

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



Updated: October, 2019

CONTACT INFORMATION

Applicant's Name	Mike Siefert	Property Owner	LOP/SM Properties LLC
Company	Lookout Development Group	Company	Lookout Partners, L.P.
Applicant's Mailing Address	1789 S. Bagdad Rd #104 Leander, TX 78641	Owner's Mailing Address	2370 Rice Blvd. Ste 200 Houston TX 77005
Applicant's Phone #	512.690.4322	Owner's Phone #	713.524.5263
Applicant's Email	mike@thelookoutgroup.com	Owner's Email	dkg@dkga.com

PROPERTY INFORMATION

Subject Property Address(es): Steen Rd., San Marcos, TX 78666

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 12.99 Tax ID #: R 13098, 13097

Preferred Scenario Designation: Existing Neighborhood Existing Zoning: FD

Existing Land Use(s): Vacant Land

DESCRIPTION OF REQUEST

Proposed Zoning District(s): SF-6

Proposed Land Uses / Reason for Change: We request SF-6 zoning for R13098 and R13097 to match the SF-6 zoning already in place on other adjacent property owned by the same entity (R13100, R13099)

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

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

*Existing Neighborhood Regulating Plan Included.

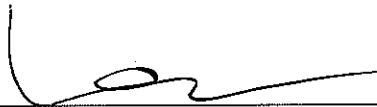
Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, David K. Gibbs (owner name) on behalf of
Lookout Partners, L.P. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Steen Road, San Marcos, TX 78666 (address).

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

Signature of Owner:  Date: 3-25-2020

Printed Name, Title: David K Gibbs, General Partner

Signature of Agent: _____ Date: 3-25-2020

Printed Name, Title: Mike Siefert, President

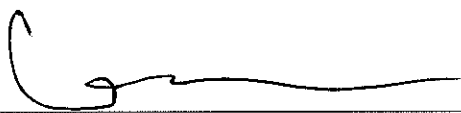
Form Updated October, 2019

**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.***

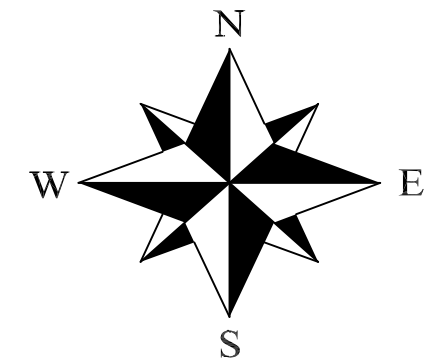
I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are 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: 

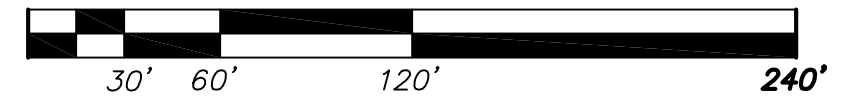
Date: 3/25/20

Print Name: David Gibbs

Form Updated October, 2019



1"=60'



TEXAS SOUTH CENTRAL ZONE, GRID
STATE PLANE COORDINATES (NAD 83)

N: 13878164.48
E: 2301296.12

S 44°10'01" W
135.50'

S 44°50'00" E
268.11'

S 44°12'28" W
288.01'

14.71 ACRES

N: 13877845.55
E: 2300853.95

N 45°20'11" W
522.58'

N: 13877550.18
E: 2301937.92

S 44°50'12" W
81.58'

N 44°51'12" E
111.01'

N 44°58'11" E
81.34'

N 44°53'02" E
88.34'

N 44°44'44" E
82.07'

S 38°28'14" W
20.05'

N 39°12'22" E
88.10'

N 38°12'35" E
81.13'

N 40°10'10" E
142.22'

N 45°18'48" E
87.33'

N 44°48'41" E
100.17'

N 45°17'28" E
117.70'

N 44°28'14" E
85.35'

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2.21 ACRES

S 41°08'58" W
460.53'

N 45°12'21" W
226.244'

N 45°17'28" E
117.70'

N 44°48'41" E
100.17'

N 44°28'14" E
85.35'

N 44°28'14" E
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N 44°28'14" E
85.35'

N. LBJ DRIVE

S 42°42'26" E
112.525'

N 44°37'07" E
100.00'

N 44°37'07" E
99.99'

N 44°37'07" E
99.98'

N 44°37'07" E
99.97'

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SHEET
1 / 1

GIS
MAP

PLOTTING SCALE: 1" = 60'
DRAWN BY: TJC
REVIEWED BY: DRS
PROJECT NO: 20303
FILE: L:\20303\DWG\20303_OR-BASE.dwg

LOOKOUT PARTNERS - SAN MARCOS
NORTH LBJ DRIVE
SAN MARCOS, TEXAS

GR
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

APPROVED BY

REV. DATE	REVISIONS DESCRIPTION	APPROVED BY

5/3/22
SAN MARCOS TITLE CO.
GF # 23082

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

**WARRANTY DEED
WITH VENDOR'S LIEN**

Bk Vbl Pg
06024415 OPR 2987 707

THE STATE OF TEXAS :
COUNTY OF HAYS :
KNOW ALL MEN BY THESE PRESENTS:

THAT **GEORGE W. GILBERT**, a married man, owning and claiming other property as homestead, hereinafter referred to as "Grantor", for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by **LOP/SM PROPERTIES, LLC**, a Texas limited liability company, whose address is 2370 Rice Boulevard, Suite 2700, Houston, Texas 77005, hereinafter referred to as "Grantee", the receipt and adequacy of which is hereby forever acknowledged, and in consideration of the payment by **LOOKOUT PARTNERS, L.P.**, a Texas limited partnership ("Note Holder") to Grantor of that portion of the purchase price of the hereinafter described property which is represented by the Promissory Note referred to below, Grantor hereby transfers, sets over, assigns and conveys unto Note Holder, its successors and assigns, the vendor's lien and superior title hereinafter retained, as security for the Promissory Note, together with all such other rights, titles, liens or claims which Grantor may hold in said property as security for any part of the purchase price thereof; provided, however, that there shall be no recourse against Grantor for the payment of said Note, and this Promissory Note of even date herewith is in the original principal sum of \$500,000.00 bearing interest, as therein provided, and payable to the order of Note Holder, the payment of which Promissory Note is secured by the Vendor's Lien conveyed herein and the Superior Title reserved and retained by Note Holder and is additionally secured by Deed of Trust of even date herewith from the Grantee herein to Richard L. Spencer, Trustee, conveying unto said Trustee the hereinafter described real property, has GRANTED, SOLD, and CONVEYED and by these presents does GRANT, SELL and CONVEY, subject to the matters set forth hereunder, unto the said Grantee all that certain real property in Hays County, Texas described as follows:

Two (2) tracts out of the J. W. Berry Survey, Abstract 64, Hays County, Texas, and being described as 14.71 acres and 2.21 acres in **Exhibit "A"** and **"B"** attached hereto and made a part hereof for all purposes.

This conveyance is made and accepted subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, declarations, outstanding interests and encumbrances, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of

STATE OF TEXAS
COUNTY OF HAYS

JOHN W. BERRY SURVEY

EXHIBIT "A"

A DESCRIPTION OF A 14.71 ACRE TRACT SITUATED IN THE JOHN W. BERRY SURVEY, ABSTRACT NUMBER 64, HAYS COUNTY, TEXAS, BEING COMPRISED OF A CALLED 5.00 ACRE TRACT DESCRIBED AS TRACT 1 IN VOLUME 449, PAGE 892, DEED RECORDS OF HAYS COUNTY, TEXAS, A CALLED TRACT 2 IN VOLUME 449, PAGE 892, DEED RECORDS OF HAYS COUNTY, TEXAS, AND A CALLED 3.00 ACRE TRACT DESCRIBED IN VOLUME 1734, PAGE 862, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at 1 inch iron pipe found for an interior corner of a called 393.66 acre tract conveyed to J. Hughson in Volume 148, Page 139, Deed Records of Hays County, Texas, for the west corner of a called 1 acre tract in Volume 60, Page 96, Deed Records of Hays County, Texas, and for the north corner of said 5.00 acre tract and the herein described tract;

THENCE with the southwest line of said 393.66 acre tract, **South 44°55'06" East**, a distance of **888.41 feet**, (called South 44°53' East, 890 feet), to a ½ inch iron rod with cap set northwest line of Lot 6, Tanglewood Section 4, recorded in Volume 1, Pages 123 – 124, Plat Records of Hays County, Texas, for an interior corner of said 393.66 acre tract and for the east corner of said Tract 2 and the herein described tract, from which ½ inch iron pipe found for the north corner of said Lot 6 bears North 44°58'12" East, a distance of 69.08 feet (called South 44°23' West);

THENCE with the northwest line of said Tanglewood Section 4 the following ten (10) courses:

- 1) **South 44°58'12" West**, a distance of **41.54 feet** (called South 44°46' West), to a ½ inch iron pipe found,
- 2) **South 44°53'12" West**, a distance of **31.03 feet** (called South 44°46' West, 30.96 feet), to a ½ inch iron pipe found,
- 3) **South 44°33'05" West**, a distance of **69.34 feet** (called South 44°15' West, 69.40 feet), to a ½ inch iron pipe found,
- 4) **South 44°44'54" West**, a distance of **69.07 feet** (called South 44°15' West, 69.27 feet), to a ½ inch iron pipe found,
- 5) **South 38°28'34" West**, a distance of **20.05 feet** (called South 39°04' West, 19.92 feet), to a ½ inch iron pipe found,
- 6) **South 39°12'25" West**, a distance of **89.19 feet** (called South 39°04' West, 89.20 feet), to a ½ inch iron pipe found, for the north corner of a called 0.263 acre tract conveyed to Alan Groeger in Volume 831, Page 179, Official Public Records of Hays County, Texas, for the west corner of Lot 3,
- 7) **South 39°15'31" West**, a distance of **80.13 feet** (called South 39°04' West, 80.18 feet), to a ½ inch iron pipe found for the west corner of said 0.263 acre tract and for the north corner of Lot 2,
- 8) **South 40°10'16" West**, a distance of **12.42 feet** (called South 39°04' West, 12.50 feet), to a ½ inch iron pipe found,
- 9) **South 45°19'48" West**, a distance of **87.33 feet** (called South 44°50' West, 87.57 feet), to a ½ inch iron pipe found,
- 10) **South 44°49'41" West**, a distance of **100.17 feet** (called South 44°50' West, 100.00 feet), to a ½ inch iron pipe found for the west corner of Lot 1 and for the north corner of Lot 6 of said Tanglewood Section 3 and for an angle point in the southeast line of the herein described tract;

THENCE with the northwest line of said Tanglewood Section 3, **South 45°12'26" West**, a distance of **110.75 feet** (called South 44°50' West, 110.60 feet), to a ½ inch iron rod found for the east corner of a 40 foot road, and for the south corner of a said Tract 2 and the herein described tract;

THENCE with the northeast line of said 40 foot road, **North 45°12'21" West**, passing at a distance of 29.93 feet a ½ inch iron rod found for the south corner of said 3.00 acre tract, passing at a distance of 284.29 feet a ½ inch iron rod found for the west corner of said 3.00 acre tract and continuing for a total distance of **503.81 feet** (called South 45°27' West), to a ½ inch iron pipe found for the east corner of Lot 6, of said Tanglewood Section 2, for the north corner of said old 40 foot road and for an angle point in the southwest line of the herein described tract;

THENCE with the northeast line of said Tanglewood Section 2, **North 45°20'01" West**, a distance of **402.96 feet** (called North 45°31' West, 402.60 feet), to a ½ inch iron rod with cap set in the southeast line of said 393.66 acre tract, for the north corner of Lot 4 of said Tanglewood Section 2 and for the west corner of said Tract 2 and the herein described tract, from which a ¾ inch iron pipe found for the west corner of said Lot 4 bears South 44°42'26" West, a distance of 200.00 feet (called South 44°32' West, 200.00 feet);

THENCE with the common line of said 393.66 acre tract and the herein described tract the following two (2) courses:

- 1) **North 44°42'26" East**, a distance of **280.01 feet** (called North 44°42' West, 280.22 feet), to a 1 inch iron pipe found for the west corner of said 5.00 acre tract,
- 2) **North 44°53'00" East**, a distance of **435.40 feet** (called North 44°35' East, 435.6 feet), being the **BEARING BASIS** herein, to the **POINT OF BEGINNING** and containing **14.71 acres** of land.

EXHIBIT "B"

A DESCRIPTION OF A 2.21 ACRE TRACT SITUATED IN THE JOHN W. BERRY SURVEY, ABSTRACT NUMBER 64, HAYS COUNTY, TEXAS, BEING COMPRISED OF A CALLED 2.286 ACRE TRACT DESCRIBED IN VOLUME 586, PAGE 179, REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS AND A CALLED 0.648 ACRE TRACT DESCRIBED IN VOLUME 334, PAGE 673, DEED RECORDS OF HAYS COUNTY, TEXAS, SAVE AND EXCEPT A 0.10 ACRE APPARENT RIGHT-OF-WAY TAKE FOR NORTH L.B.J. DRIVE, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 5/8 inch iron pipe found in the northeast right-of-way line of North LBJ Drive (R.O.W. Varies), in the southeast line of said 2.286 acre tract, for the west corner of Lot 1, Tanglewood Section 3, recorded in Volume 1, Pages 111 – 112, Plat Records of Hays County, Texas, for the south corner of the herein described tract;

THENCE with said northeast right-of-way line of North LBJ Drive, **North 42°49'25" West**, a distance of **192.59 feet**, (called North 42°38' West), to a ½ inch iron rod with cap set in the southeast right-of-way line of Steen Road (30' R.O.W.), in the northwest line of said 0.684 acre tract and for the west corner of the herein described tract, from which a ½ inch iron rod found for the south corner of Lot 10, Tanglewood Section 2, recorded in Volume 1, Pages 57 – 58, Plat Records of Hays County, Texas bears North 42°49'25" West, a distance of 30.17 feet, (called North 42°38' West),

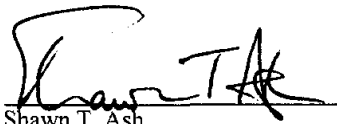
THENCE with said southeast right-of-way line of Steen Road, **North 41°06'58" East**, a distance of **462.93 feet**, (called North 40°32'45" East, 462.49 feet), to a ½ inch iron rod with cap set in the southwest line of said 40 foot road, for the corner of said 2.286 acre tract and the herein described tract;

THENCE with the southwest line of said 40 foot road and the northeast line of said 2.286 acre tract, **South 45°12'21" East**, a distance of **220.44 feet**, (called South 46°27' East, 221.2 feet), to a ½ inch iron rod with cap set in the northwest line of Lot 5 of said Tanglewood Section 3, for the east corner of said 2.286 acre tract and the herein described tract, from which a ½ inch iron rod found in northwest line of said Lot 5 bears, North 44°28'43" East, a distance of 40.00 feet, (called North 44°23' East)

THENCE with the northwest line of said Tanglewood Section 3 the following five (5) courses:

- 1) **South 44°28'43" West**, a distance of **45.35 feet** (called South 44°23' West), to a 1 inch iron pipe found,
- 2) **South 44°33'07" West**, a distance of **100.02 feet** (called South 44°23' West, 100.00 feet), to a 1 inch iron pipe found,
- 3) **South 44°37'00" West**, a distance of **99.99 feet** (called South 44°23' West, 100.00 feet), to a 1 inch iron pipe found,
- 4) **South 44°37'00" West**, a distance of **100.00 feet** (called South 44°23' West, 100.00 feet), to a ½ inch iron rod with cap set,
- 5) **South 44°37'00" West**, a distance of **124.65 feet** (called South 44°23' West, 124.65 feet), to the **POINT OF BEGINNING** and containing **2.21 acres** of land.

I, Shawn T. Ash, do hereby certify that this description and associated exhibit were prepared from a survey performed under my direction during April 2006, and is true and correct to the best of my knowledge and belief. At the request of the client only the exterior perimeter of the combined tracts cited herein were surveyed. There may be improvements, utilities or fencing in the interiors of these tracts not shown hereon. This survey is not intended to subjugate the subdivision process of the City of San Marcos and Hays County, Texas.



Shawn T. Ash
Registered Professional Land Surveyor
No. 5687 State of Texas



04/12/06
Date

Attachments: Exhibit of 14.71 acre tract and a 2.21 acre tract
Job: 06-1194

Filed for Record in:
Hays County
On: Aug 15, 2006 at 02:44P
Document Number: 06024415
Amount: 32.00
Receipt Number - 153744
By:
Olga Martinez, Deputy
Lee Carlisle, County Clerk
Hays County