

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	Todd Burek	Property Owner	Todd Burek
Company	Mayans at San Marcos River	Company	Mayan at San Marcos River
Applicant's Mailing Address	22711 Fossil Peak San Marcos, TX 78216	Owner's Mailing Address	22711 Fossil Peak San Marcos, TX 78216
Applicant's Phone #	210-313-3453	Owner's Phone #	210-313-3453
Applicant's Email	todd.burek@gmail.com	Owner's Email	todd.burek@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): FM 621 San Marcos, TX 78666

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 37.97 Tax ID #: R 25912, R92442, R16386, R151618, R151617, R55712

Preferred Scenario Designation: _____ Existing Zoning: Future development

Existing Land Use(s): Agriculture

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Light Industrial (LI)

Proposed Land Uses / Reason for Change: _____

Rezone from FD to Light Industrial to allow light industrial and commercial use

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/

PROPERTY OWNER AUTHORIZATION

I, Todd Burek (owner name) on behalf of
Mayan at San Marcos River, LLC. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
22711 Fossil Peak San Marcos, TX 78216 (address).

I hereby authorize N/A (agent name) on behalf of
N/A (agent company) to file this application for
N/A (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: _____

**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

CD3 - PART 1 LINE AND CURVE TABLES

Line #	Bearing	Length
L1	S17°35'49"E	51.89'
L2	N41°21'04"W	843.29'
L3	S30°40'08"E	458.24'
L4	S81°14'11"E	97.53'
L5	S48°55'04"E	185.91'
L6	N48°33'39"E	285.39'
L7	N60°57'46"W	260.95'
L8	N70°06'45"W	143.14'
L9	S45°32'31"E	1334.51'
L10	S49°14'18"W	53.37'
L11	S40°45'42"E	300.02'
L12	N49°14'18"E	78.46'
L13	S45°32'31"E	28.55'
L14	S49°07'28"W	485.78'
L15	S88°50'30"W	244.60'
L16	S62°03'42"W	225.46'
L17	N67°53'58"W	130.53'
L18	S50°17'42"W	128.27'
L19	S43°21'28"E	80.86'
L20	S33°11'43"E	149.74'
L21	S27°01'01"E	87.04'
L22	S28°42'09"W	82.91'
L23	S49°07'28"W	865.00'
L24	N40°45'42"W	562.59'
L25	N65°57'47"W	32.38'
L26	N47°59'08"W	77.76'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.96
C2	918.636	10990.000	4°47'21"	N63°37'19"E	918.37
C3	1407.056	5110.000	15°46'36"	N58°07'39"E	1402.62

CD3 - PART 2 LINE AND CURVE TABLES

Line #	Bearing	Length
L1	S71°35'49"E	51.89'
L2	N41°21'04"W	843.29'
L3	S30°40'08"E	458.24'
L4	S81°14'11"E	97.53'
L5	S48°55'04"E	185.91'
L6	N48°33'39"E	285.39'
L7	N60°57'46"W	260.95'
L8	N70°06'45"W	143.14'
L9	S45°32'31"E	1334.51'
L10	S49°14'18"W	53.37'
L11	S40°45'42"E	300.02'
L12	N49°14'18"E	78.46'
L13	S45°32'31"E	28.55'
L14	S49°07'28"W	485.78'
L15	S88°50'30"W	244.60'
L16	S62°03'42"W	225.46'
L17	N67°53'58"W	130.53'
L18	S50°17'42"W	128.27'
L19	S43°21'28"E	80.86'
L20	S33°11'43"E	149.74'
L21	S27°01'01"E	87.04'
L22	S28°42'09"W	82.91'
L23	S49°07'28"W	865.00'
L24	N40°45'42"W	562.59'
L25	N65°57'47"W	32.38'
L26	N47°59'08"W	77.76'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	706.698	5110.000	7°55'26"	N37°53'25"E	706.13
C2	131.124	10990.000	0°41'01"	N34°16'13"E	131.12
C3	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C4	205.987	224.234	52°26'58"	N78°40'09"W	198.17
C5	55.538	49.900	63°46'10"	S10°1'38"W	52.72
C6	278.659	373.627	42°43'57"	N40°13'28"W	272.24
C7	281.618	770.725	20°58'08"	N68°50'07"W	280.05

CD3 - PART 3 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 #	Bearing	Length
L42	S40°45'42"E	562.59'
L43	S49°07'28"W	1016.53'
L44	N39°20'19"W	496.08'
L45	N31°12'13"W	231.61'
L46	N48°11'21"E	97.07'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.659	373.627	42°43'57"	S40°13'28"E	272.24
C19	288.652	707.273	21°45'48"	N41°34'38"E	287.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

CD4 - PART 3 LINE AND CURVE TABLES

Line #	Bearing	Length
L71	S19°45'40"E	547.44'
L72	N46°32'19"E	400.03'
L73	S21°47'22"E	163.88'
L74	N64°44'14"E	94.32'
L75	S47°01'56"E	181.97'
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	N46°32'19"W	28.55'
L82	N49°14'18"E	221.56'
L83	N49°45'42"W	300.02'
L84	S49°14'18"W	246.65'
L85	N46°32'19"W	1334.51'
L86	N48°24'19"E	350.98'

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 #	Bearing	Length
L87	S0°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'

CD4 - PART 1 LINE AND CURVE TABLES

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°07'39"E	1402.62

CD4 - PART 2 LINE AND CURVE TABLES

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	N31°12'13"W	231.61'
L46	N48°11'21"E	97.07'

CD4 - PART 3 LINE TABLE

Line #	Bearing	Length
L71	S19°45'40"E	547.44'
L72	N46°32'19"E	400.03'
L73	S21°47'22"E	163.88'
L74	N64°44'14"E	94.32'
L75	S47°01'56"E	181.97'
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	N46°32'19"W	28.55'
L82	N49°14'18"E	221.56'
L83	N49°45'42"W	300.02'
L84	S49°14'18"W	246.65'
L85	N46°32'19"W	1334.51'
L86	N48°24'19"E	350.98'

CD5 - PART 1 LINE AND CURVE TABLES

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2697.865	11210.000	13°47'21"	S42°16'42"W	2691.36
C8	178.014	78.177	128°49'08"	N29°37'51"W	142.82

CD5 - PART 2 LINE AND CURVE TABLES

Line #	Bearing	Length
L11	N49°10'24"E	1925.25'
L12	N72°05'03"E	299.59'
L13	N74°46'40"E	108.12'
L14	N89°52'45"E	39.44'
L15	N64°09'35"E	90.85'
L16	N46°49'14"E	235.44'
L17	N35°19'08"E	331.75'
L18	N36°08'22"E	90.92'
L19	N43°29'42"E	73.77'
L20	N52°00'06"E	114.50'
L21	N51°18'05"E	158.56'
L22	N38°41'51"E	94.30'
L23	N29°54'36"E	162.85'
L24	N58°37'53"E	158.19'
L25	N78°28'41"E	71.84'
L26	S83°25'51"E	119.32'
L27	S73°02'48"E	223.87'
L28	S85°17'04"W	42.56'
L29	S04°27'07"W	42.56'

CD5 - PART 3 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°27'18"W	282.80'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N87°16'20"E	248.87'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.86'
L106	S43°58'56"E	166.76'

CD5 - PART 1 LINE AND CURVE TABLES

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'

CD5 - PART 2 LINE AND CURVE TABLES

Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	386.34'
L93	S46°52'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.02'

CD5 - PART 3 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°27'18"W	282.80'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N87°16'20"E	248.87'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.86'
L106	S43°58'56"E	166.76'

CD5 - PART 4 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°27'18"W	282.80'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N87°16'20"E	248.87'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.86'
L106	S43°58'56"E	166.76'

CD5 - PART 5 LINE AND CURVE TABLES

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°26'05"W	716.76
C4	1433.728	4860.000	16°33'52"	S57°44'03"W	1408.81
C5	628.562	11210.000	3°12'46"	S62°24'36"W	628.48
C6	717.466	11092.000	3°43'10"	S64°39'49"W	717.34

NOTES:
 1. ALL DIMENSIONS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, CENTRAL, TEXAS ZONE, NAD 83.
 2. ALL DIMENSIONS AND BEARINGS ARE GIVEN UNLESS OTHERWISE SPECIFIED.
 3. THIS IS NOT A SURVEY OF RECORD. IT IS FOR INFORMATION ONLY.
 4. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
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 10. THE SURVEYOR'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE SURVEY ONLY.

THE MAYAN REZONE
 BENJAMIN AND GRAVES FARM, THE BURNETT SURVEY, ABSTRACT NO. 31
 BENJAMIN AND GRAVES FARM, THE BURNETT SURVEY, ABSTRACT NO. 31
 WILLIAM & MATTIE BURNETT SURVEY, ABSTRACT NO. 913
 HALL COUNTY, TEXAS
 GARLAND COUNTY, TEXAS

LJA Surveying, Inc.
 5315 West Highway 230
 Suite 460
 Austin, Texas 78735
 Phone 512.439.4700
 T.B.P.L.S. Firm No. 0194533

DATE PLOTTED

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 WHICHNBEAR 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

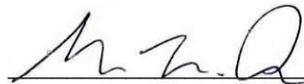
- 2) BEING SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 178.01 FEET, A RADIUS OF 79.18 FEET, A DELTA ANGLE OF 128 DEGREES 49 MINUTES 06 SECONDS, AND CHORD THAT BEARS NORTH 29 DEGREES 37 MINUTES 51 SECONDS WEST, A DISTANCE 142.82 FEET TO A POINT ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, FROM 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



TAX CERTIFICATE

Office of Daryl John Tax Assessor-Collector

Guadalupe Tax Office

307 W. Court

Seguin, TX 78155

Ph: (830) 379-2315 Fax: (830) 372-9940

This certificate includes tax years up to 2019

Entities to which this certificate applies:

RLT - Lateral Roads

GGU - Guadalupe County

Property Information

Owner Information

Property ID : 2G0021-0000-03200-0-00

Quick-Ref ID : R25912

Owner ID : O0165051

Value Information

MAYAN AT SAN MARCOS RIVER LLC
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

FM 621

Land HS : \$0.00

Land NHS : \$0.00

Imp HS : \$0.00

Imp NHS : \$3,834.00

ABS: 21 SUR: B & G
FULCHER 277.4150 AC.

Ag Mkt : \$2,217,794.00

Ag Use : \$20,806.00

Tim Mkt : \$0.00

Tim Use : \$0.00

HS Cap Adj : \$0.00

Assessed : \$24,640.00

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
GGU	2019	81.78	0.00	0.00	0.00	0.00
RLT	2019	12.32	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : \$0.00

Total due on all bills 6/30/2020 : \$0.00

2019 taxes paid for entity GGU \$81.78

2019 taxes paid for entity RLT \$12.32

2019 Total Taxes Paid : \$94.10

Date of Last Payment : 12/30/19

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.]



Signature of Authorized Officer of the Tax Office

Date of Issue : 06/26/2020

Requestor : MAYAN AT SAN MARCOS RIVER LLC

Receipt : SC-2020-143058

Fee Paid : \$10.00

Payer : MAYAN AT SAN MARCOS RIVER LLC

TAX RECEIPT

Guadalupe County Tax Office
Daryl John Tax Assessor/Collector
P.O. Box 70 (307 W. Court)
Seguin, TX 78155
830 379-2315

Receipt Number: SC-2020-143058



Payor: MAYAN AT SAN MARCOS RIVER LLC
(00165051)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(00165051)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID: R25912
Owner: MAYAN AT SAN MARCOS RIVER LLC
(00165051) - 100%
Owner Address: 22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Property: 2G0021-0000-03200-0-00
Legal Description: ABS: 21 SUR: B & G FULCHER 277.4150
AC.
Situs Address: FM 621

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	10.00
	Credit Card Tendered	10.00
	Total Tendered	10.00
	Remaining Balance Due, including other fees, as of 6/26/2020	0.00

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station: lindaw
Cashier:

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

Entities to which this certificate applies:

RSP - Special Road Dist
 CSM - City Of San Marcos

SSM - San Marcos CISD
 GHA - Hays County

Property Information

Property ID : 10-0813-0001-00000-3
 Quick-Ref ID : R92442

Value Information

	Land HS	:	\$0.00
FM 621 SAN MARCOS, TX 78666	Land NHS	:	\$0.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0813 B & G FULCHER SURVEY, ACRES 103.1999	Ag Mkt	:	\$686,270.00
	Ag Use	:	\$11,570.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$11,570.00

Owner Information

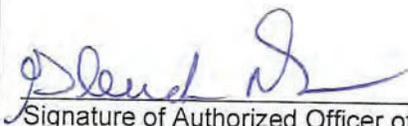
Owner ID : O0178516
 MAYAN AT SAN MARCOS RIVER LLC
 22711 FOSSIL PEAK
 SAN ANTONIO, TX 78261
 Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	152.02	0.00	0.00	0.00	0.00
RSP	2019	3.91	0.00	0.00	0.00	0.00
GHA	2019	45.12	0.00	0.00	0.00	0.00
CSM	2019	71.03	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : \$0.00
Total due on all bills 6/30/2020 : \$0.00
 2019 taxes paid for entity SSM \$152.02
 2019 taxes paid for entity RSP \$3.91
 2019 taxes paid for entity GHA \$45.12
 2019 taxes paid for entity CSM \$71.03
2019 Total Taxes Paid : \$272.08
Date of Last Payment : 01/02/20

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.]



Signature of Authorized Officer of the Tax Office

Date of Issue : 06/26/2020
 Requestor : MAYAN AT SAN MARCOS RIVER LLC
 Receipt : SM-2020-1263550
 Fee Paid : \$10.00
 Payer : MAYAN AT SAN MARCOS RIVER LLC

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1222701**

Payor: Todd Burek ()
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(00178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID: R92442
Owner: MAYAN AT SAN MARCOS RIVER LLC
(00178516) - 100%
Owner Address: 22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Property: 10-0813-0001-00000-3
Legal Description: A0813 B & G FULCHER SURVEY,
ACRES 103.1999
Situs Address: FM 621 SAN MARCOS, TX 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2019					
San Marcos CISD	11,570	1.313900	152.02	152.02	152.02
Special Road Dist	11,570	0.033800	3.91	3.91	3.91
Hays County	11,570	0.389900	45.12	45.12	45.12
City Of San Marcos	11,570	0.613900	71.03	71.03	71.03
Total Payment Amount					272.08
Internet Credit Cards (Ref # 6T7709504R758762W) Tendered					272.08
Total Tendered					272.08
Remaining Balance Due, including other fees, as of 6/26/2020					0.00

Date Paid: 01/02/2020
Effective Date: 12/27/2019
Station/Till: Vienna/Internet Payment's Till
Cashier:

TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1263550**

Payor: MAYAN AT SAN MARCOS RIVER LLC
(00178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(00178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID: R92442
Owner: MAYAN AT SAN MARCOS RIVER LLC
(00178516) - 100%
Owner Address: 22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Property: 10-0813-0001-00000-3
Legal Description: A0813 B & G FULCHER SURVEY,
ACRES 103.1999
Situs Address: FM 621 SAN MARCOS, TX 78666

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	10.00
	Credit Card (Ref # 2105032700) Tendered	10.00
	Total Tendered	10.00
	Remaining Balance Due, including other fees, as of 6/26/2020	0.00

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station/Till: Glenda/Glenda's Till
Cashier:

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

Entities to which this certificate applies:

RSP - Special Road Dist CSM - City Of San Marcos	SSM - San Marcos CISD GHA - Hays County
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Property Information

Property ID : 10-0056-0002-00000-3
 Quick-Ref ID : R13041

	Value Information
2801 FM 621 SAN MARCOS, TX 78666	Land HS : \$0.00 Land NHS : \$6,650.00 Imp HS : \$0.00 Imp NHS : \$1,000.00
A0056 WILLIAM BURNETT JR SURVEY, TRACT PT 6, ACRES 26.7636, (1.00 AC RES)	Ag Mkt : \$171,330.00 Ag Use : \$2,890.00 Tim Mkt : \$0.00 Tim Use : \$0.00 HS Cap Adj : \$0.00 Assessed : \$10,540.00

Owner Information

Owner ID : O0178516
 MAYAN AT SAN MARCOS RIVER LLC
 22711 FOSSIL PEAK
 SAN ANTONIO, TX 78261
 Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	138.49	0.00	0.00	0.00	0.00
RSP	2019	3.56	0.00	0.00	0.00	0.00
GHA	2019	41.09	0.00	0.00	0.00	0.00
CSM	2019	64.71	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : \$0.00
Total due on all bills 6/30/2020 : \$0.00
 2019 taxes paid for entity SSM \$138.49
 2019 taxes paid for entity RSP \$3.56
 2019 taxes paid for entity GHA \$41.09
 2019 taxes paid for entity CSM \$64.71
2019 Total Taxes Paid : \$247.85
Date of Last Payment : 01/02/20

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate. J.



 Signature of Authorized Officer of the Tax Office

Date of Issue : 06/26/2020
 Requestor : MAYAN AT SAN MARCOS RIVER LLC
 Receipt : SM-2020-1263547
 Fee Paid : \$10.00
 Payer : MAYAN AT SAN MARCOS RIVER LLC

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1222675**

Payor: Todd Burek ()
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID: R13041
Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516) - 100%
Owner Address: 22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Property: 10-0056-0002-00000-3
Legal Description: A0056 WILLIAM BURNETT JR SURVEY,
TRACT PT 6, ACRES 26.7636, (1.00 AC
RES)
Situs Address: 2801 FM 621 SAN MARCOS, TX 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2019					
San Marcos CISD	10,540	1.313900	138.49	138.49	138.49
Special Road Dist	10,540	0.033800	3.56	3.56	3.56
Hays County	10,540	0.389900	41.09	41.09	41.09
City Of San Marcos	10,540	0.613900	64.71	64.71	64.71

Total Payment Amount **247.85**
Internet Credit Cards (Ref #
6T7709504R758762W) Tendered 247.85
Total Tendered **247.85**

Remaining Balance Due, including other fees,
as of 6/26/2020 **0.00**

Date Paid: 01/02/2020
Effective Date: 12/27/2019
Station/Till: Vianna/Internet Payment's Till
Cashier:

TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1263547**

Payor: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID: R13041
Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516) - 100%
Owner Address: 22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Property: 10-0056-0002-00000-3
Legal Description: A0056 WILLIAM BURNETT JR SURVEY,
TRACT PT 6, ACRES 26.7636, (1.00 AC
RES)
Situs Address: 2801 FM 621 SAN MARCOS, TX 78666

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
Total Payment Amount		10.00
	Credit Card (Ref # 2105032700) Tendered	10.00
	Total Tendered	10.00
	Remaining Balance Due, including other fees, as of 6/26/2020	0.00

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station/Till: Glenda/Glenda's Till
Cashier:

Issue Date : 6/26/2020

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

Entities to which this certificate applies:

RSP - Special Road Dist
 CSM - City Of San Marcos

SSM - San Marcos CISD
 GHA - Hays County

Property Information

Owner Information

Property ID : 10-0305-0003-00000-3

Owner ID : O0178516

Quick-Ref ID : R16386

Value Information

MAYAN AT SAN MARCOS RIVER LLC
 22711 FOSSIL PEAK
 SAN ANTONIO, TX 78261

	Land HS	:	\$0.00
FM 621 SAN MARCOS, TX	Land NHS	:	\$0.00
78666	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0305 W A MATTHEWS	Ag Mkt	:	\$345,820.00
SURVEY, ACRES 52.0043	Ag Use	:	\$5,830.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$5,830.00

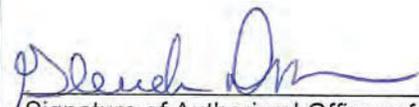
Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	76.60	0.00	0.00	0.00	0.00
RSP	2019	1.97	0.00	0.00	0.00	0.00
GHA	2019	22.73	0.00	0.00	0.00	0.00
CSM	2019	35.79	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : \$0.00
Total due on all bills 6/30/2020 : \$0.00
 2019 taxes paid for entity SSM \$76.60
 2019 taxes paid for entity RSP \$1.97
 2019 taxes paid for entity GHA \$22.73
 2019 taxes paid for entity CSM \$35.79
2019 Total Taxes Paid : \$137.09
Date of Last Payment : 01/02/20

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.]



Signature of Authorized Officer of the Tax Office

Date of Issue : 06/26/2020
 Requestor : MAYAN AT SAN MARCOS RIVER LLC
 Receipt : SM-2020-1263548
 Fee Paid : \$10.00
 Payer : MAYAN AT SAN MARCOS RIVER LLC

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1222688**

Payor: Todd Burek ()
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(00178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID: R16386
Owner: MAYAN AT SAN MARCOS RIVER LLC
(00178516) - 100%
Owner Address: 22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Property: 10-0305-0003-00000-3
Legal Description: A0305 W A MATTHEWS SURVEY,
ACRES 52.0043
Situs Address: FM 621 SAN MARCOS, TX 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2019					
San Marcos CISD	5,830	1.313900	76.60	76.60	76.60
Special Road Dist	5,830	0.033800	1.97	1.97	1.97
Hays County	5,830	0.389900	22.73	22.73	22.73
City Of San Marcos	5,830	0.613900	35.79	35.79	35.79

Total Payment Amount	137.09
Internet Credit Cards (Ref # 6T7709504R758762W) Tendered	137.09
Total Tendered	137.09

Remaining Balance Due, including other fees,
as of 6/26/2020 **0.00**

Date Paid: 01/02/2020
Effective Date: 12/27/2019
Station/Till: Vianna/Internet Payment's Till
Cashier:

TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1263548**

Payor: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID: R16386
Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516) - 100%
Owner Address: 22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Property: 10-0305-0003-00000-3
Legal Description: A0305 W A MATTHEWS SURVEY,
ACRES 52.0043
Situs Address: FM 621 SAN MARCOS, TX 78666

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	10.00
	Credit Card (Ref # 2105032700) Tendered	10.00
	Total Tendered	10.00
	Remaining Balance Due, including other fees, as of 6/26/2020	0.00

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station/Till: Glenda/Glenda's Till
Cashier:

Issue Date : 6/26/2020

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

Entities to which this certificate applies:

RSP - Special Road Dist
 CSM - City Of San Marcos

SSM - San Marcos CISD
 GHA - Hays County

Property Information

Property ID : 10-0305-0003-00002-3
 Quick-Ref ID : R151618

Value Information

FM 110 SAN MARCOS, TX 78666	Land HS :	\$0.00
	Land NHS :	\$0.00
	Imp HS :	\$0.00
	Imp NHS :	\$0.00
A0305 A0305 - W A MATTHEWS SURVEY, ACRES 14.6596	Ag Mkt :	\$120,250.00
	Ag Use :	\$1,640.00
	Tim Mkt :	\$0.00
	Tim Use :	\$0.00
	HS Cap Adj :	\$0.00
	Assessed :	\$1,640.00

Owner Information

Owner ID : O0178516

MAYAN AT SAN MARCOS RIVER LLC
 22711 FOSSIL PEAK
 SAN ANTONIO, TX 78261

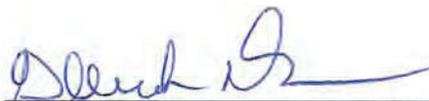
Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	21.55	0.00	0.00	0.00	0.00
RSP	2019	0.55	0.00	0.00	0.00	0.00
GHA	2019	6.39	0.00	0.00	0.00	0.00
CSM	2019	10.06	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : \$0.00
Total due on all bills 6/30/2020 : \$0.00
 2019 taxes paid for entity SSM \$21.55
 2019 taxes paid for entity RSP \$0.55
 2019 taxes paid for entity GHA \$6.39
 2019 taxes paid for entity CSM \$10.06
2019 Total Taxes Paid : \$38.55
Date of Last Payment : 01/02/20

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.]



 Signature of Authorized Officer of the Tax Office

Date of Issue : 06/26/2020
 Requestor : MAYAN AT SAN MARCOS RIVER LLC
 Receipt : SM-2020-1263549
 Fee Paid : \$10.00
 Payer : MAYAN AT SAN MARCOS RIVER LLC

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1222652**

Payor: Todd Burek ()
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID: R151618
Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516) - 100%
Owner Address: 22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Property: 10-0305-0003-00002-3
Legal Description: A0305 A0305 - W A MATTHEWS
SURVEY, ACRES 14.6596
Situs Address: FM 110 SAN MARCOS, TX 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2019					
San Marcos CISD	1,640	1.313900	21.55	21.55	21.55
Special Road Dist	1,640	0.033800	0.55	0.55	0.55
Hays County	1,640	0.389900	6.39	6.39	6.39
City Of San Marcos	1,640	0.613900	10.06	10.06	10.06
Total Payment Amount					38.55
Internet Credit Cards (Ref # 6T7709504R758762W) Tendered					38.55
Total Tendered					38.55
Remaining Balance Due, including other fees, as of 6/26/2020					0.00

Date Paid: 01/02/2020
Effective Date: 12/27/2019
Station/Till: Vianna/Internet Payment's Till
Cashier:

TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1263549**

Payor: MAYAN AT SAN MARCOS RIVER LLC
(00178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(00178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID: R151618
Owner: MAYAN AT SAN MARCOS RIVER LLC
(00178516) - 100%
Owner Address: 22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Property: 10-0305-0003-00002-3
Legal Description: A0305 A0305 - W A MATTHEWS
SURVEY, ACRES 14.6596
Situs Address: FM 110 SAN MARCOS, TX 78666

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	10.00
	Credit Card (Ref # 2105032700) Tendered	10.00
	Total Tendered	10.00
	Remaining Balance Due, including other fees, as of 6/26/2020	0.00

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station/Till: Glenda/Glenda's Till
Cashier:

Issue Date : 6/26/2020

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

Entities to which this certificate applies:

RSP - Special Road Dist
CSM - City Of San Marcos

SSM - San Marcos CISD
GHA - Hays County

Property Information

Property ID : 10-0056-0002-00002-3
Quick-Ref ID : R151617

Value Information

FM 110 SAN MARCOS, TX 78666	Land HS :	\$0.00
	Land NHS :	\$0.00
	Imp HS :	\$0.00
	Imp NHS :	\$0.00
A0056 A0056 - WILLIAM BURNETT JR SURVEY, TRACT PT 6, ACRES 35.3146	Ag Mkt :	\$289,670.00
	Ag Use :	\$3,960.00
	Tim Mkt :	\$0.00
	Tim Use :	\$0.00
	HS Cap Adj :	\$0.00
	Assessed :	\$3,960.00

Owner Information

Owner ID : O0178516

MAYAN AT SAN MARCOS RIVER LLC
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	52.03	0.00	0.00	0.00	0.00
RSP	2019	1.34	0.00	0.00	0.00	0.00
GHA	2019	15.44	0.00	0.00	0.00	0.00
CSM	2019	24.31	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : \$0.00

Total due on all bills 6/30/2020 : \$0.00

2019 taxes paid for entity SSM \$52.03

2019 taxes paid for entity RSP \$1.34

2019 taxes paid for entity GHA \$15.44

2019 taxes paid for entity CSM \$24.31

2019 Total Taxes Paid : \$93.12

Date of Last Payment : 01/02/20

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.]

Signature of Authorized Officer of the Tax Office

Date of Issue : 06/26/2020

Requestor : MAYAN AT SAN MARCOS RIVER LLC

Receipt : SM-2020-1263545

Fee Paid : \$10.00

Payer : MAYAN AT SAN MARCOS RIVER LLC

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1222655**

Payor: Todd Burek ()
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(00178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID: R151617
Owner: MAYAN AT SAN MARCOS RIVER LLC
(00178516) - 100%
Owner Address: 22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Property: 10-0056-0002-00002-3
Legal Description: A0056 A0056 - WILLIAM BURNETT JR
SURVEY, TRACT PT 6, ACRES 35.3146
Situs Address: FM 110 SAN MARCOS, TX 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2019					
San Marcos CISD	3,960	1.313900	52.03	52.03	52.03
Special Road Dist	3,960	0.033800	1.34	1.34	1.34
Hays County	3,960	0.389900	15.44	15.44	15.44
City Of San Marcos	3,960	0.613900	24.31	24.31	24.31
Total Payment Amount					93.12
Internet Credit Cards (Ref # 6T7709504R758762W) Tendered					93.12
Total Tendered					93.12
Remaining Balance Due, including other fees, as of 6/26/2020					0.00

Date Paid: 01/02/2020
Effective Date: 12/27/2019
Station/Till: Vianna/Internet Payment's Till
Cashier:

TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1263545**

Payor: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID: R151617
Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516) - 100%
Owner Address: 22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Property: 10-0056-0002-00002-3
Legal Description: A0056 A0056 - WILLIAM BURNETT JR
SURVEY, TRACT PT 6, ACRES 35.3146
Situs Address: FM 110 SAN MARCOS, TX 78666

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	10.00
	Credit Card (Ref # 2105032700) Tendered	10.00
	Total Tendered	10.00
	Remaining Balance Due, including other fees, as of 6/26/2020	0.00

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station/Till: Glenda/Glenda's Till
Cashier:

Issue Date : 6/26/2020

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

Entities to which this certificate applies:

CSM-GU - CITY OF SAN MARCOS - GUADALUPE CO

SSM-GU - SAN MARCOS CISD - GUADALUPE CO

Property Information

Property ID : 2G0021-0000-03200-0-00
Quick-Ref ID : R55712

Value Information

FM 621	Land HS	:	\$0.00
	Land NHS	:	\$0.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$3,834.00
ABS: 21 SUR: B & G	Ag Mkt	:	\$2,217,794.00
FULCHER 277.4150 AC.	Ag Use	:	\$20,806.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$24,640.00

Owner Information

Owner ID : O0178516

MAYAN AT SAN MARCOS RIVER LLC
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM-	2019	323.75	0.00	0.00	0.00	0.00
CSM-	2019	151.26	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : \$0.00

Total due on all bills 6/30/2020 : \$0.00

2019 taxes paid for entity SSM-GU \$323.75

2019 taxes paid for entity CSM-GU \$151.26

2019 Total Taxes Paid : \$475.01

Date of Last Payment : 01/02/20

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.]



Signature of Authorized Officer of the Tax Office

Date of Issue : 06/26/2020

Requestor : MAYAN AT SAN MARCOS RIVER LLC

Receipt : SM-2020-1263546

Fee Paid : \$10.00

Payer : MAYAN AT SAN MARCOS RIVER LLC

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1222694**

Payor: Todd Burek ()
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID: R55712
Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516) - 100%
Owner Address: 22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Property: 2G0021-0000-03200-0-00
Legal Description: ABS: 21 SUR: B & G FULCHER 277.4150
AC.
Situs Address: FM 621

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2019					
SAN MARCOS CISD -	24,640	1.313900	323.75	323.75	323.75
CITY OF SAN	24,640	0.613900	151.26	151.26	151.26
Total Payment Amount					475.01
Internet Credit Cards (Ref # 6T7709504R758762W) Tendered					475.01
Total Tendered					475.01
Remaining Balance Due, including other fees, as of 6/26/2020					0.00

Date Paid: 01/02/2020
Effective Date: 12/27/2019
Station/Till: Vienna/Internet Payment's Till
Cashier:

TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1263546**

Payor: MAYAN AT SAN MARCOS RIVER LLC
(00178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(00178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID: R55712
Owner: MAYAN AT SAN MARCOS RIVER LLC
(00178516) - 100%
Owner Address: 22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Property: 2G0021-0000-03200-0-00
Legal Description: ABS: 21 SUR: B & G FULCHER 277.4150
AC.
Situs Address: FM 621

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	10.00
	Credit Card (Ref # 2105032700) Tendered	10.00
	Total Tendered	10.00
	Remaining Balance Due, including other fees, as of 6/26/2020	0.00

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station/Till: Glenda/Glenda's Till
Cashier: