



**\$5,500,000**

**HILLERT TRACT**

**2801 FM 621**

**SAN MARCOS, TEXAS 78666**

Presented by Johnny Devora

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**\$5,500,000**

564 Undeveloped Acres  
San Marcos, Texas 78666

## **STUNNING SAN MARCOS RIVER RANCH**

**This stunning** 564 acre ranch is situated along the beautiful and vibrant San Marcos River (Approx .4 miles along FM 621 and approx. .4 miles of San Marcos River frontage). This one of a kind ranch is just minutes away from downtown San Marcos, Texas, with easy access to IH-35 and Texas State University. We welcome you to escape the hustle and bustle of the city and retreat to your own private oasis.



### **Jurisdiction**

Annexed into City of San Marcos

Tract is designated for very low density residential use (SF-R) with minimum lot sizes of 1 acre. Currently under AG exemption

### **Water & WW Utilities**

Water service provided by Crystal Clear

Waste water service provided by City of San Marcos

### **Floodplain**

Initially 25% of the northern boundary along the San Marcos River was thought to reside in 100 year flood plain. Since then Hydraulic investigations determined certain areas within the floodplain have been completely removed (contact agent to request exhibits)

### **San Marcos Loop**

This tract will likely correspond to the third leg of the proposed San Marcos Loop (FM 110)





## *Fish, Hunt, Float, Farm or Shop*

Fish, hunt, float, farm or spend the day shopping at the largest outlet shopping centers in the United States. The San Marcos outlet malls are named among the top tourist attractions in Texas each year and feature more than 240 shops all within walking distance of your car.

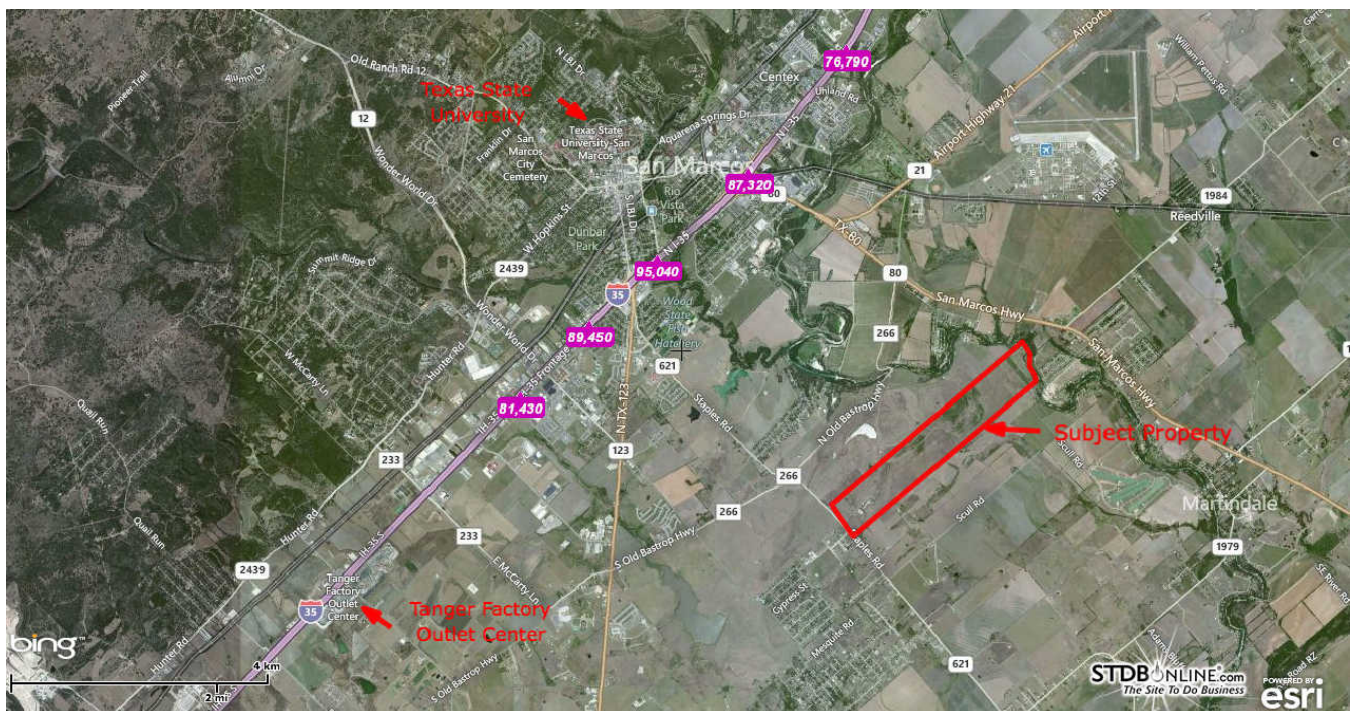
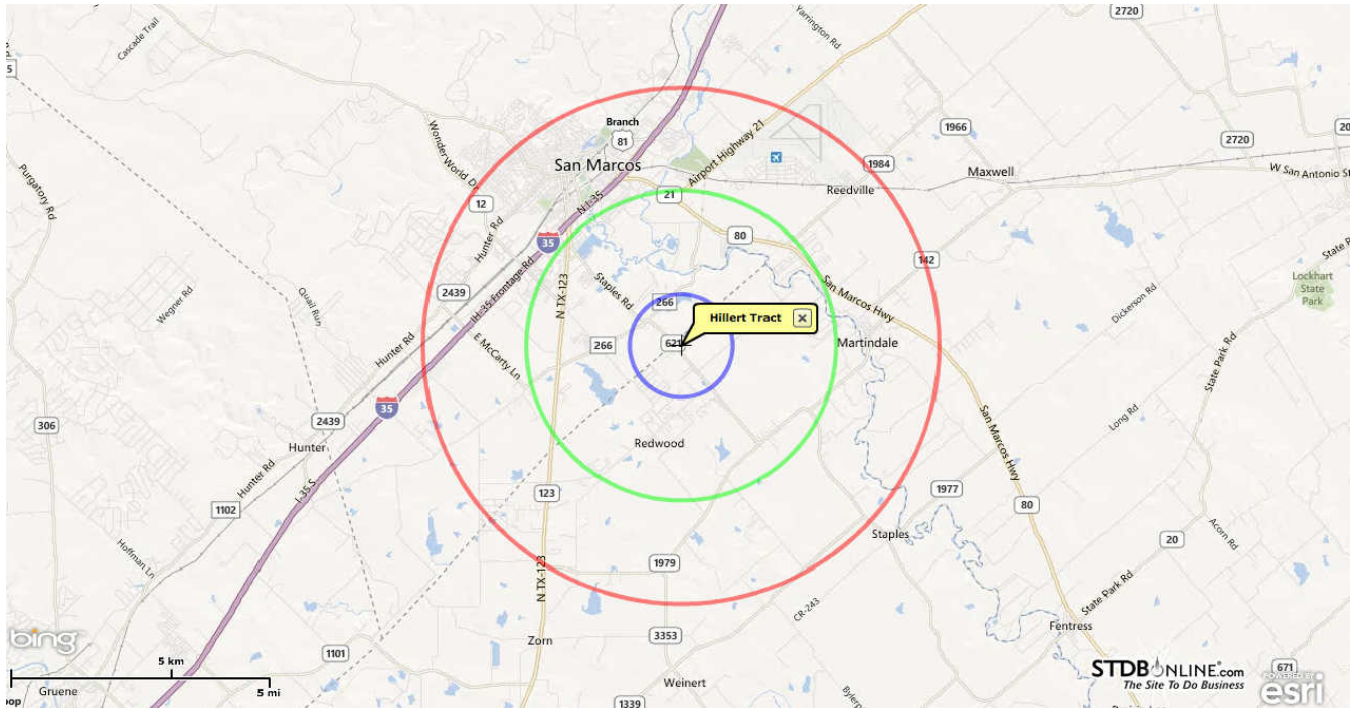
### Tanger & Prime Outlets

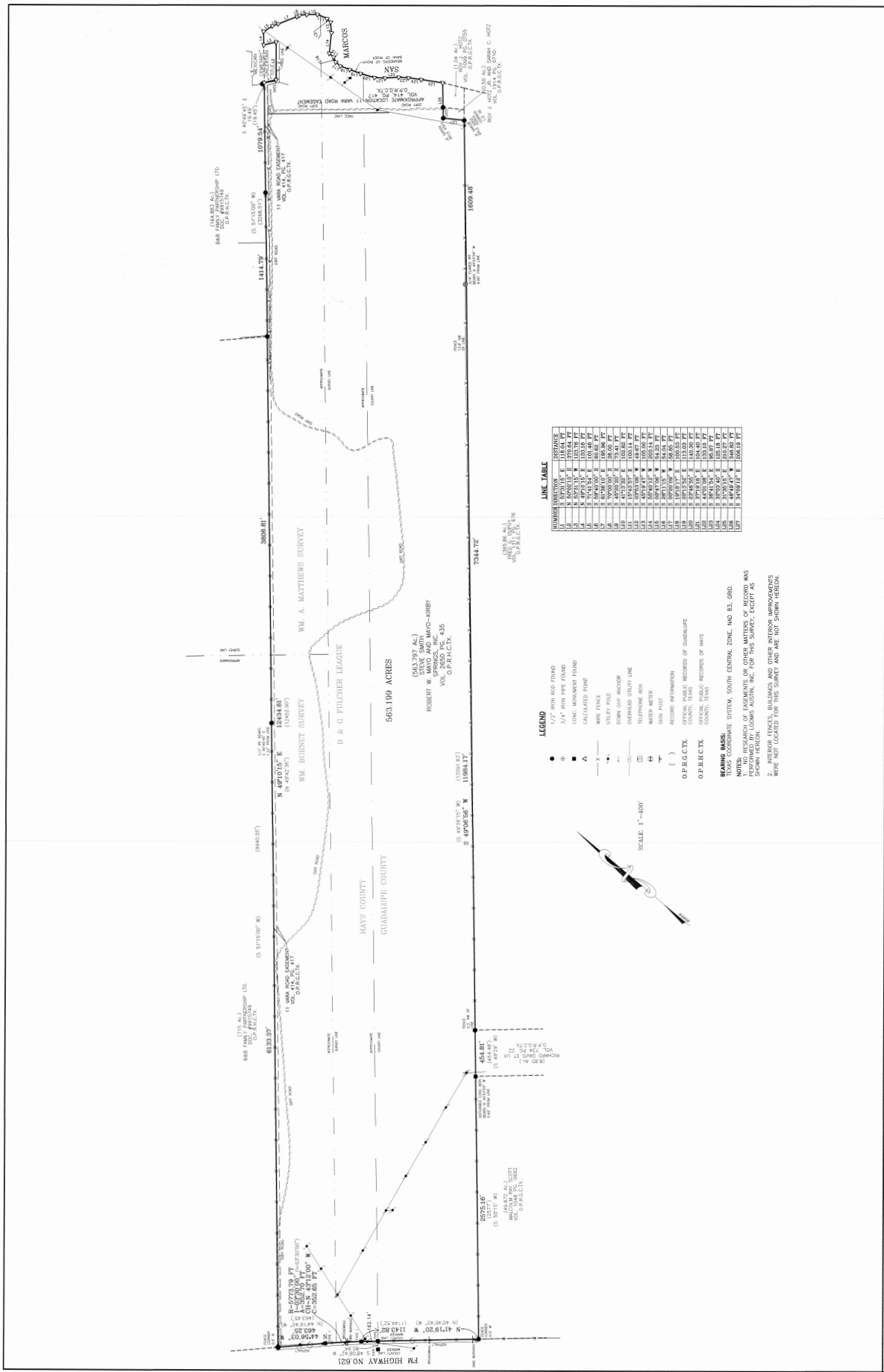
### River Frontage





## 1,3 and 5 Mile Ring Radius





**LINK TABLE**

NUMBER	DIRECTION	DISTANCE
1	S 89°52'35" W	1099.84'
2	S 89°52'35" W	1099.84'
3	S 89°52'35" W	1099.84'
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99	S 89°52'35" W	1099.84'
100	S 89°52'35" W	1099.84'

- LEGEND**
- 1/2" IRON NAIL FOUND
  - 3/4" IRON PIPE FOUND
  - CONC. MONUMENT FOUND
  - ▲ CALCULATED POINT
  - x— WIRE FENCE
  - +— TELETYPE POLE
  - \*— OVERHEAD UTILITY LINE
  - o— TELEPHONE BOX
  - T— WATER METER
  - P— SIGN POST
  - ( ) RECORD INFORMATION
  - ( ) OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
  - OP.F.C.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- BEARING DATA:**  
 TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, GRS.  
 1. NO. RESEARCH OF EASEMENTS OR OTHER MATTERS OF RECORD WAS SHOWN HEREON.  
 2. INTERIOR FENCES, BUILDINGS AND OTHER INTERIOR IMPROVEMENTS WERE NOT LOCATED FOR THIS SURVEY AND ARE NOT SHOWN HEREON.

# LOOMIS ENGINEERING, LAND SURVEYING & ENVIRONMENTAL CONSULTING AUSTIN

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**BOUNDARY SURVEY**  
**563.199 ACRES OUT OF THE W.M. BURNET SURVEY,**  
**W.M. A MATTHEWS SURVEY, AND THE B & G FULCHER LEAGUE**  
**HAYS COUNTY AND GUADALUPE COUNTY, TEXAS**



