ORDINANCE NO. 2020-65

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-20-19 BY REZONING APPROXIMATELY 78.853 ACRES OF LAND LOCATED AT 2801 STAPLES ROAD FROM "FD" FUTURE DEVELOPMENT DISTRICT TO "CD-4" CHARACTER DISTRICT-4; 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 "CD-4" Character District-4 for approximately 78.853 acres of land located 2801 Staples Road.

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 78.853-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 "CD-4" Character District-4.

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 All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.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

PROPOSED ZONE DEDICATION DESCRIPTION
CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
THE MAYAN

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 POIN
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:

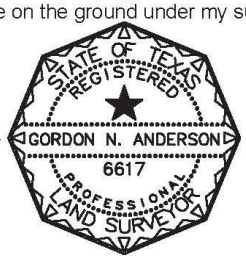
1) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 300.02 FEET TO A POINT,
2) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, FROM WHICH A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 BEARS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



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


LEGEND:
PROPERTY BOUNDARY
APPROXIMATE SURVEY LINE
ROAD EASEMENT
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
0 200 400 800
WILLIAM BURNETT JR SURVEY ABSTRACT NO. 56
D & S FAMILY PARTNERSHIP, LTD. TRACT 1 CALLED 529.219 ACRES DOCUMENT NO. 9618748 O.P.R.H.C.TX.
HAYS COUNTY CALLED 13.997 ACRES F.M. 110 PUBLIC RIGHT-OF-WAY (UNIMPROVED) DOCUMENT NO. 18016-18001624 O.P.R.H.C.TX.
WILLIAM A MATTHEWS SURVEY ABSTRACT NO. 305
PROJECT BOUNDARY AND CITY LIMITS
LI - PART 1
LI - PART 2
F.M. 110 (VARIABLE WIDTH RIGHT-OF-WAY)
CD5 - PART 1
CD5 - PART 2
CD5 - PART 3
CD5 - PART 4
CD3 - PART 1
CD3 - PART 2
CD4 - PART 1
CD4 - PART 2
CD4 - PART 3
BENJAMIN & GRAVES FULCHER SURVEY ABSTRACT NO. 513
MAYAN AT SAN MARCOS RIVER LLC, A TEXAS LIMITED LIABILITY COMPANY CALLED 563.787 ACRES VOLUME 4892, PAGE 329 O.P.R.H.C.TX.
HAYS COUNTY
GUADALUPE COUNTY
PROJECT BOUNDARY AND CITY LIMITS
PROPOSED LIFT STATION
LIMITS OF EXISTING EFFECTIVE FLOODPLAIN MAPM-48187C0035F (11/2/2007)
BENJAMIN & GRAVES FULCHER SURVEY ABSTRACT NO. 21
JANE M. CACERA AND WIFE, MARY CACERA CALLED 11.0000 ACRES VOLUME 3141, PAGE 393 O.P.R.G.C.TX.
MILLENIUM INTERESTS, LTD. CALLED 318.888 ACRES DOCUMENT NO. 201901159 O.P.R.G.C.TX.
DESCRIBED IN DOCUMENT NO. 201901042 O.P.R.G.C.TX.
MILLENIUM INTERESTS, LTD. CALLED 318.718 ACRES DOCUMENT NO. 201701158 O.P.R.G.C.TX.
MILLENIUM INTERESTS, LTD. CALLED 318.718 ACRES DOCUMENT NO. 201701158 O.P.R.G.C.TX.
VCD SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY CALLED 310.000 ACRES VOLUME 4348, PAGE 295 O.P.R.G.C.TX.
SAN MARCOS RIVER
NOTES:
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, CENTRAL TEXAS ZONE, NAD 83.
2. ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE DISTANCES UNLESS OTHERWISE TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00014 AT UNITS U.S. SURVEY FEET
3. THIS EXHIBIT IS FOR GRAPHIC DEPICTION PURPOSES ONLY.
4. THIS MAP IS INTENDED FOR DISTRICT ZONING DESCRIPTION PURPOSES ONLY.
5. THIS MAP ACCOMPANIES THE FOLLOWING ZONING DESCRIPTIONS:
- CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) METES AND BOUNDS DESCRIPTION # DATED 09-30-2020.
- CHARACTER DISTRICT 4 - MULTIFAMILY (CD4) METES AND BOUNDS DESCRIPTION # DATED 09-30-2020.
- CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION # DATED 09-30-2020.
- LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION # DATED 09-30-2020.
- LIFT STATION # BOUNDARY METES AND BOUNDS DESCRIPTION # DATED 09-30-2020.
THE MAYAN REZONE
IN THE BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21 BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 513 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 400
Austin, Texas 78735 T.B.P.L.S. Firm No. 10194633
DRWN BY: EMC | CHKD BY: CDC | SCALE: 1"=400' | DATE: 09/30/20 | PROJ. NO.: LJA51305-2001 | SHEET: 2 OF 2
DATE OF LAST REVISION | DESCRIPTION OF LAST REVISION

CD3 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L32	N57°54'51"E	870.57'
L33	S30°40'05"E	456.24'
L34	S23°12'13"E	231.61'
L35	S39°20'19"E	486.08'
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	1141.66
C12	915.838	10990.000	4°47'21"	N53°37'19"E	918.37
C13	1407.056	5110.000	15°46'35"	N58°07'37"E	1402.52

CD3 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L47	S71°35'49"E	31.89'
L48	S61°21'41"E	87.53'
L49	S48°36'04"E	185.91'
L50	N48°33'29"E	285.38'
L51	N80°37'48"W	280.95'
L52	N70°08'48"W	143.14'
L53	S45°32'31"E	1334.51'
L54	S46°14'18"W	53.37'
L55	S40°45'42"E	300.02'
L56	N46°14'18"E	78.46'
L57	S45°32'31"E	28.55'
L58	S46°07'28"W	485.78'
L59	S58°50'30"W	244.60'
L60	S62°03'43"W	225.66'
L61	N57°53'38"W	130.53'
L62	S56°17'43"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°42'08"W	82.91'
L67	S46°07'28"W	985.00'
L68	N40°45'42"W	552.69'
L69	N85°57'47"W	32.38'
L70	N47°59'08"W	77.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	705.696	5110.000	7°55'28"	N37°53'25"E	705.13
C22	131.124	10990.000	0°41'01"	N39°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°26'56"	N76°40'09"W	198.17
C25	55.535	49.500	63°46'10"	S10°01'38"W	52.72
C26	278.859	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

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	843.28'
L31	S49°07'28"W	884.81'

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	N46°11'21"E	97.07'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.859	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.552	707.273	21°45'48"	N41°34'38"E	267.04
C20	981.181	9855.553	3°22'43"	N41°03'17"E	981.10

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	593.34'
L78	S20°08'04"E	106.23'
L79	S12°14'11"W	286.76'
L80	S49°07'28"W	399.55'
L81	N45°32'31"W	28.55'
L82	N49°14'18"E	221.58'
L83	N40°45'42"W	300.02'
L84	S49°14'18"W	246.65'
L85	N45°32'31"W	1334.51'
L86	N48°24'19"E	350.96'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.841	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	N45°10'24"E	1925.25'
L2	N73°05'03"E	299.58'
L3	N74°48'40"E	105.12'
L4	N89°52'45"E	39.44'
L5	N64°09'35"E	90.88'
L6	N48°40'14"E	235.44'
L7	N39°19'08"E	331.75'
L8	N38°05'22"E	90.92'
L9	N43°29'42"E	73.77'
L10	N52°00'06"E	114.50'
L11	N51°18'05"E	105.56'
L12	N38°41'51"E	94.30'
L13	N29°54'38"E	162.95'
L14	N58°37'53"E	158.19'
L15	N78°26'41"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°23'23"	S34°07'24"W	76.17
C2	542.452	4580.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4580.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4580.000	16°33'52"	S57°44'03"W	1408.91
C5	828.562	11210.900	3°19'46"	S64°24'36"W	828.48
C6	717.466	11052.000	3°43'19"	S64°39'48"W	717.34

LI – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L20	N86°34'48"W	263.84'
L21	N48°10'24"E	2634.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2597.865	11210.009	13°47'21"	S42°18'42"W	2691.38
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	N46°11'07"E	222.18'
L24	S40°45'42"E	940.79'
L25	S49°07'28"W	883.28'
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	389.764	4632.000	7°17'42"	N40°06'18"E	389.67
C10	352.303	5787.278	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	S85°57'47"E	32.38'
L40	S48°11'21"W	87.07'
L41	N39°40'06"W	458.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	261.618	770.725	19°26'00"	S58°50'07"E	260.35
C15	281.161	9855.553	1°37'43"	S41°03'17"W	281.16
C16	268.552	707.273	21°45'48"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.26

CD5 – PART 3 LINE TABLE

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	388.34'
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	N85°57'58"W	152.78'
L98	N55°08'34"W	63.82'
L99	N18°22'18"W	287.89'
L100	N11°01'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N89°16'20"E	248.67'
L104	N83°43'15"E	191.63'
L105	S85°51'24"E	87.58'
L106	S43°08'56"E	168.76'

NOTES:
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, CENTRAL TEXAS ZONE 4203, NAD 83.
2. ALL DISTANCES ARE ADJUSTED GROUND AREA DISTANCES UNLESS OTHERWISE NOTED.
   TO OBTAIN BY SURFACE ADJUSTMENT FACTOR OF 1.00011441, USE U.S. FEET
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT RECORDS DESCRIPTION PURPOSES ONLY.
5. THIS MAP APPLIES TO THE FOLLOWING DISTRICTS AS DESCRIBED:
   - CHARACTER DISTRICTS - NEIGHBORHOOD MIXED AND BOUNDS DESCRIPTION DATED 09-30-2020.
   - CHARACTER DISTRICTS - MULTI-FAMILY MIXED AND BOUNDS DESCRIPTION DATED 09-30-2020.
   - CHARACTER DISTRICTS - COMMERCIAL MIXED AND BOUNDS DESCRIPTION DATED 09-30-2020.
   - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 09-30-2020.
   - LIFT STATION METES AND BOUNDS DESCRIPTION DATED 09-30-2020.

GORDON N. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVIS FULCHER SURVEY, ABSTRACT NO. 613
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 400
Austin, Texas 78735 T.B.P.L.S. Firm No. 10194600

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJA51305-2001	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

G:\Land Survey\Land Projects\Mayan Rezone\Exhibits\LI\LI-2001_LI.dwg, 2/7/2020 10:38:00 AM, Gordon Anderson, DWG To PDF.pc3