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**AGENDA ITEM REQUEST FORM**

**Hays County Commissioners Court**

Tuesdays at 9:00 AM

Request forms are due in Microsoft Word Format via email by 2:00 p.m. on Wednesday.

**AGENDA ITEM**

Discussion and possible action to accept the donation of approximately 10.784 acres (2 parcels) of land located adjacent to the Hays County Civic Center property from SLC 61 Joint Venture; and to authorize counsel to execute an IRS Form 8283 that reflects the transaction.

ITEM TYPE	MEETING DATE	AMOUNT REQUIRED
ACTION-MISCELLANEOUS	May 14, 2013	N/A

**LINE ITEM NUMBER**

**AUDITOR USE ONLY**

**AUDITOR COMMENTS:**

**PURCHASING GUIDELINES FOLLOWED:** N/A

**AUDITOR REVIEW:** N/A

REQUESTED BY	SPONSOR	CO-SPONSOR
Kennedy	INGALSBE	INGALSBE

**SUMMARY**

The addition of this approximately 10.8 acres could possibly enhance the County's ability to market the Civic Center property, as discussed in recent meetings of the Commissioners Court. The Carson family has cooperated with legal counsel for the County to establish the protocols for donation, and has asked that a Form 8283 be executed by the County in return for the donation.

**DESCRIPTION**

FOR A 3.76-ACRE TRACT OF LAND OUT OF THE J.M. VERAMENDI SURVEY NO. 1 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAID 3.76-ACRE TRACT BEING A PORTION OF THAT CERTAIN 61.23-ACRE TRACT OF LAND CONVEYED TO SLC 61 JOINT VENTURE BY INSTRUMENT RECORDED IN VOLUME 1495, PAGE 205 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 3.76-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a point being the most northerly corner of a 6.69-acre tract of land conveyed to Flex Tech Hose & Tubing, Inc. by instrument recorded in Volume 1145, Page 65 of said Official Public Records, said point being also an angle point in the southwesterly boundary line of said 61.23-acre tract of land conveyed to SLC 61 Joint Venture, for the most easterly corner and POINT OF BEGINNING hereof;

THENCE with the boundary line of said 61.23-acre tract, same being the northwesterly boundary line of said 6.69-acre tract, S45°45'20"W for a distance of 300.00 feet to a point being the most westerly corner of said 6.69-acre tract, same being a southerly corner of said 61.23-acre tract, said point being also the most easterly corner of a 15.00-acre tract of land conveyed to Hays County, Texas by instrument recorded in Volume 268, Page 227 of the Deed Records of said County, same point being the most northerly corner of Lot 1, Block 1 of "Leggitt Leasing Corporation Industrial Park", a subdivision of record in Volume 5, Page 56 of the Plat Records of said County, for the most southerly corner hereof;

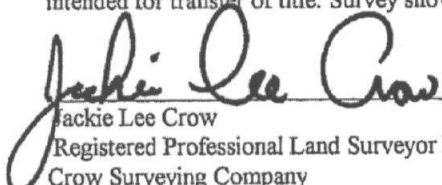
THENCE continuing with the boundary line of said 61.23-acre tract, same being the northeasterly boundary line of said 15.00-acre tract, N44°24'36"W for a distance of 537.10 feet to a point being the most southerly corner of a 5.531-acre tract of land conveyed to the City of San Marcos, Texas by instrument recorded in Volume 172, Page 142 of said Deed Records, same point being the most westerly corner of said 61.23-acre tract, for the most westerly corner hereof;

THENCE departing the northeasterly boundary line of said 15.00-acre tract, with the southeasterly boundary line of said 5.513-acre tract, same being the northwesterly boundary line of said 61.23-acre tract, the following three (3) courses and distances:

- 1) N35°24'32"E for a distance of 3.25 feet to an angle point hereof;
- 2) N42°23'58"E for a distance of 271.08 feet to an angle point hereof;
- 3) N41°14'55"E for a distance of 25.43 feet to a point for the most northerly corner hereof;

THENCE departing the southeasterly boundary line of said 5.513-acre tract, through the interior of said 61.23-acre tract, S44°29'28"E for a distance of 555.55 feet to the POINT OF BEGINNING hereof and containing 3.76 acres of land.

Note: No on-the-ground survey was performed by the undersigned in preparation of this document. This document was created for zoning purposes and is based on a previous boundary survey by others, recorded deed information and tax record information. This document is not intended for transfer of title. Survey shown on accompanying drawing.

  
Jackie Lee Crow  
Registered Professional Land Surveyor No. 5209  
Crow Surveying Company  
1800 Barton Hills Drive Austin, Texas 78704  
(512) 442-8434

8/17/2000  
Date



Job # CSC20126

COTTONWOOD CROSSING PHASE TWO  
SECTION 2 FINAL PLAT

LOT 1-A BLOCK A  
9.776 ACRES  
RESUBDIVISION OF LOT 1, BLOCK A  
COTTONWOOD CROSSING

BOOK 10 PAGES 367-368

LOT 1-B BLOCK A  
14.228 ACRES

( $\Delta = 92^\circ 46' 45''$   
R = 15.00'  
T = 15.75'  
L = 24.29'  
C = 21.73'  
CB = N88° 51' 39" E)

$\Delta = 92^\circ 48' 50''$   
R = 15.00'  
T = 15.76'  
L = 24.30'  
C = 21.73'  
CB = N88° 52' 41" E

COTTONWOOD CROSSING PHASE TWO SECTION 1  
LOT 1 BLOCK B  
DOC. NO. 6007807  
BOOK 13 PGS. 92-93  
7.740 ACRES

SLC VOL. 61 JOINT VENTURE  
1495 PG. 205

J. M. VERAMENDI LEAGUE  
SURVEY NO. 1, ABS. 17

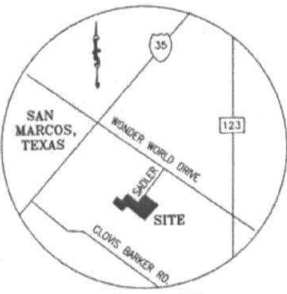
LOT 2 BLOCK B  
7.368 ACRES

LOT 1 BLOCK C  
8.021 ACRES

APPROXIMATE LOCATION OF  
100-YEAR FLOODPLAIN

FLEX TECH HOSE  
VOL. 1145 PG. 65

SCALE: 1" = 100'



DATE: NOVEMBER 12, 2007

OWNER:

SLC 81 JOINT VENTURE  
1811 CORPORATE DRIVE, #103  
SAN MARCOS, TEXAS 78666  
PHONE: (512) 392-3322  
FAX: (512) 878-1900

ENGINEER AND SURVEYOR:

CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
PHONE: (512) 280-5160  
PHONE: (512) 280-5165

ACREAGE: 18.945 ACRES

SURVEYS: J. M. VERAMENDI LEAGUE SURVEY NO. 1, ABSTRACT 17

NO. OF COMMERCIAL LOT: 2

NO. OF BLOCKS: 2

F.E.M.A. MAP NO. 48209C 04777

HAYS COUNTY, TEXAS DATED: SEPTEMBER 2, 2005

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- ( ) RECORD INFORMATION

NOTE:  
A 10' P.U.E. IS HEREBY DEDICATED  
ADJACENT TO ALL RIGHT-OF-WAY  
WITHIN THIS SUBDIVISION UNLESS  
OTHERWISE NOTED.

COTTONWOOD CROSSING PHASE TWO SECTION 2  
SHEET 1 OF 3

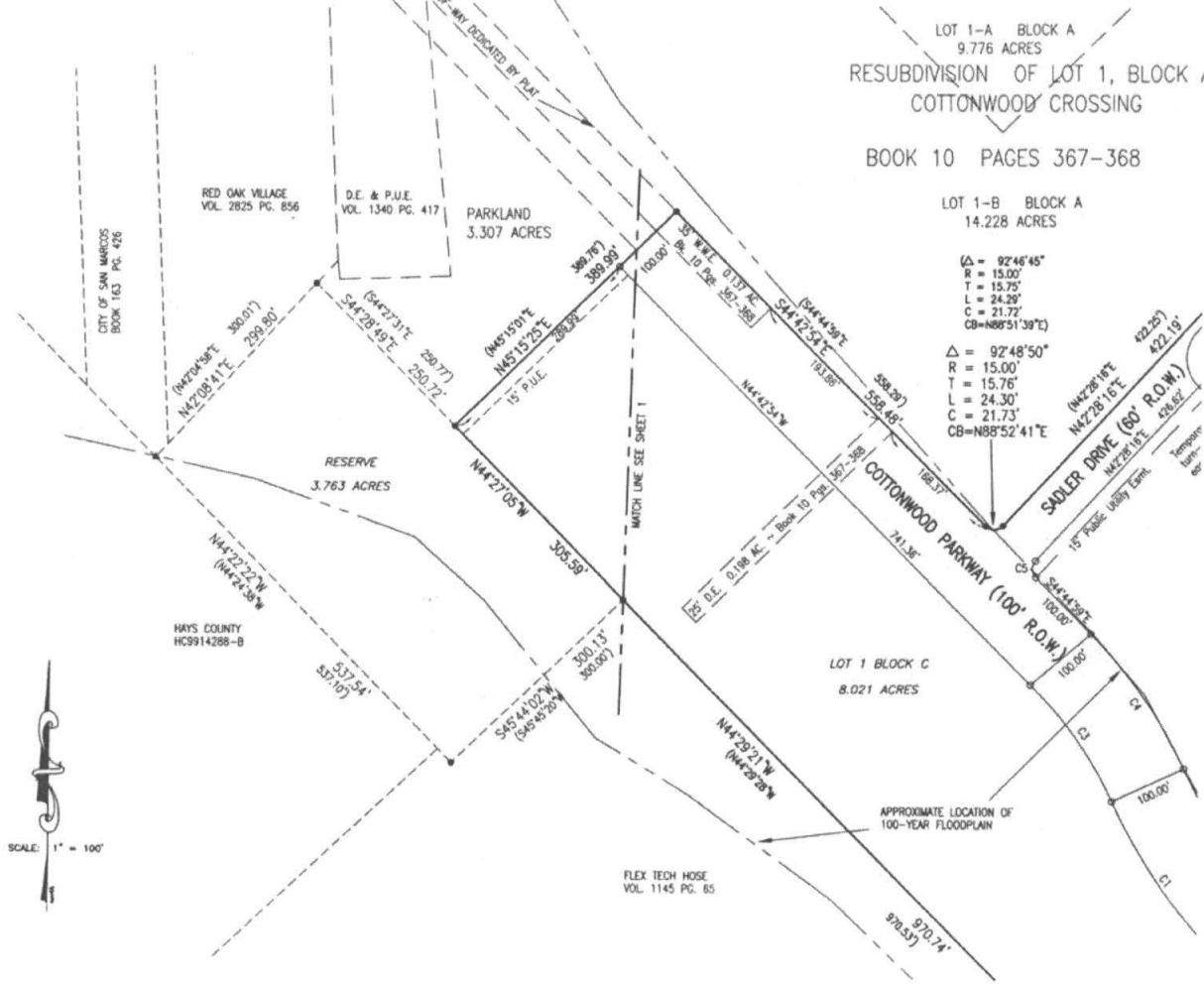
**Carlson, Brigance & Doering, Inc.**  
Civil Engineering • Surveying  
5501 West William Cannon Drive • Austin, Texas 78749  
PH (512) 280-5160 • FAX: (512) 280-5165

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# COTTONWOOD CROSSING PHASE TWO SECTION 2 FINAL PLAT

### LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- 1 LOT NUMBER
- (A) BLOCK NUMBER



$\Delta = 92^{\circ}45'45''$   
 $R = 15.00'$   
 $T = 15.75'$   
 $L = 24.29'$   
 $C = 21.72'$   
 $CB = N88^{\circ}51'39''E$

$\Delta = 92^{\circ}48'50''$   
 $R = 15.00'$   
 $T = 15.76'$   
 $L = 24.30'$   
 $C = 21.73'$   
 $CB = N88^{\circ}52'41''E$



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	700.00'	244.72'	123.62'	243.48'	S34°44'28"E	20°01'50"
C2	600.00'	209.76'	105.96'	208.69'	S34°44'28"E	20°01'50"
C3	500.00'	181.99'	92.01'	180.99'	N35°09'12"W	20°51'17"
C4	800.00'	209.69'	105.92'	208.62'	N34°44'16"W	20°01'26"
C5	15.00'	22.83'	14.29'	20.69'	S01°08'21"E	87°13'15"

NOTE:  
A 10' P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY WITHIN THIS SUBDIVISION UNLESS OTHERWISE NOTED.

- NOTES:
1. SIDEWALKS ARE REQUIRED AND WILL BE CONSTRUCTED TO CITY OF SAN MARCOS STANDARDS AT THE TIME OF PUBLIC INFRASTRUCTURE IMPROVEMENTS CONSTRUCTION.
  2. DETENTION AND WATER QUALITY ARE REQUIRED FOR THIS TRACT. DETENTION MAY BE WAIVED IF IT CAN BE DEMONSTRATED THAT DEVELOPMENT OF THIS TRACT WAS INCLUDED IN THE SIZING OF THE PREVIOUSLY CONSTRUCTED DRAINAGE FACILITIES.

COTTONWOOD CROSSING PHASE TWO SECTION 2  
SHEET 2 OF 3

**Carlson, Brigrance & Doering, Inc.**

Civil Engineering • Surveying  
5501 West William Cannon Drive • Austin, Texas 78749  
PH: (512) 290-3160 • FAX: (512) 290-3165

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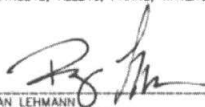
# COTTONWOOD CROSSING PHASE TWO SECTION 2 FINAL PLAT

STATE OF TEXAS |  
COUNTY OF HAYS |

WE, SLC 61 JOINT VENTURE, HAVING AN OFFICE IN SAN MARCOS, TEXAS AT 1911 CORPORATE DRIVE #103, SAN MARCOS, HAYS COUNTY, TEXAS 78666, ACTING HEREIN BY AND THROUGH REAGAN LEHMANN, AND BEING THE OWNERS OF 61.23 ACRES OF LAND OUT OF THE J. M. VERAMENDI LEAGUE SURVEY NO. 1, ABSTRACT 17, HAYS COUNTY, TEXAS, AS CONVEYED TO US BY DEED DATED JANUARY 22, 1999 AND RECORDED IN VOLUME 1495, PAGE 205, HAYS COUNTY DEED RECORDS, DO HEREBY SUBDIVIDE 18.945 ACRES OF LAND, TO BE KNOWN AS

## COTTONWOOD CROSSING PHASE TWO SECTION 2

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

BY:   
REAGAN LEHMANN  
SLC 61 JOINT VENTURE  
1911 CORPORATE DRIVE #103  
SAN MARCOS, TEXAS 78666

STATE OF TEXAS |  
COUNTY OF HAYS |

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 20<sup>th</sup>, 2007, REAGAN LEHMANN, ON BEHALF OF SAID CORPORATION.

  
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS |  
COUNTY OF TRAVIS |

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT.

  
DOUGLAS R. RUMMEL, JR., R.P.L.S. NO. 5780  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



STATE OF TEXAS |  
COUNTY OF TRAVIS |

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

  
STEVEN P. CATES, P.E. NO. 93648  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



APPROVED AND AUTHORIZED TO BE RECORDED ON Nov 27, 2007 2007 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

DATED THIS THE 20 DAY OF DECEMBER 2007, A.D.

 CHAIRPERSON  
 FRANCIS SEANA  
SECRETARY

APPROVED:

  
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES  
DATE 12-20-2007

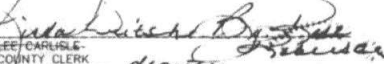
  
RECORDING SECRETARY  
DATE 12-20-07

STATE OF TEXAS |  
COUNTY OF HAYS |

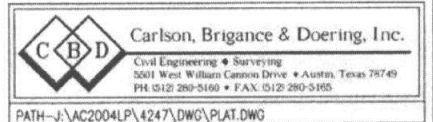
I, Lee Carlsle, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 20<sup>th</sup> DAY OF December 2007, A.D., AND DULY RECORDED ON THE 20<sup>th</sup> DAY OF

December, 2007 A.D., AT 4:09 O'CLOCK P. M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 14 PAGE(S) 159-161 AND DOCUMENT NUMBER 70031229

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 20<sup>th</sup> DAY OF December 2007, A.D.

  
LEE CARLSLE  
COUNTY CLERK  
HAYS COUNTY, TEXAS

COTTONWOOD CROSSING PHASE TWO SECTION 2  
SHEET 3 OF 3



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