

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

Updated: September, 2020



## CONTACT INFORMATION

Applicant's Name	Teresa A. Shell	Property Owner	Mark B. Randolph
Company	Generation Development Group, LLC	Company	-
Applicant's Mailing Address	111 NE 1st Street, 8th Floor, Miami, FL 33132	Owner's Mailing Address	859 Oak Bluff Trail, New Braunfels, TX 78132
Applicant's Phone #	(512) 538-5475	Owner's Phone #	(713) 582-8927
Applicant's Email	teresa@shellres.com, marvin@generationdg.com	Owner's Email	mark.b.randolph@gmail.com, sarablewis@gmail.com

## PROPERTY INFORMATION

Subject Property Address(es): 151 Centerpoint Road San Marcos, Texas, 78666

Legal Description: Lot - Block - Subdivision A0063 EDWARD BURLESON SURVEY ACRES 6.711

Total Acreage: 6.698 (Acreage from Survey differs from HCAD) Tax ID #: R 13070

Preferred Scenario Designation: MEDIUM INTENSITY Existing Zoning: FUTURE DEVELOPMENT (FD)

Existing Land Use(s): AGRICULTURE

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-5

Proposed Land Uses / Reason for Change: To develop a 3 building, 4 story, 164 unit multifamily development.

Site is located in a quickly developing area near new communities, shopping, major thoroughfares, and employment hubs.

## 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/](http://WWW.MYGOVERNMENTONLINE.ORG/)

## PROPERTY OWNER AUTHORIZATION

I, Mark B. Randolph (owner name) on behalf of  
\_\_\_\_\_  
(company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
151 Centerpoint Drive, San Marcos, Texas 78666 (address).

I hereby authorize Teresa A. Shell (agent name) on behalf of  
Generation Development Group, LLC (agent company) to file this application for  
Zoning Change (to CD-4 or CD-5) (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: \_\_\_\_\_

Date: 12/23/2020

Printed Name, Title: Mark Randolph MD

Signature of Agent: \_\_\_\_\_

Date: 12-20-2020

Printed Name, Title: Teresa A. Shell, Authorized Representative

Form Updated October, 2019

**AGREEMENT TO PLACE AND MAINTAINMENT OF NOTIFICATION SIGNS  
AND AGREE TO FOLLOW CITY 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: \_\_\_\_\_

Print Name: \_\_\_\_\_



**SURVEYING · ENGINEERING · ARCHITECTURE**

*"Serving the Community of Texas"*

132 Jackson Lane  
San Marcos, Texas 78666  
Phone: 512-392-1719  
ashandassociates.net

**STATE OF TEXAS  
COUNTY OF HAYS**

**6.698 ACRES  
EDWARD BURLESON SURVEY  
NO. 18 - ABSTRACT # 63**

**BEING 6.698 ACRES OF LAND SITUATED IN THE EDWARD BURLESON SURVEY NO. 18, ABSTRACT NO. 63, HAYS COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN CALLED 6.711 ACRE TRACT CONVEYED TO MARK B. RANDOLPH BY DEED RECORDED IN VOLUME 2940, PAGE 648, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron rod set with cap marked "RPLS5687" at the south corner of said Randolph called 6.711 acre tract, for the south corner of the herein described tract of land, same being at the common west corner of that certain called 1.121 acre tract of land "Save and Excepted" from a called 6.332 acre tract as described in a deed from Stellar Plastics, Inc. to Basler Plastics, LLC, recorded in Volume 4270, Page 198, Official Public Records of Hays County, Texas, and being in the northeast line of Centerpoint Road – County Road No. 234, a variable width public right-of-way, and from which a 1/2" iron rod found marking the south corner of said Stellar Plastics, Inc. called 1.121 acre tract bears South 45°51'18" East (S 44°22'43" E Record), a distance of 199.85 feet (200.0' Record);

**THENCE North 45°51'18" West** (N 44°22'43" W Record), with the northeast line of said Centerpoint Road – C.R. 234, a distance of **235.96 feet** (236.13' Record) to a 1/2" iron rod found marking the southerly west corner of said Randolph called 6.711 acre tract, for the south corner of the herein described tract of land, same being at the common south corner of that certain called 1.553 acre tract of land described as "Tract 2" in a deed to Anne S. Buck, et al, recorded under Clerk's File No. 17013547, Official Public Records of Hays County, Texas, and from which an iron rod found with yellow cap bears North 45°44'36" West (N 45°01'40" W Record), a distance of 193.12 feet (193.10' Record);

**THENCE North 46°47'58" East** (N 48°09'27" E Record), with a northwest line of said Randolph called 6.711 acre tract, at a distance of 350.99 feet (Record) passing the east corner of said Buck called 1.553 acre Tract 2 and the common south corner of that called 5.687 acre tract of land described as "Tract 1" in said deed to Anne S. Buck, et al, recorded under Clerk's File No. 17013547, Official Public Records of Hays County, Texas, and continuing on for a total distance of **888.58 feet** (889.89' Record) to an iron rod found with red cap "B&A" at the North corner of said Anne S. Buck, et al, 5.687 acre "Tract 1" and the common interior corner of said Randolph called 6.711 acre tract, for an interior corner of the herein described tract of land;

**THENCE North 45°36'06" West** (N 44°43'38" W Record) along the common northeast line of said Anne S. Buck, et al, 5.687 acre "Tract 1", a distance of **146.67 feet** (145.40' Record) to a concrete fence post marking the northerly west corner of said Randolph called 6.711 acre tract, for the northerly west corner of the herein described tract of land, same being at a south corner of that certain called 0.356 acre tract of land conveyed to Isidro Hernandez by deed recorded in Volume 423, Page 768, Real Property Records of Hays County, Texas;

**THENCE North 42°01'52" East** (N 43°31'51" E Record), with the common line of said Isidro Hernandez called 0.356 acre tract, and along the meanders of a wire fence, a distance of **210.45 feet** (210.28' Record) to a 1/2" iron rod found marking the east corner of said Hernandez called 0.356 acre tract and the common north corner of said Randolph called 6.711 acre tract, for the north corner of the herein described tract of land, same being in a southwest line of Lot 2 of Schleder Park, an addition to the City of San Marcos according to the map thereof recorded in Volume 13, Page 314, Plat Records of Hays County, Texas;

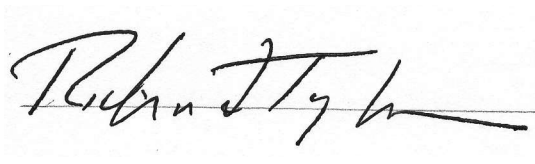
**THENCE South 46°23'30" East** (S 44°58'00" E Record), along the common southwest line of said Lot 2, a distance of **398.75 feet** (398.54' Record) to a 1/2" iron rod found marking the north corner of the afore-mentioned 5.211 acres of land conveyed to Basler Plastics, LLC, by deed recorded in Volume 4270, Page 198, Official Public Records of Hays County, Texas, for an east corner of said Randolph called 6.711 acre tract, and the east corner of the herein described tract of land;

**THENCE South 46°43'17" West** (S 48°09'05" W Record), along the northwest line of said Basler Plastics called 5.211 acre tract and the common southeast line of said Randolph called 6.711 acre tract, a distance of **854.85 feet** (1103.44' Record) to a 5/8" iron rod found at the west corner of said Basler Plastics tract and the common north corner of aforesaid Stellar Plastics, Inc., called 1.121 acre tract for a corner of the herein described tract of land;

**THENCE South 46°41'47" West** (S 48°09'05" W Record), continuing with the southeast line of said Randolph called 6.711 acre tract and the common northwest line of said Stellar Plastics, Inc., called 1.121 acre tract, a distance of **248.58 feet** to the **POINT OF BEGINNING** and **CONTAINING 6.698 ACRES OF LAND.**

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during August 2019, and is true and correct to the best of my knowledge and belief.



Richard H. Taylor  
Registered Professional Land Surveyor  
No. 3986 State of Texas  
Attachment: Drawing of 6.698 acres  
Job: 19-7249

08/15/19  
Date



LOT 2  
SCHLEDER PARK  
HUNTER ROAD INVESTMENTS LLC  
(13/314)

(S 44°58'00" E 398.54')  
**S 46°23'30" E 398.75'**

EDWARD BURLESON  
SURVEY NO. 13  
ABSTRACT 63

EDWARD BURLESON  
SURVEY  
ABSTRACT 63  
TRACT 1  
(5.687 AC.)  
ANNE S BUCK  
ET AL  
(DOC. # 17013547)

EDWARD BURLESON  
SURVEY  
ABSTRACT 63  
6.698  
AC. POST (6.711 AC.)  
MARK B  
AC. POST RANDOLPH  
(2940/648)

EDWARD BURLESON  
SURVEY  
ABSTRACT 63  
(5.211 AC.)  
BASLER PLASTICS LLC  
(4270/198)

EDWARD  
BURLESON  
SURVEY  
ABSTRACT 63  
TRACT 2  
(1.553 AC.)  
ANNE S BUCK  
ET AL  
(DOC. # 17013547)

EDWARD BURLESON  
SURVEY  
ABSTRACT 63  
(1.121 AC.)  
STELLAR PLASTICS  
INC.  
(4270/198)

**P.O.B.**

(S 48°09'05" W)

ABANDONED  
UTILITY POLE

15" WATER MAIN

EDWARD BURLESON  
SURVEY  
ABSTRACT 63  
(1.121 AC.)  
STELLAR PLASTICS  
INC.  
(4270/198)

N45°44'36"W 193.12'  
(N45°01'40"W 193.10') ASPHALT

**CENTERPOINT ROAD**  
COUNTY ROAD NO. 234  
(VARIABLE WIDTH PUBLIC R.O.W.)

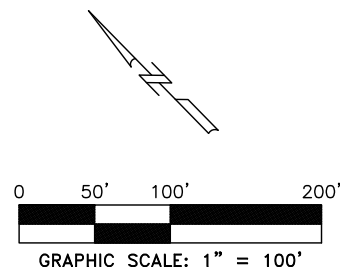
TO:

PURCHASER: CBTX CAPITAL, LLC  
TITLE CO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
GF NO: 19-1895-C  
ADDRESS: 151 CENTERPOINT ROAD

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING AUGUST 2019, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

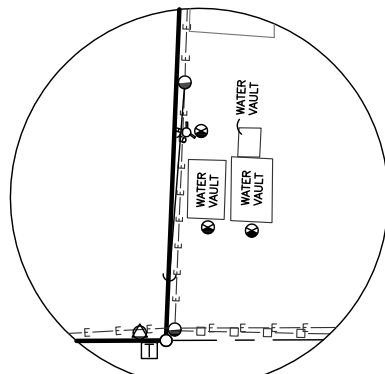
08/15/19

RICHARD H. TAYLOR, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 3986 STATE OF TEXAS  
©:ASH & ASSOCIATES, L.L.C.



### LEGEND

- IRON ROD FOUND
- IRON ROD SET
- CAPPED "RPLS 5687"
- ▲ 60D NAIL FOUND
- ⊗ CONC. FENCE POST
- ⚡ FIRE HYDRANT
- ⊕ WATER VALVE
- ⦿ POWER POLE
- E— OVERHEAD ELECTRIC LINE
- G— DOWN GUY
- OO— CHAIN LINK FENCE
- X— WIRE FENCE
- PIPE RAIL FENCE
- ⌚ TELEPHONE PEDESTAL
- ⚠ UNDERGROUND UTILITY MARKER SIGN
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- (BRG.-DIST.) RECORD CALL



DETAIL 'A'  
SCALE: 1" = 20'

**TITLE NOTES:**

ACCORDING TO THE SCHEDULE B OF THE COMMITMENT FOR TITLE, GF # 19-1895-C, ISSUED 08/01/19 BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THE PROPERTY IS SUBJECT TO THE FOLLOWING:

- 1) EASEMENT EXECUTED BY E.D. COMBS AND FLORA M. COMBS, TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 218, PAGE 25, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (AS SHOWN)
- 2) EASEMENT EXECUTED BY W. M. SOYARS, TO HAYSCO WATER SUPPLY CORPORATION, DATED JUNE 20 1978, RECORDED IN VOLUME 311, PAGE 873, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, FURTHER AFFECTED BY A PARTIAL RELEASE, RECORDED IN VOLUME 1286, PAGE 784, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (BLANKET-TYPE EASEMENT)
- 3) EASEMENT EXECUTED BY W. M. SOYARS, TO SAN MARCOS TELEPHONE COMPANY, DATED AUGUST 30, 1974, RECORDED IN VOLUME 379, PAGE 24, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

EASEMENT EXECUTED BY W. M. SOYARS, TO ELIM WATER COMPANY, INC., DATED MARCH 20, 1990, RECORDED IN VOLUME 821, PAGE 722, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, FURTHER AFFECTED BY THAT CERTAIN TRANSFER OF EASEMENTS, RECORDED IN VOLUME 1344, PAGE 519, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

- 4) EASEMENT EXECUTED BY W. M. SOYARS, TO BLUEBONNET ELECTRIC COOPERATIVE, INC., DATED MAY 6, 1997, RECORDED IN VOLUME 1314, PAGE 562, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

PLAT NOTES:

- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0478F, DATED SEPTEMBER 2ND, 2005, & LMOR NO. 12-06-2514P, DATED MAY 28TH, 2013, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.
- 2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.

**BOUNDARY AND IMPROVEMENT SURVEY OF:**

6.698 ACRES OF LAND SITUATED IN THE EDWARD BURLISON SURVEY NO. 18, ABSTRACT NO. 63, HAYS COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN CALLED 6.711 ACRE TRACT CONVEYED TO MARK B. RANDOLPH BY DEED RECORDED IN VOLUME 2940, PAGE 648, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:



**SURVEYING - PLANNING - ARCHITECTURE**  
**142 JACKSON LANE**  
**SAN MARCOS, TEXAS 78666**  
**(512) 392-1719**  
**ashandassociates.net**  
**Surveying: 100847-00**  
**Architecture: TX20240**  
*"SERVING THE COMMUNITY OF TEXAS"*

JOB NO. 19-7249 DRAWN BY: GMH FR. FILE

HAC  
2868  
6/9/06  
24.000  
206 05064

RANDOLPH  
Loan Number 1194468048

	Bk	Vol	Pg
06016826	0PR	2940	648

## WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

*Wm B* owning, occupying, and claiming other property as homestead

THAT W.M. SOYARS, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by **MARK B. RANDOLPH**, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of **\$340,000.00**, of even date herewith, payable to the order of **WACHOVIA BANK, NATIONAL ASSOCIATION**, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to **TRSTE, INC. A VIRGINIA CORPORATION**, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as included in the above-described Note, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit:

**BEING A 6.711 ACRE TRACT OF LAND OUT OF THE EDWARD BURLESON SURVEY NO. 18, ABSTRACT NO. 63 IN HAYS COUNTY, TEXAS, AND BEING OUT OF A REMAINING PORTION OF A TRACT CALLED 35.05 ACRES, CALLED TRACT TWO, DESCRIBED IN VOLUME 241, PAGE 368-369 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND ALL BEARINGS REFERRED TO IN THIS DESCRIPTION ARE ROTATED TO AND REFERENCED TO AN ADJOINING TRACT CALL OF S. 44° 58' E BETWEEN AN IRON PIN AND IRON PIPE FOUND ALONG A SOUTHWEST LINE OF SAID ADJOINING TRACT OF 10.03 ACRES DESCRIBED IN VOLUME 874, PAGES 835 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 6.711 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.**

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, 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 said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

EXECUTED this 9TH day of JUNE, 2006.

W. M. Soyars  
W.M. SOYARS

STATE OF TEXAS, COUNTY OF HAYS, ss:

This instrument was acknowledged before me on this 9<sup>th</sup> day of June, 2006, by W.M. SOYARS.



Luci Altenhoff  
LUCI ALTENHOFF  
Notary Public, State of Texas  
NOTARY PUBLIC

GRANTEE'S ADDRESS:  
250 STAGECOACH TRAIL, SUITE 815  
SAN MARCOS, TEXAS 78666



RANDOLPH  
Loan Number 1194468048

## EXHIBIT "A"

BEING A 6.711 ACRE TRACT OF LAND OUT OF THE EDWARD BURLESON SURVEY NO. 18, ABSTRACT NO. 63 IN HAYS COUNTY, TEXAS, AND BEING OUT OF A REMAINING PORTION OF A TRACT CALLED 35.05 ACRES, CALLED TRACT TWO, DESCRIBED IN VOLUME 241, PAGES 368-369 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND ALL BEARINGS REFERRED TO IN THIS DESCRIPTION ARE ROTATED TO AND REFERENCED TO AN ADJOINING TRACT CALL OF S 44° 58' E BETWEEN AN IRON PIN AND IRON PIPE FOUND ALONG A SOUTHWEST LINE OF SAID ADJOINING TRACT OF 10.03 ACRES DESCRIBED IN VOLUME 874, PAGE 835 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 6.711 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT AN IRON PIN SET IN THE NORTHEAST LINE OF CENTERPOINT ROAD, CALLED HAYS COUNTY ROAD NO. 234, FOR THE SOUTH CORNER OF THIS TRACT, SAID POINT BEING N 44° 23' 43" W 250.0 FEET FROM AN IRON PIN SET AT CORNER POST, BEING THE SOUTH CORNER OF THE ABOVE REFERENCED TRACT, SAID CORNER POST BEING LOCATED AT THE INTERSECTION OF THE NORTHWEST LINE OF THE MISSOURI-PACIFIC RAILROAD WITH THE NORTHEAST LINE OF CENTERPOINT ROAD;

THENCE: ALONG THE NORTHEAST LINE OF CENTERPOINT ROAD, N 44° 22' 43" W 236.13 FEET TO AN IRON PIN FOUND IN SAME, FOR THE WEST CORNER OF THIS TRACT, SAID POINT ALSO BEING THE SOUTH CORNER OF A TRACT CALLED 8.004 ACRES DESCRIBED IN VOLUME 1050, PAGE 310 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

THENCE: ALONG THE SOUTHEAST LINE OF SAID 8.004 ACRE TRACT, THE GENERAL DIRECTION OF A MEANDERING FENCE, N 48° 09' 27" E 889.89 FEET TO A NAIL SET AT CONCRETE CORNER POST, FOR THE EAST CORNER OF SAID 8.004 ACRE TRACT, AN INTERIOR CORNER OF THIS TRACT;

THENCE: ALONG THE NORTHEAST LINE OF SAID 8.004 ACRE TRACT, THE GENERAL DIRECTION OF A MEANDERING FENCE, N 44° 43' 38" W 145.40 FEET TO A 5" CONCRETE CORNER POST, FOR THE UPPER WEST CORNER OF THIS TRACT, SAID POINT ALSO BEING THE SOUTH CORNER OF A TRACT OF 0.356 ACRES DESCRIBED IN VOLUME 423, PAGE 768 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS;

THENCE: ALONG THE SOUTHEAST LINE OF SAID 0.356 ACRE TRACT, N 43° 31' 51" E 210.28 FEET TO AN IRON PIN FOUND AT FENCE CORNER, FOR THE EAST CORNER OF SAID 0.356 ACRE TRACT, FOR THE NORTH CORNER OF THIS TRACT;

THENCE: ALONG THE SOUTHWEST FENCED LINE OF A TRACT OF 10.03 ACRES DESCRIBED IN VOLUME 874, PAGE 835 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, THE GENERAL DIRECTION OF A MEANDERING FENCE, S 44° 58' 00" E 398.54 FEET TO AN IRON PIN SET IN SAME, FOR THE EAST CORNER OF THIS TRACT, SAID POINT ALSO BEING THE NORTH CORNER OF A TRACT OF 6.332 ACRES SURVEYED THIS SAME DAY;

THENCE: ALONG THE NORTHWEST LINE OF SAID 6.332 ACRE TRACT, S 48° 09' 05" W 1103.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.711 ACRES OF LAND, MORE OR LESS.

Filed for Record in:  
Hays County  
On: Jun 09, 2006 at 03:19P  
Document Number: 06016826  
Amount: 24.00  
Receipt Number - 149370  
By:  
Lynn Curry, Deputy  
Lee Carlisle, County Clerk  
Hays County

Issue Date : 1/13/2021

Certificate Fee : \$43.30

Customer : Corridor Title  
Branch : Main  
Closer : System Integration  
GF # : 20-4487-C  
Version : 1

Remit Certificate Fee To :  
CERTSIMPLE, INC  
P.O. Box 340787  
Austin, TX 78734  
(800) 806-3639  
taxcerts@certsimpleusa.com

Owner(s) / Seller(s) : Mark B. Randolph

Address : W CENTERPOINT RD

Account # : R13070

**Total Taxes Summary for CAD Account(s): R13070**

Collector	Tax Year	Base Tax	Base Due	Due By 1/31/2021	Due By 2/28/2021
Hays County	2020	\$23.64	\$0.00	\$0.00	\$0.00
712 S. Stagecoach Trail	Collector Total :	\$23.64	\$0.00	\$0.00	\$0.00
San Marcos, TX 78666					
(512) 393-5545					
Total Taxes :		\$23.64	\$0.00	\$0.00	\$0.00

**Certificate Comments**

Tax Parcel(s) being reported per Owner Name and Legal Description Match Only.  
Address Provided does not match with Address found in the Appraisal Records.  
Per request: 151 Center Point Road, San Marcos, Hays, TX, 78666

Per CAD: W CENTERPOINT RD, SAN MARCOS, TX 78666

Please Verify Address and request an Update/Correction Prior to Closing.

Please Verify Legal Description(s) being reported on the Tax Cert matches the Legal Description(s) reported on the Title Commitment. If any discrepancies are found, please request an update for validation prior to closing.

**Property Data**

Geographic ID : 10-0063-0003-00000-3  
 Property ID : R13070  
 Situs Address : W CENTERPOINT RD  
                   : SAN MARCOS, TX 78666  
  
 Assessed Owner(s) : RANDOLPH, MARK B (100%)  
 Mailing Address(es) : P O BOX 1621, SAN MARCOS, TX  
                               78667-1621  
  
 Deed Reference : 06-09-2006, DOC#06016826, 2940,  
                       648  
 Subdivision : A0063  
 Acreage : 6.711

**Assessment Data**

2020 Values  
 Land : \$690,730  
 Improvement : \$0  
 Agricultural : \$1,070  
 Appraised : \$690,730  
 10% Cap : \$0  
 Assessed : \$1,070  
  
 Est Taxes w/o : \$15,258  
 Exemptions  
  
 Exemptions : Agricultural Use

**Legal Description**

A0063 EDWARD BURLESON SURVEY, ACRES 6.711

**Comments:**

This property currently holds a 1-D-1 Agricultural Exemption. Any changes, such as a change in ownership, change in use, land development, etc... may result in a request for reapplication by the Appraisal District and/or may initiate agricultural rollback taxes being issued based on a 3 year value history.

Property is currently being assessed as Vacant Land - Please Verify No improved structures are situated on the land.

**Tax Bill Summary**

Collector	Tax Year	Base Tax	Base Due	Due By 1/31/2021	Due By 2/28/2021
Hays County	2020	\$23.64	\$0.00	\$0.00	\$0.00
712 S. Stagecoach Trail	Collector Total :	\$23.64	\$0.00	\$0.00	\$0.00
San Marcos, TX 78666					
(512) 393-5545					
<b>Total Taxes :</b>		<b>\$23.64</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Taxing Jurisdictions - Total Tax Rate: 2.20890000**

Collector	Taxing Jurisdiction	Rate Year	Tax Rate	Est Taxes	Bill Year	Base Amount
Hays County	City of San Marcos	2020	0.59300000	\$4,096	2020	\$6.35
Hays County	Hays County	2020	0.39240000	\$2,710	2020	\$4.20
Hays County	San Marcos CISD	2020	1.18990000	\$8,219	2020	\$12.73
Hays County	Special Road	2020	0.02880000	\$199	2020	\$0.31
Hays County	York Creek Improvement	2020	0.00480000	\$33	2020	\$0.05

Exemptions by Jurisdictions				Disabled Veteran			
Collector	HOM	OV65	DP	10-30%	31-50%	51-70%	71-100%
City of San Marcos	--	\$25,000	\$25,000	5K	7.5K	10K	12K
Hays County	1% \$5,000 min	\$45,000	\$45,000	5K	7.5K	10K	12K
San Marcos CISD	\$25,000	\$10,000	\$10,000	5K	7.5K	10K	12K
Special Road	1% \$5,000 min (O65) or \$3,000 Hms Only	\$45,000	\$45,000	5K	7.5K	10K	12K
York Creek Improvement	1% \$5,000 min	\$3,000	\$3,000	5K	7.5K	10K	12K

**Tax Certificate Disclaimer:**

All applicable ad valorem taxes on the above referenced property have been checked and are found to have the status provided except: Status does not cover any changes made to the tax records of the agencies listed after the "Order completed" date hereof. Does not include and is not a certification of any mineral taxes, personal property taxes( including mobile homes ), or any other non-ad valorem taxes.

In the event a parcel or tract of real property covered in a request had been previously re-subdivided, whereas previous tax account was assigned, and/or is to be split, creating a new tax account, and specific tax information is not readily available, The Property Tax Service shall only be required to, and claims limited to, furnish Appraisal and Tax Information for the parcel or tract as shown on the Current Records of the Appraisal and Taxing Authority.

HOA Certificate

HOA Completed: 1/13/2021

Property Address:	W CENTERPOINT RD, SAN MARCOS, TX 78666
Owner Name:	RANDOLPH, MARK B
Mailing Address:	P O BOX 1621, SAN MARCOS, TX 78667-1621
Legal Description:	A0063 EDWARD BURLESON SURVEY, ACRES 6.711
Tax Account Number:	
Parcel ID:	R13070
Acreage:	6.711
Subcode:	A0063

HOA: Property is Not Assessed by an HOA

Date Verified:

Collection Cycle:

HOA Notes:

Research conducted through various resources such as Deed Restrictions, online information, etc... has concluded this Subdivision is not part of and is not assessed by a mandatory Homeowners' Association.

\*\*\* If additional information is known otherwise, please contact us so we may review and update our database \*\*\*\*

**HOA Certificate Disclaimer:**

HOA Assessments being reported are good for 30 days OR through the end of HOA Billing Cycle. Please Request an Update Prior to Closing.

Please Review All Comments and Statements furnished on this Certificate.

Research is conducted through various resources such as Deed Restrictions, online information, etc.. however, Information Not Readily Available to Certsimple, such as Sales Contract HOA addendums, may need to be forwarded to CertSimple for further review.

**Zoning Change, Overlay or Historic Establishment of a Historic District/Landmark  
Application**

Lienholder Name and Mailing Addresses

Per the owner, there are no lienholders for this property. A title policy has been ordered for this property. The policy can be provided once available.





SITE INFO

ACREAGE: 6.7 +/- ACRES  
BUILDINGS: 4-STORY APARTMENT BUILDING W/ COMMUNITY SPACE INCLUDED  
PARKING: PARKING SPACES PROVIDED @ 1.65 SPACES PER UNIT  
PARKING = 270 PROVIDED

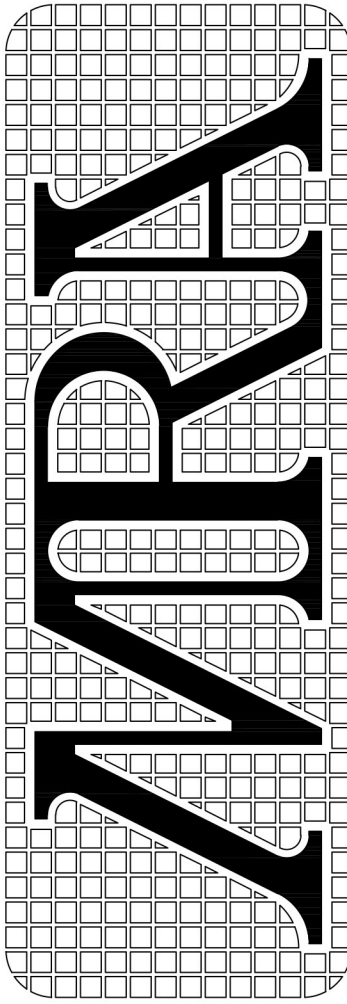
PROJECT UNIT MIX

	1-BEDROOM	2-BEDROOM	3-BEDROOM	TOTAL
BUILDING	24	100	40	164

1 CONCEPTUAL ARCHITECTURAL SITE PLAN  
1:40 = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

SAN MARCOS, TX  
NORCROSS, GA



PROJECT  
2020-XXXX

DATE

DRAWN BY / CHECKED BY

PRJ

REVISIONS



