feet to a calculated point at the beginning of a curve to the left,
- 8) With the arc of said curve to the left, having an arc length of 665.76 feet, a radius of 685.00 feet, a delta angle of 55°41'13", and a chord bearing of N67°57'20"W, for a distance of 639.87 feet to a calculated point at the beginning of a curve to the right,

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EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.



- 9) With the arc of said curve to the right, having an arc length of 29.69 feet, a radius of 20.22 feet, a delta angle of  $84^{\circ}09'04''$ , and a chord bearing of  $N53^{\circ}26'10''W$ , for a distance of 27.10 feet to a calculated point,
- 10)  $S80^{\circ}00'46''W$ , a distance of 64.91 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 11)  $N10^{\circ}16'24''W$ , a distance of 257.65 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the left,
- 12) With the arc of said curve to the left, having an arc length of 110.12 feet, a radius of 270.00 feet, a delta angle of  $23^{\circ}22'04''$ , and a chord bearing of  $N21^{\circ}57'26''W$ , for a distance of 109.36 feet to 1/2-inch iron rod set with cap stamped "DOUCET",
- 13)  $N33^{\circ}38'28''W$ , passing at 473.78 feet, a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 662.05 feet to a calculated point at the beginning of a curve to the left,
- 14) With the arc of said curve to the left, having an arc length of 41.52 feet, a radius of 470.00 feet, a delta angle of  $05^{\circ}03'41''$ , and a chord bearing of  $N36^{\circ}10'19''W$ , for a distance of 41.51 feet to a calculated point,
- 15)  $N51^{\circ}17'50''E$ , a distance of 60.00 feet to a calculated point,
- 16)  $N56^{\circ}21'32''E$ , passing at 973.91 feet a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 1,028.43 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 17)  $N25^{\circ}39'04''W$ , a distance of 145.42 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 18)  $N64^{\circ}20'56''E$ , a distance of 291.09 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
- 19) With the arc of said curve to the right, having an arc length of 86.33 feet, a radius of 173.50 feet, a delta angle of  $28^{\circ}30'33''$ , and a chord bearing of  $N78^{\circ}36'13''E$ , for a distance of 85.44 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 20)  $N02^{\circ}51'29''E$ , a distance of 53.00 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 21)  $N12^{\circ}59'10''E$ , a distance of 199.70 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 22)  $N64^{\circ}20'56''E$ , a distance of 27.11 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 23)  $S43^{\circ}46'38''E$ , a distance of 512.11 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 24)  $N71^{\circ}48'34''E$ , a distance of 532.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 25)  $S16^{\circ}25'58''E$ , a distance of 512.32 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 26)  $S16^{\circ}15'24''E$ , a distance of 33.68 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 27)  $S10^{\circ}06'10''E$ , a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 28)  $S00^{\circ}06'48''W$ , a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 29)  $S10^{\circ}19'46''W$ , a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 30)  $S05^{\circ}27'59''W$ , a distance of 75.37 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 31)  $S04^{\circ}34'06''E$ , a distance of 69.44 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 32)  $S12^{\circ}37'02''E$ , a distance of 101.90 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 33)  $S15^{\circ}31'59''E$ , a distance of 101.88 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 34)  $S04^{\circ}54'54''E$ , a distance of 63.30 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 35)  $S89^{\circ}27'32''W$ , a distance of 22.41 feet to a 1/2-inch iron rod set with cap stamped "DOUCET"
- 36)  $S05^{\circ}16'10''W$ , a distance of 92.13 feet to a 1/2-inch iron rod set with cap stamped "DOUCET", and

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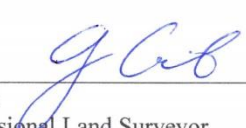


37) S15°48'49"E, a distance of 761.24 feet to the **POINT OF BEGINNING** of the tract described herein, and containing approximately 89.694 acres [3,906,616 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.00009768. Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

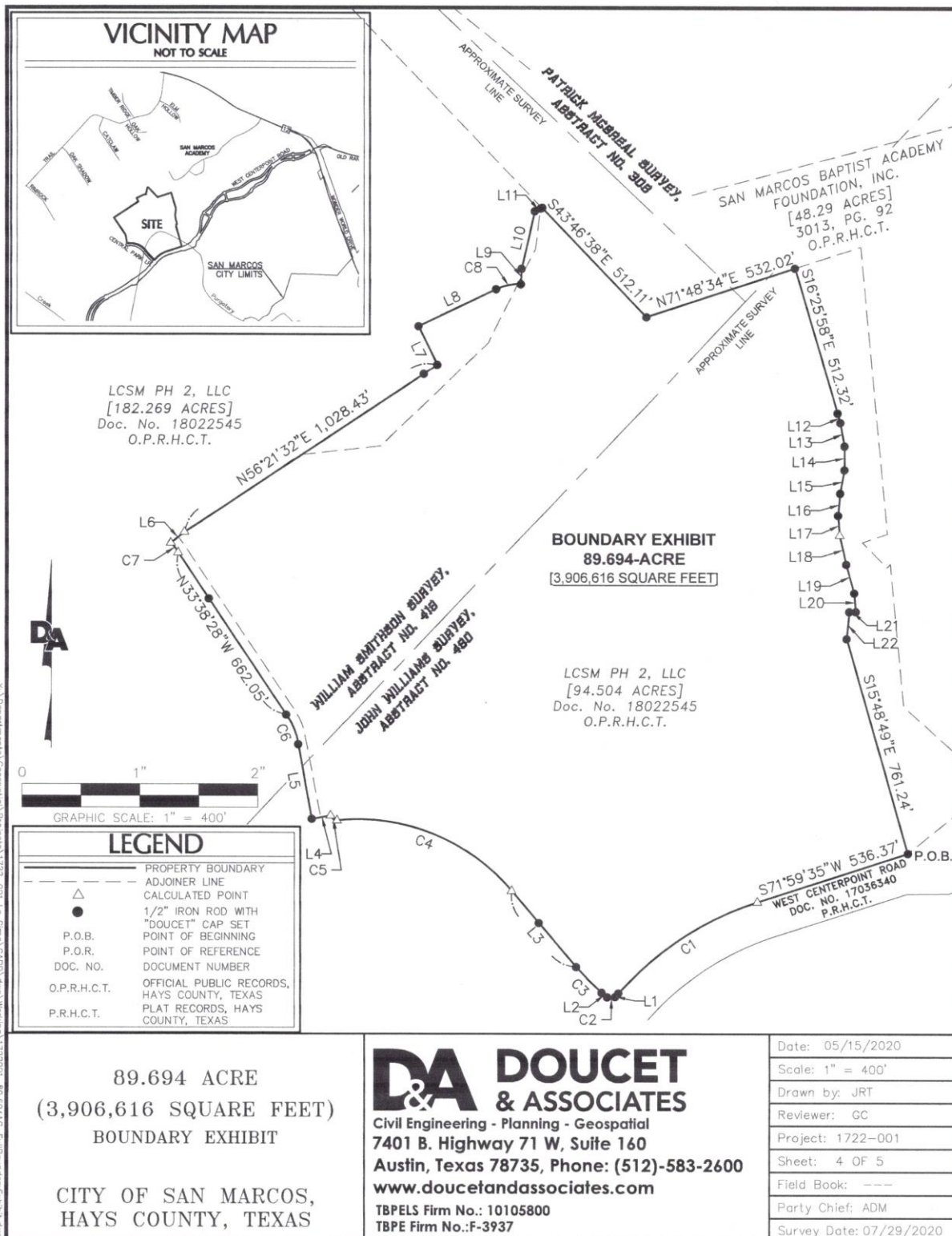
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

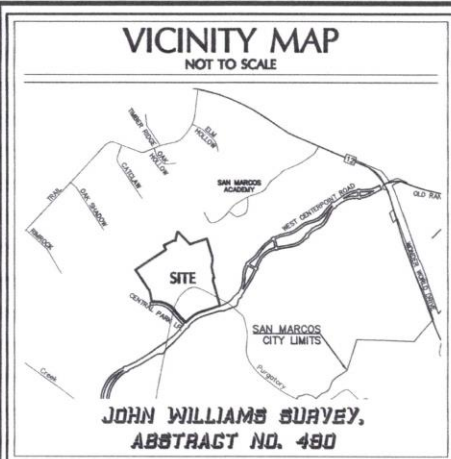
  
Garrett Cavauiolo  
Registered Professional Land Surveyor  
Texas Registration No. 6714  
Doucet & Associates  
GCavauiolo@DoucetEngineers.com  
TBPELS Firm Registration No. 10105800

5/15/20  
Date









CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	572.24'	1,065.00'	30°47'09"	S56°36'00"W	565.38'
C2	30.29'	20.00'	86°46'56"	S83°03'03"W	27.48'
C3	123.50'	815.00'	8°40'57"	N44°27'06"W	123.39'
C4	665.76'	685.00'	55°41'13"	N67°57'20"W	639.87'
C5	29.69'	20.22'	84°09'04"	N53°26'10"W	27.10'
C6	110.12'	270.00'	23°22'04"	N21°57'26"W	109.36'
C7	41.52'	470.00'	5°03'41"	N36°10'19"W	41.51'
C8	86.33'	173.50'	28°30'33"	N78°36'13"E	85.44'

LEGEND	
—	PROPERTY BOUNDARY
- - -	ADJOINER LINE
△	CALCULATED POINT
●	1/2" IRON ROD WITH "DOUCET" CAP SET
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
DOC. NO.	DOCUMENT NUMBER
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S41°12'25"W	15.35'
L2	N51°05'00"W	26.24'
L3	N40°06'39"W	339.13'
L4	S80°00'46"W	64.90'
L5	N10°16'24"W	257.65'
L6	N51°17'50"E	60.00'
L7	N25°39'04"W	145.42'
L8	N64°20'56"E	291.09'
L9	N02°51'29"E	53.00'
L10	N12°59'10"E	199.70'
L11	N64°20'56"E	27.11'
L12	S16°15'24"E	33.68'
L13	S10°06'10"E	81.02'
L14	S00°06'48"W	81.02'
L15	S10°19'46"W	81.02'
L16	S05°27'59"W	75.37'
L17	S04°34'06"E	69.44'
L18	S12°37'02"E	101.90'
L19	S15°31'59"E	101.88'
L20	S04°54'54"E	63.30'
L21	S89°27'32"W	22.41'
L22	S05°16'10"W	92.13'

#### SURVEY NOTES:

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.

DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE RECIPROCAL OF THE FOLLOWING COMBINED SCALE FACTOR-1.00009768.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



Garrett Cavauiolo  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6714  
DOUCET & ASSOCIATES  
GCVAUIOLO@DOUCETENGINEERS.COM

89.694 ACRE  
(3,906,616 SQUARE FEET)  
BOUNDARY EXHIBIT

CITY OF SAN MARCOS,  
HAYS COUNTY, TEXAS

**DOUCET & ASSOCIATES**  
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www.doucetandassociates.com  
TBPELS Firm No.: 10105800  
TBPE Firm No.: F-3937

Date: 05/15/2020  
Scale: 1" = 100'  
Drawn by: JRT  
Reviewer: GC  
Project: 1722-001  
Sheet: 5 OF 5  
Field Book: ---  
Party Chief: ADM  
Survey Date: 07/29/2020