

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



Updated: October, 2019

CONTACT INFORMATION

Applicant's Name	Ed Theriot	Property Owner	Jaime J Russek Martinez
Company	Doucet & Associates, Inc.	Company	
Applicant's Mailing Address	7401B Hwy. 71 W., Ste. 160 Austin, TX 78735	Owner's Mailing Address	910 Rio Verde New Braunfels, TX 78130
Applicant's Phone #	512-618-2865	Owner's Phone #	830-515-5034
Applicant's Email	etheriot@doucetengineers.com	Owner's Email	jr@run.mx

PROPERTY INFORMATION

Subject Property Address(es): SH 123 (south of Redwood Rd.) and 1850 Redwood Rd.

Legal Description: Lot 1 Block 1 Subdivision R and R Subdivision Section Two and 31.24 ac. out of the Barnett O. Kane Survey

Total Acreage: 32.24 ac

Tax ID #: R 91299, R15899

Preferred Scenario Designation: Medium Intensity

Existing Zoning: N/A - ETJ

Existing Land Use(s): Vacant

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-5

Proposed Land Uses / Reason for Change: Property is being annexed and therefore zoning must be assigned to connect to water and wastewater facilities.

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, Jaime J Russek Martinez (owner name) on behalf of _____ (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at SH 123 (south of Redwood Rd.) and 1850 Redwood Rd. (address).

I hereby authorize Ed Theriot (agent name) on behalf of Doucet & Associates, Inc. (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: 27-Aug-2020
21320F893407405...

Printed Name, Title: Jaime J Russek M

Signature of Agent:  Date: 8/28/20

Printed Name, Title: Ed Theriot

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: 8/28/20 _____

Print Name: Ed Theriot _____

Form Updated October, 2019



CHECKLIST FOR ZONING CHANGE, ZONING OVERLAY OR HISTORIC DISTRICT

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department	Comments
<input checked="" type="checkbox"/> Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	
<input checked="" type="checkbox"/> Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark	Attached
<input checked="" type="checkbox"/> Copy of Subdivision Plat or Metes & Bounds	Survey and metes & bounds provided
<input checked="" type="checkbox"/> CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	Provided
<input checked="" type="checkbox"/> Certificate of no tax delinquency	Tax account statement and receipt provided
<input checked="" type="checkbox"/> Proof of Ownership	Deed provided
<input checked="" type="checkbox"/> Lien Holder(s) Name and Mailing Address(es)	Lienholder info shown on deeds
<input checked="" type="checkbox"/> Agreement to the placement of notification signs and acknowledgement of notification requirements	Attached
<input checked="" type="checkbox"/> Authorization to represent the property owner, if the applicant is not the owner	Provided
<input type="checkbox"/> Filing Fee \$1,057 + \$100 per acre (\$3,000 max) <input type="checkbox"/> Technology Fee \$13	To be paid upon confirmation of fees by City staff
**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."	

August 26, 2020

Authority Having Jurisdiction (AHJ)

RE: Agent Authorization for Picoma San Marcos

Doucet & Associates, Inc. is authorized to act as Agents for Jaime J Russek Martinez, owner of 32.24 acres locally known as Lot 1, Block 1, of R and R Subdivision Section Two, a Subdivision in Hays County, Texas according to the map or plat of record in Volume 8, Page 158, Plat Records of Hays County, Texas and 31.24-acres of land in the Barnett O. Kane Survey, Abstract NO. 281, situated in Hays County, Texas, as referenced in the Warranty Deeds recorded in Volume 2221, Page 204 and Document No. 16025278 of the Official Public Records of Hays County, Texas with regard to coordinating, submitting and processing the Annexation, Zoning, Subdivision, Public Improvements and Site Development Permits through the City of San Marcos and all other applications as necessary to complete the site plan approval process with the various Authorities Having Jurisdiction.

If you should have any questions, please contact me.

By:

DocuSigned by:

Jaime J Russek M

21320F893407405

Name: Jaime J Russek Martinez

Address: 910 Rio Verde

City/St. Zip: New Braunfels, TX 78130

Telephone: _____

Email: _____

GENERAL WARRANTY DEED

Date:

Grantor: RUSSEK AND ROBBINS JOINT VENTURE, a partnership composed of JAIME RUSSEK MARTINEZ and ROBBY D. ROBBINS

Grantor's Mailing Address:

Attn: Robby Robbins
Post Office Box 246
San Marcos, Texas 78667-0246

Grantee: JAIME J. RUSSEK MARTINEZ

Grantee's Mailing Address:

Paseo del Bosque #5
Col Campestre la Rosita
Torreon, Coahuila
27250 Mexico

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Being all of Grantor's real property located in Hays County, Texas, including but not limited to the following: Being all of the remainder of that certain 43.40 acre tract of land, more or less, out of the BARNETT O. KANE SURVEY as conveyed by Edward Puls to Russek and Robbins Joint Venture by deed recorded in Volume 560, page 396, Hays County Real Property Records, not previously conveyed by Grantor.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2003, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

RUSSEK AND ROBBINS JOINT VENTURE

BY: *Jaime Russek Martinez*
JAIME RUSSEK MARTINEZ, Venturor

BY: *Robby D. Robbins*
ROBBY D. ROBBINS, Venturor

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND NO EXAMINATION HAS BEEN MADE AND NO OPINION HAS BEEN GIVEN BY THE LAW FIRM PREPARING THIS INSTRUMENT TO ANY PARTY AS TO THE STATUS OF TITLE TO OR THE LEGAL DESCRIPTION OF THE PROPERTY.

STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me on 13 MAYO, 2003, by JAIME RUSSEK MARTINEZ as Venturor of RUSSEK AND ROBBINS JOINT VENTURE, on behalf of said joint venture.

Francisco Heriberto Garza Sotelo
LIC. FRANCISCO HERIBERTO GARZA SOTELO
Notary Public, ~~State of Texas~~ No. 3
GOMEZ PALACIO, DURANGO

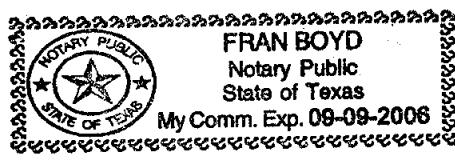


STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me on May 9, 2003, by ROBBY D. ROBBINS as Venturor of RUSSEK AND ROBBINS JOINT VENTURE, on behalf of said joint venture.

Fran Boyd
Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: May 19, 2003 at 10:26A

Document Number: 03015136
Amount 11.00

PREPARED IN THE OFFICE OF:
FITZGERALD, MAJORS & STEVENS, L.L.P.
POST OFFICE BOX 653
SAN MARCOS, TX 78667-0653
Tel: (512) 392-1273
Fax: (512) 396-8539

Lee Carlisle
County Clerk
By
Rose Robinson, Deputy
Hays County

**Picoma Zoning 32.24 Acres
Hays County**

**D&A Job No. 2161-001
October 5, 2020**

TRACT 1 – 32.24 ACRES TOTAL

BEING ALL OF LOT 1 OF THE R & R SUBDIVISION, SECTION 2, A MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 158 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS [P.R.H.C.T.]; CONTAINING 1.000 ACRE OF LAND PER SAID PLAT,

BEING 31.24-ACRES TRACT OUT OF THE BARNETT O. KANE SURVEY ABSTRACT NUMBER 281, HAYS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 43.40-ACRE TRACT, CONVEYED TO JAIME J. RUSSEK MARTINEZ IN VOLUME 2221, PAGE 204 AND DESCRIBED IN VOLUME 560, PAGE 396 OF REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS [R.P.R.H.C.T.], SAID 31.24-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped “Land Dev” found on the existing east Right-of-Way line of SH 123, a variable width Right-of-Way, for the south corner of said 43.40-acre tract, and an angle corner of Lot 1, Block 1 of El Camino Real Section 3, Phase 1, recorded in Volume 12, Page 128 [P.R.H.C.T.], same being the **POINT OF BEGINNING**, and the south corner the tract described herein;

THENCE N04°21'01”E, with the existing east Right-of-Way line of said SH 123, a distance of 2,071.52 feet to a 1/2-inch iron rod with cap stamped “Doucet”, set for the southwest corner of Lot 5, Block 1 Section 2, R and R Subdivision, recorded in Volume 11, Page 26 [P.R.H.C.T.], and for the northwest corner of the tract described herein;

THENCE S85°36'23”E, with the common line to said Lot 5 and said 43.40-acre remainder tract, a distance of 292.83 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 5, on the southwest line of Lot 4, Block 1 of R and R Subdivision Section 2, recorded in Volume 8, Page 158 [P.R.H.C.T.], same being for the northern northeast corner of the tract described herein;

THENCE with the common line of said R and R Subdivision Sec 2 and said 43.40-acre remainder tract the following two (2) courses and distances:

- 1) S41°35'49”E, a distance of 5.99 feet passing a 1/2-inch iron rod found for the south corner of said Lot 4, same being west corner of Lot 3, a distance of 332.59 feet, passing a 1/2-inch iron rod found for the south corner of Lot 2, same being the west corner of Lot 1, for a total distance of 504.73 feet to a 1/2-inch iron rod (bent) found for the south corner of said Lot 1, and being an interior corner of the tract described herein;
- 2) N48°23'17”E, a distance of 262.10 feet to a 1/2-inch iron rod with cap stamped “Doucet”, set on the existing south Right-of-Way line of County Road 232 also known as Redwood Road, a variable width Right-of-Way, recorded in Volume 6, Page 227 [P.R.H.C.T.], for the east corner of said Lot 1, same being an exterior corner of the tract described herein;

THENCE with the existing south Right-of-Way line of said County Road 232, the following two (2) courses and distances:

- 1) S41°38'40”E, a distance of 14.13 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for an angle corner of said 43.40-acre remainder tract and the tract described herein;

CONTINUED ON NEXT PAGE

“Exhibit “-----”

- 2) S41°24'40”E, a distance of 45.88 feet to a 1/2-inch iron rod found for the north corner of Lot 4, Block 2 of said R and R Subdivision Section 2, the northeast corner of the tract described herein;

THENCE with the common lines of said 43.40-acre remainder tract and said Block 2 of R and R Sect 2 Subdivision, the following two (2) courses and distances:

- 1) S48°23'17”W, a distance of 261.97 feet to a 1/2-inch iron rod found for the west corner of said Lot 4, Block 2, same being an interior corner of the tract described herein;
- 2) S41°35'49”E, a distance of 333.06 feet, passing a 1/2-inch iron rod found for the south corner of Lot 3, Block 2, same being the west corner of Lot 2, Block 2, a distance of 500.10 feet, passing a 1/2-inch iron rod found for the south corner of said Lot 2, same being the west corner of Lot 1, Block 2 of said Subdivision, continuing for a total distance of 667.03 feet to a 1/2-inch iron rod found on the northwest line of a called 20.00-acre tract conveyed to James E. Braden and Geraldyn B., described in Volume 296, Page 175 Deed Records of Hays County, Texas [D.R.H.C.T], for the south corner of Lot 1, same being for the east corner of said 43.40-acre remainder tract and the tract described herein;

THENCE S48°29'16”W, with the line common to said 20.00-acre tract and said 43.40-acre tract, a distance of 1,031.24 feet to a 1/2-inch iron rod found for the west corner of said 20.00-acre tract, same being the north corner of said Lot 1, Block 1 of El Camino Real, and an angle corner of said 43.40-acre tract and the tract described herein;

THENCE, S48°26'41”W, with the line common to said Lot 1, Block 1 of El Camino Real and said 43.40-acre remainder tract, a distance of 661.01 feet to the **POINT OF BEGINNING** of the herein described tract, containing 31.24-acres, more or less.

Basis of bearing is the Texas Coordinate System, South Central Zone [4204], NAD 83 (2011), Epoch 2010. all distances shown are surface values and may be converted to grid by using the surface adjustment factor of 1.00013. units: US survey feet.

I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this description represents a survey performed on the ground under my supervision.

10/05/2020

Date

Garrett Cavaiuolo
Registered Professional Land Surveyor
Texas Registration No. 6714
Doucet & Associates
gcavaiuolo@doucetengineers.com



METES AND BOUNDS DESCRIPTION 31.24--ACRES [TRACT 2].

BEING A 31.24-ACRE TRACT OUT OF THE BARNETT O. KANE SURVEY ABSTRACT NUMBER 281, HAYS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 43.40-ACRE TRACT, CONVEYED TO JAIME J. RUSSEK MARTINEZ IN VOLUME 2221, PAGE 204 AND DESCRIBED IN VOLUME 560, PAGE 396 OF REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS [R.P.R.H.C.T.], SAID 31.24-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2"-INCH IRON ROD WITH PLASTIC CAP STAMPED "LAND DEV" FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF SH 123, A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTH CORNER OF SAID 43.40-ACRE TRACT; AND AN ANGLE CORNER OF LOT 1, BLOCK 1 OF EL CAMINO REAL SECTION 3, PHASE 1, RECORDED IN VOLUME 12, PAGE 128 [P.R.H.C.T.], SAME BEING THE POINT OF BEGINNING, AND THE SOUTH CORNER THE TRACT DESCRIBED HEREIN;

THENCE N04°21'01"E, WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID SH 123, A DISTANCE OF 2,071.52 FEET TO A 1/2"-INCH IRON ROD WITH CAP STAMPED "DOUCET"; SET FOR THE SOUTHWEST CORNER OF LOT 5, BLOCK 1 SECTION 2, R AND R SUBDIVISION, RECORDED IN VOLUME 11, PAGE 26 [P.R.H.C.T.], AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S85°36'23"E, WITH THE COMMON LINE TO SAID LOT 5 AND SAID 43.40-ACRE REMAINDER TRACT, A DISTANCE OF 292.83 FEET TO A 1/2"-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 5, ON THE SOUTHWEST LINE OF LOT 4, BLOCK 1 OF R AND R SUBDIVISION SECTION 2, RECORDED IN VOLUME 8, PAGE 158 [P.R.H.C.T.], SAME BEING FOR THE NORTHERN NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID R AND R SUBDIVISION SEC 2 AND SAID 43.40-ACRE REMAINDER TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S41°35'49"E, A DISTANCE OF 5.99 FEET PASSING A 1/2"-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 4, SAME BEING WEST CORNER OF LOT 3, A DISTANCE OF 332.59 FEET, PASSING A 1/2"-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF LOT 2, SAME BEING THE WEST CORNER OF LOT 1, FOR A TOTAL DISTANCE OF 504.73 FEET TO A 1/2"-INCH IRON ROD (BENT) FOUND FOR THE SOUTH CORNER OF SAID LOT 1, AND BEING AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

2) N48°23'17"E, A DISTANCE OF 262.10 FEET TO A 1/2"-INCH IRON ROD WITH CAP STAMPED "DOUCET"; SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 232 ALSO KNOWN AS REDWOOD ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, RECORDED IN VOLUME 6, PAGE 277 [P.R.H.C.T.], FOR THE EAST CORNER OF SAID LOT 1, SAME BEING AN EXTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 232, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S41°38'40"E, A DISTANCE OF 14.13 FEET TO A 1/2"-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE CORNER OF SAID 43.40-ACRE REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN;

2) S41°24'40"E, A DISTANCE OF 45.88 FEET TO A 1/2"-INCH IRON ROD FOUND FOR THE NORTH CORNER OF LOT 4, BLOCK 2 OF SAID R AND R SUBDIVISION SECTION 2, THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINES OF SAID 43.40-ACRE REMAINDER TRACT AND SAID BLOCK 2 OF R AND R SEC 2 SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S48°23'17"W, A DISTANCE OF 261.97 FEET TO A 1/2"-INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID LOT 4, BLOCK 2, SAME BEING AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

2) S41°35'49"E, A DISTANCE OF 333.06 FEET, PASSING A 1/2"-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF LOT 3, BLOCK 2, SAME BEING THE WEST CORNER OF LOT 2, BLOCK 2, A DISTANCE OF 500.10 FEET, PASSING A 1/2"-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 2, SAME BEING THE WEST CORNER OF LOT 1, BLOCK 2 OF SAID SUBDIVISION, CONTINUING FOR A TOTAL DISTANCE OF 667.03 FEET TO A 1/2"-INCH IRON ROD FOUND ON THE NORTHWEST LINE OF A CALLED 20.00-ACRE TRACT CONVEYED TO JAMES E. BRADEN AND GERALDINE B., DESCRIBED IN VOLUME 296, PAGE 175 DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], FOR THE SOUTH CORNER OF LOT 1, SAME BEING FOR THE EAST CORNER OF SAID 43.40-ACRE REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE S48°29'16"W, WITH THE LINE COMMON TO SAID 20.00-ACRE TRACT AND SAID 43.40-ACRE TRACT, A DISTANCE OF 1,031.24 FEET TO A 1/2"-INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID 20.00-ACRE TRACT, SAME BEING THE NORTH CORNER OF SAID LOT 1, BLOCK 1 OF EL CAMINO REAL AND AN ANGLE CORNER OF SAID 43.40-ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE, S48°26'41"W, WITH THE LINE COMMON TO SAID LOT 1, BLOCK 1 OF EL CAMINO REAL AND SAID 43.40-ACRE REMAINDER TRACT, A DISTANCE OF 661.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 31.24-ACRES, MORE OR LESS.

LEGAL DESCRIPTION:

TRACT 1: LOT 1, BLOCK 1, OF R AND R SUBDIVISION SECTION TWO, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 158, PLAT RECORDS OF HAYS COUNTY, TEXAS.

TRACT 2: BEING THE REMAINDER OF THAT 43.40-ACRES OF LAND, IN THE BARNETT O. KANE SURVEY ABSTRACT NO. 281, SITUATED IN HAYS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN VOLUME 560, PAGE 396, REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, AND AS SUBSEQUENTLY CONVEYED IN VOLUME 2221, PAGE 204 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAME AND EXCEPT THEREFROM, (I) THAT CERTAIN 1.105 ACRE TRACT OF LAND CONVEYED IN VOLUME 1128, PAGE 100, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, NOW KNOWN AS LOT 1, BLOCK 1, OF R AND R SUBDIVISION SECTION TWO, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 158, PLAT RECORDS OF HAYS COUNTY, TEXAS, (II) THAT CERTAIN 10.0 ACRE TRACT OF LAND CONSISTING ALL OF LOTS OF R AND R SUBDIVISION SECTION TWO, RECORDED IN VOLUME 8, PAGE 158, PLAT RECORDS OF HAYS COUNTY, TEXAS (III) THAT 2.00 ACRE TRACT OF LAND BEING ALL OF LOTS 5, BLOCK 1, R AND R SUBDIVISION SECTION TWO, RECORDED IN VOLUME 11, PAGE 26, PLAT RECORDS OF HAYS COUNTY, TEXAS.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF. NO. 20-1592-C, EFFECTIVE DATE OF JUNE 15, 2020, AND ISSUED ON JUNE 23, 2020.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYORS NOTES SHOWN IN BRACKETS []

ITEM 10E, 20' ELECTRIC EASEMENT ON FRONT OF PROPERTY LINE AS SHOWN ON PLAT RECORDED IN VOLUME 8, PAGE 158, PLAT RECORDS OF HAYS COUNTY, TEXAS (TRACT 1) - [AFFECTS AS SHOWN ON EXHIBIT]

ITEM 10F, EASEMENT GRANTED SOUTHWESTERN BELL TELEPHONE COMPANY DATED FEBRUARY 9, 1942, RECORDED IN VOLUME 123, PAGE 811, OF DEED RECORDS, HAYS COUNTY, TEXAS. [MAY AFFECT - NOT VISIBLE ON GROUND]

ITEM 10G, EASEMENT GRANTED TO UNITED GAS PIPELINE COMPANY DATED JUNE 10, 1959, RECORDED IN VOL. 178, PG. 139, DEED RECORDS OF HAYS COUNTY, TEXAS AS AFFECTED BY PARTIAL RELEASES IN VOL. 1148, PG. 429, AND VOL. 2705, PG. 875 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (TRACT 1) - [EASEMENT RELEASED]

ITEM 10H, EASEMENT GRANTED TO UNITED GAS PIPELINE COMPANY DATED MAY 9, 1960, RECORDED IN VOL. 182, PG. 209, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. - [AFFECTS LOT 5, BLOCK 1, R AND R SUBDIVISION SEC 2 RECORDED IN VOLUME 11, PAGE 26 PLAT RECORDS OF HAYS COUNTY, TEXAS, DOES NOT AFFECT PROPOSED 32-ACRE TRACT]

ITEM 10I, EASEMENT GRANTED TO YORK CREEK IMPROVEMENT DISTRICT, DATED JUNE 28, 1963, RECORDED IN VOL. 197, PG. 19, DEED RECORDS OF HAYS COUNTY, TEXAS. [BLANKET EASEMENT MAY AFFECT - NO PHYSICAL EVIDENCE FOUND]

ITEM 10J, EASEMENT GRANTED TO LO-VACA GATHERING COMPANY DATED APRIL 22, 1969, RECORDED IN VOL. 231, PG. 489, DEED RECORDS OF HAYS COUNTY, TEXAS. [MAY AFFECT - NO PHYSICAL EVIDENCE FOUND]

ITEM 10K, EASEMENT GRANTED TO UNITED STATES OF AMERICA, DATED JUNE 8, 1972, RECORDED IN VOL. 259, PG. 862, DEED RECORDS OF HAYS COUNTY, TEXAS - [DOES NOT AFFECT]

ITEM 10L, EASEMENT GRANTED TO CITY OF SAN MARCOS DATED NOVEMBER 10, 2004, RECORDED IN VOL. 2599, PG. 854, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS - [AFFECTS AS SHOWN ON EXHIBIT]

ITEM 10M, EASEMENT GRANTED TO CITY OF SAN MARCOS DATED DECEMBER 22, 2006, RECORDED IN VOL. 3217, PG. 487, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. - [AFFECTS AS SHOWN ON EXHIBIT]

ITEM 10N, EASEMENT GRANTED TO CITY OF SAN MARCOS DATED MAY 26, 2010 RECORDED IN VOL. 3915, PG. 454, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS - [AFFECTS AS SHOWN ON EXHIBIT]

ITEM 10O, EASEMENT GRANTED TO CITY OF SAN MARCOS DATED JUNE 4, 2010 RECORDED IN VOL. 3915, PG. 454, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS - [MAY AFFECT AS SHOWN ON EXHIBIT]

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 48209C0477Z AND 48209C0483F EFFECTIVE 09-02-2005 AND ISSUED BY FEMA FOR HAYS COUNTY, TEXAS.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204] NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00013. UNITS: US SURVEY FEET.

SURVEYOR'S CERTIFICATE:

Z-MODULAR DEVELOPMENT LLC AND FIRST AMERICAN TITLE GUARANTY COMPANY

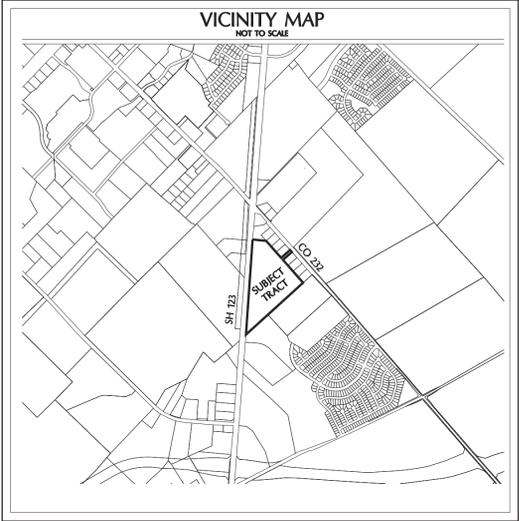
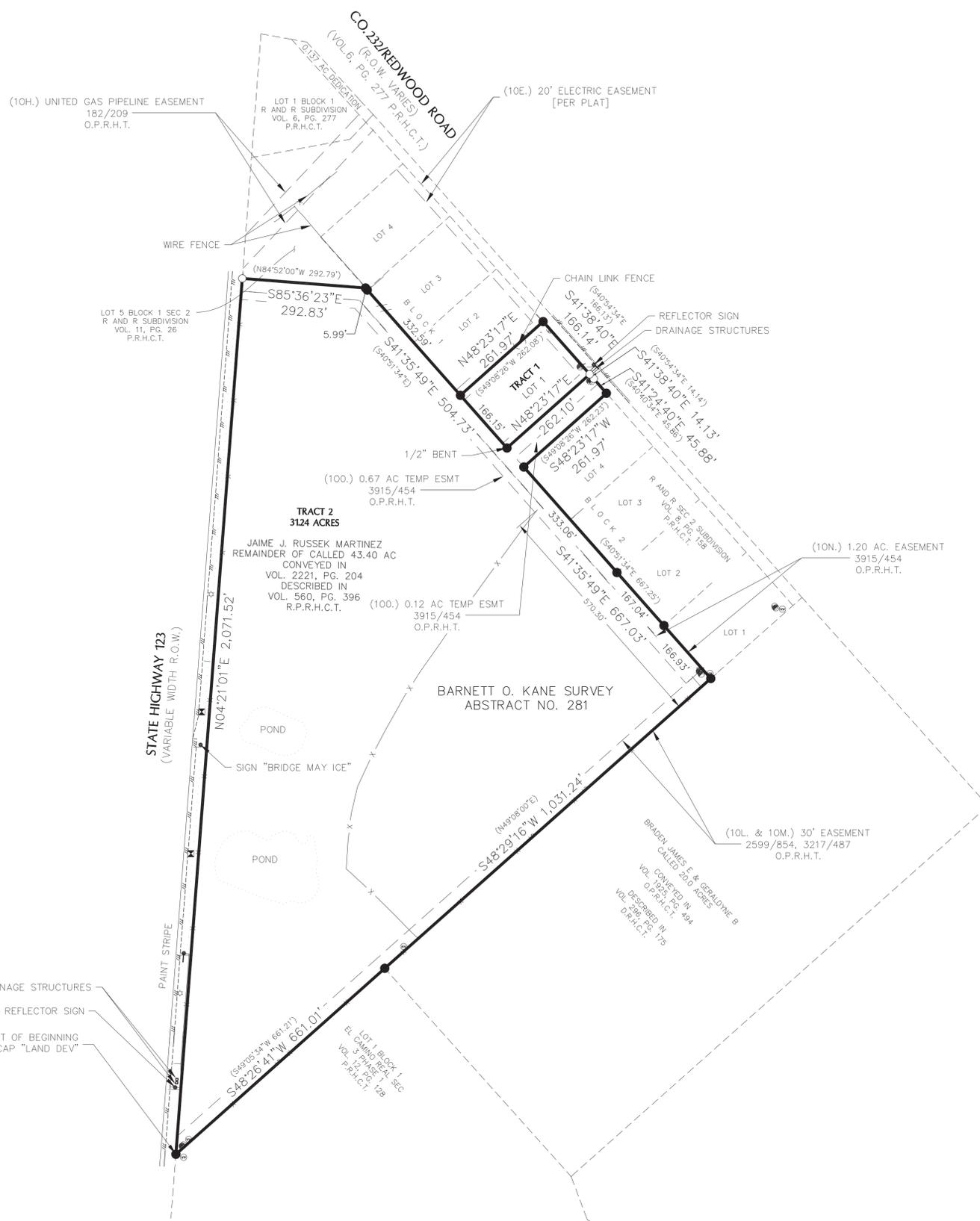
I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II LAND TITLE SURVEY.

8/4/2020 DATE

GARRETT CAVALLOLO REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6714 DOUCET & ASSOCIATES CCVAVALLO@DOUCETENGINEERS.COM



X:\Departments\Geospatial\Projects\2161-001_Picoma SH 123\CAD\dwg\Active - Exhibits\2161-001_31-acre_exhibit-arf.dwg



LEGEND	
---	PROPOSED TRACT
---	ADJOINER PROPERTY LINE
x	EXISTING WIRE FENCE
---	EXISTING WOOD FENCE
---	EDGE OF PAVEMENT
●	IRON ROD FOUND [UNLESS NOTED]
○	1/2" IRON ROD WITH "DOUCET" CAP SET
⊕	FIRE HYDRANT
⊙	WATER VALVE
⊗	WATER METER
⊞	WASTEWATER MANHOLE
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
☆	LIGHT POLE
⊠	ELECTRIC PULL BOX
↓	DOWN GUY
●	SIGN [AS NOTED]
(.....)	RECORD INFORMATION
R.P.R.H.C.T.	REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS



**LOT 1, BLOCK 1 R & R SUBDIVISION SECTION 2 & 31.24 ACRE TRACT
TSPS CATEGORY 1A LAND TITLE SURVEY
HAYS COUNTY, TEXAS**

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TPEL Firm No.: 10105800
TPE Firm No. F-3937

Date: 08/04/2020
Scale: 1:150
Drawn by: PD
Reviewer: GC
Project: 2161-001
Sheet: 1 OF 1
Field Book: 531-532
Party Chief: ADM
Survey Date: 07/29/30