



Exhibit “\_\_”

7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

Doucetengineers.com

Stagecoach Trail Plat Adjustments  
Hays County, Texas

D&A Job No. 1654-001  
November 6, 2020

**DESCRIPTION**  
**For a 0.016-Acre [713 Square Feet]**  
**Parcel Description**

**BEING A 0.016-ACRE [713 SQUARE FEET] PARCEL OUT OF THE J.M. VERAMENDI SURVEY NUMBER 1, ABSTRACT NUMBER 17, BEING A PORTION OF BLOCK “C”, FINAL PLAT OF LOT 2A HAYS COUNTY GOVERNMENT CENTER CAMPUS, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN BOOK 15, PAGES 340-342 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS [P.R.H.C.T.], SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2-inch iron rod with cap stamped “BYRN” found on the west right-of-way line of the Missouri-Pacific Company Railroad (60 foot right-of-way), recorded in said Hays County Government Center Campus Final Plat, for the northeast corner of said Lot 2A, same being the southeast corner of a called 68.09-acre tract, recorded in Volume 3493, Page 89 of the Official Public Records of Hays County, Texas [O.P.R.H.C.T.];

**THENCE**, N74°27'50"W, departing the west right-of-way line of said Missouri-Pacific Railroad, with the line common to said Lot 2A and said 68.09-acre tract, a distance of 1,171.89 feet to a point for the east corner and the **POINT OF BEGINNING** of the parcel described herein;

**THENCE**, S43°29'18"W, departing the line common to said Lot 2A and said 68.09-acre tract, over and across said Lot 2A, a distance of 60.69 feet to a point on the west line of said Lot 2A, same being an interior curve of said 68.09 acre tract, also being the south corner and a non-tangent curve to the left of the parcel described herein;

**THENCE**, along the lines common to said Lot 2A and said 68.09-acre tract, the following two (2) courses and distances:

- 1) With said curve to the left, an arc length of 53.63 feet, having a radius of 1,065.00 feet, a delta angle of 02°53'07", a chord bearing of N17°01'05"E, and a chord distance of 53.62 feet to a 1/2-inch iron rod with cap stamped “BYRN” found for the northwest corner of said Lot 2A, same being an interior corner of said 68.09-acre tract, and the northwest corner of the parcel described herein, and

**CONTINUED ON NEXT PAGE**

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.




- 2)  $S74^{\circ}27'50''E$ , a distance of 27.06 feet to the **POINT OF BEGINNING** of the parcel described herein and containing 0.016-acre [713 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010.  
Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

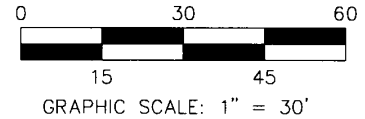
I, Garrett Cavauiolo, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

  
 \_\_\_\_\_  
 Garrett Cavauiolo  
 Registered Professional Land Surveyor  
 Texas Registration No. 6714  
 Doucet & Associates, Inc.  
 GCavauiolo@DoucetEngineers.com  
 TBPLS Firm No. 10105800

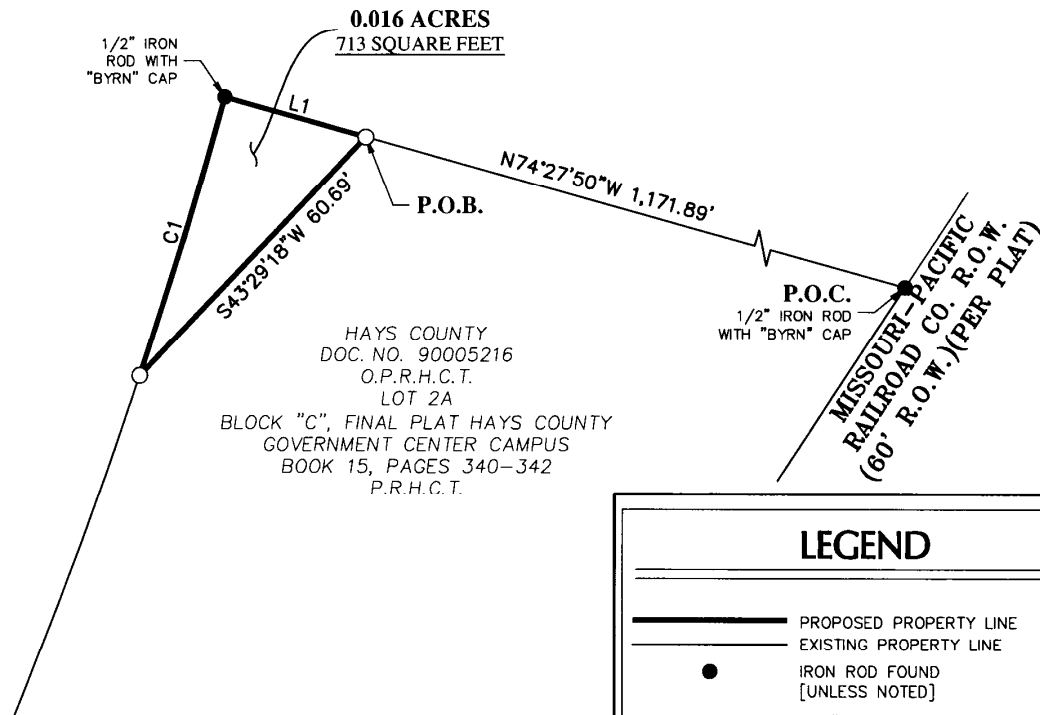
11/06/2020  
 \_\_\_\_\_  
 Date



CARSON HAYSCO HOLDINGS LP  
CALLED 68.09 ACRES  
VOL. 3493, PG. 89  
O.P.R.H.C.T.



**J.M. VERAMENDI SURVEY NO. 1  
ABSTRACT NO. 17**



**NOTES:**

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00014  
UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

**LEGEND**

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	IRON ROD FOUND [UNLESS NOTED]
	1/2" IRON ROD WITH "DOUCET" CAP SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
(.....)	RECORD INFORMATION
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS

**STAGECOACH TRAIL  
PARCEL EXHIBIT  
0.016 ACRE  
[713 SQ. FT.]**

**CITY OF SAN MARCOS,  
HAYS COUNTY, TEXAS**

**DA DOUCET  
& ASSOCIATES**

Civil Engineering - Planning - Geospatial  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
[www.doucetandassociates.com](http://www.doucetandassociates.com)  
TBPLS Firm No.: 10105800  
TBPE Firm No.: F-3937

Date: 11/6/2020

Scale: 1"=30'

Drawn by: SWP

Reviewer: GC

Project: 1654-001

Sheet: 3 of 4

Field Book: N/A

Party Chief: N/A

Survey Date: N/A

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S74°27'50"E	27.06'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	53.63'	1065.00'	2°53'07"	N17°01'05"E	53.62'

**NOTES:**

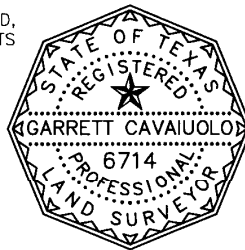
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE GRID VALUES

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

*Garrett Cavauiolo*  
 GARRETT CAVAIUOLO  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6714  
 DOUCET & ASSOCIATES  
 GCAVAIUOLO@DOUCETENGINEERS.COM

11/6/2020  
 DATE



STAGECOACH TRAIL  
 PARCEL EXHIBIT  
 0.016 ACRE  
 [713 SQ. FT.]

CITY OF SAN MARCOS,  
 HAYS COUNTY, TEXAS

**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Planning - Geospatial  
 7401 B. Highway 71 W, Suite 160  
 Austin, Texas 78735, Phone: (512)-583-2600  
[www.doucetandassociates.com](http://www.doucetandassociates.com)  
 TBPLS Firm No.: 10105800  
 TBPE Firm No.: F-3937

Date: 11/6/2020

Scale: 1"=30'

Drawn by: SWP

Reviewer: GC

Project: 1654-001

Sheet: 4 of 4

Field Book: N/A

Party Chief: N/A

Survey Date: N/A

EXHIBIT “\_\_”

Tract “A”  
56.744 Acre Parcel  
Juan Martin Veramendi Survey, Abstract No. 17  
Hays County, Texas

DESCRIPTION OF TRACT “A”

BEING A 56.744 ACRE (2,471,768 SQUARE FOOT) PARCEL OF LAND OUT OF THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17, HAYS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT TRACT DESCRIBED AS 68.09 ACRES CONVEYED TO CARSON SELECT INVESTMENTS, LP BY SPECIAL WARRANTY DEED DATED SEPTEMBER 30, 2008, AS RECORDED IN VOLUME 3493, PAGE 90, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 56.744 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with “McGray McGray” cap set at south corner of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, being the east corner of Lot 3, Block B, Hays Government Center Campus, a subdivision of record in Volume 15, Page 84, Plat Records, Hays County, Texas, also being in the existing northwest right-of-way line of South Stagecoach Trail (100 foot width right-of-way), said POINT OF BEGINNING having Surface Coordinates of N=13,865,473.12, E=2,299,895.94;

- 1) THENCE, along the southwest line of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, and the northeast line of said Lot 3, **North 46°29'00” West 696.32 feet** to a 1/2-inch iron rod with cap (illegible) found at the north corner of said Lot 3, being the east corner of that tract described as 6.93 acres conveyed to Carson Select Investments, LP by Special Warranty Deed dated December 19, 2012, as recorded in Volume 4511, Page 627, Official Public Records, Hays County, Texas, from which a 1/2-inch iron rod with cap (illegible) found at the west corner of said Lot 3, being an exterior ell corner in the southeast line of said 6.93 acre Carson Select Investments tract, and in the northeast line of Lot 1, Block 2, San Marcos Business Park “Section Two”, a subdivision of record in Volume 4, Page 201, Plat Records, Hays County, Texas, bears South 43°33'48” West 317.34 feet;

- 2) THENCE, continuing along the southwest line of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, and along the northeast line of said 6.93 acre Carson Select Investments tract, **North 46°14'29" West 198.92 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the west corner of this parcel, from which a 1/2-inch iron rod found at a corner in the southwest line of the remainder of said 68.09 acre Carson Select Investments tract, and the northeast line of said 6.93 acre Carson Select Investments tract, bears North 46°14'29" West 184.97 feet;

THENCE, along the northwest line of this parcel, crossing the remainder of said 68.09 acre Carson Select Investments tract, the following twenty-eight (28) courses, numbered 3 through 30:

- 3) **North 77°16'54" East 27.42 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 4) **North 66°35'26" East 61.99 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 5) **North 37°50'46" East 41.05 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 6) **North 32°46'59" East 62.17 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 7) **North 51°47'33" East 88.81 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 8) **North 59°00'34" East 42.45 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 9) **North 70°03'54" East 142.23 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 10) **North 35°12'17" East 64.60 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 11) **North 43°19'44" East 113.09 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 12) **North 53°33'09" East 46.58 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

- 13) **North 45°51'17" East 179.07 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 14) **North 72°20'26" East 59.31 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 15) **North 68°44'05" East 148.24 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 16) **North 59°59'36" East 78.65 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 17) **North 72°23'01" East 85.50 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 18) **North 74°35'18" East 58.34 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 19) **North 80°42'15" East 24.36 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 20) **North 73°34'38" East 90.63 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 21) **North 67°28'35" East 178.15 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 22) **South 83°21'52" East 165.27 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 23) **North 89°51'18" East 245.73 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 24) **South 74°53'24" East 147.37 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 25) **South 89°50'49" East 173.07 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 26) **North 84°59'24" East 185.05 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

- 27) **North 72°23'35" East 184.73 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 28) **North 31°14'52" East 69.98 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 29) **North 36°31'12" East 50.86 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 30) **North 17°13'51" East 154.62 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the north corner of this parcel, being in the northeast line of the remainder of said 68.09 acre Carson Select Investments tract, and the southwest line of that tract described as 27.094 acres conveyed to the City of San Marcos by Special Warranty Deed, as recorded in Document No. 18039817, Official Public Records, Hays County, Texas;
- 31) THENCE, along the northeast line of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, and the southwest line of said 27.094 acre City of San Marcos tract, **South 49°02'27" East 232.40 feet** to a metal post in concrete found at an exterior ell corner in the southwest line of said 27.094 acre City of San Marcos tract, being the west corner of City View Addition, a subdivision of record in Volume 129, Page 363, Deed Records, Hays County, Texas;
- 32) THENCE, continuing along the northeast line of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, and the southwest line of said City View Addition subdivision, **South 49°01'49" East 341.82 feet** to a 1/2-inch iron rod with "Byrn & Associates" cap found at the east corner of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, being the south corner of said City View Addition subdivision, being in the existing northwest line of line of Union Pacific Railroad (varying width right-of-way);



33)THENCE, along the southeast line of this parcel and the remainder of said 68.09 acre Carson Select Investments tract, and the existing northwest right-of-way line of Union Pacific Railroad, **South 33°21'09" West 1,307.18 feet** to a 1/2-inch iron rod with "McGray McGray" cap found at an exterior ell corner of in the southeast line of this parcel, being the east corner of that tract described as 0.640 of one acre conveyed to Hays County by General Warranty Deed, as recorded in Document No. 21033658, Official Public Records, Hays County, Texas, from which a 1/2-inch iron rod with "Byrn & Associates" cap found the south corner of said 0.640 of one acre Hays County, tract, and the east corner of the remainder of Lot 2A, Block "C", Resubdivision of Lot 2, Block "C", Final Plat Hays County Government Center Campus Establishing Lot 2A, Block "C", a subdivision of record in Volume 15, Pages 340-342, Plat Records, Hays County, Texas, bears South 33°21'09" West 15.75 feet;

THENCE, continuing along the southeast line of this parcel, along the northwest line of said 0.640 of one acre Hays County tract, the following three (3) courses, numbered 34 through 36:

34)**North 74°27'50" West 814.42 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

35)**North 46°30'42" West 212.99 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and

36)**South 43°29'18" West 129.87 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the west corner of said 0.640 of one acre Hays County tract, being in the southeast line of the remainder of said 68.09 acre Carson Select Investments tract, and the northwest line of the remainder of said Lot 2A;

37)THENCE, continuing along the southeast line of this parcel, along the southeast line of the remainder of said 68.09 acre Carson Select Investments tract, and the northwest line of the remainder of said Lot 2A, **North 74°27'27" West 113.41 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the east corner of that tract described as 0.016 of one acre conveyed to Carson Select Investments, LP by General Warranty Deed, as recorded in Document No. 21033657, Official Public Records, Hays County, Texas, from which a 1/2-inch iron rod with "Byrn & Associates" cap found at the west corner of said 0.016 of one acre Carson Select Investments tract, bears North 74°27'27" West 27.06 feet;

38)THENCE, continuing along the southeast line of this parcel, along the southeast line of said 0.016 of one acre Carson Select Investments tract, **South 43°29'18" West 60.65 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the south corner of said 0.016 of one acre Carson Select Investments tract, being in the southeast line of the remainder of said 68.09 acre Carson Select Investments tract, and the northwest line of the remainder of said Lot 2A;

39)THENCE, continuing along the southeast line of this parcel and said 68.09 acre Carson Select Investments tract, and the northwest line of said Lot 2A, with a curve to the right, whose delta angle is **09°09'27"**, radius is **1,065.00 feet**, an arc distance of **170.22 feet**, and the chord of which bears **South 23°01'32" West 170.04 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at an exterior ell corner in the southeast line of this parcel and said 68.09 acre Carson Select Investments tract, being in the existing southeast right-of-way line and northern terminus of South Stagecoach Trail, from which a 1/2-inch iron rod with cap (illegible) in the northwest line of said Lot 2A, and the existing southeast right-of-way line of South Stagecoach Trail, bears, with a curve to the right, whose delta angle is **15°15'42"**, radius is **1,065.00 feet**, an arc distance of **294.52 feet**, and the chord of which bears **North 35°31'36" East 293.58 feet**;

40)THENCE, continuing along the southeast line of this parcel and said 68.09 acre Carson Select Investments tract, and the northern terminus of South Stagecoach Trail, **North 62°21'44" West 100.00 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at an interior ell corner in the southeast line of this parcel and said 68.09 acre Carson Select Investments tract, being in the exiting northwest right-of-way line of South Stagecoach Trail;

THENCE, continuing along the southeast line of this parcel and said 68.09 acre Carson Select Investments tract, and the existing northwest right-of-way line of South Stagecoach Trail, the following two (2) courses, numbered 37 and 38:

41)with a curve to the right, whose delta angle is **15°50'54"**, radius is **965.00 feet**, an arc distance of **266.93 feet**, and the chord of which bears **South 35°31'30" West 266.08 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and

Tract "A"  
56.744 Acre Parcel

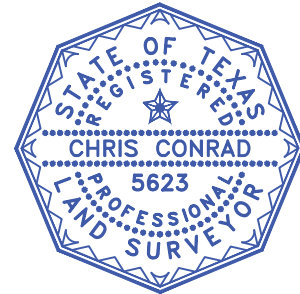
42) **South 43°31'01" West 165.91 feet** to the POINT OF BEGINNING and containing 56.744 acres (2,471,768 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing a combined scale factor of 1.00012.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad".

08/21/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LAN~19-130~Purgatory Crk~2019\Description\ACQ-Parcel\_56.744\_R1 Ac

Issued 05/21/2024; Revised 07/02/2024

HCAD ID R128358