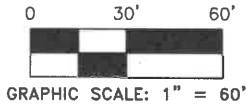


(11.050 AC.)  
(376/257)



ANGLE POINT FOR RECORD  
AT NW CORNER OF  
42.47 AC. TRACT

LEGEND

- LEASE AREA CORNER
- CONCRETE MONUMENT
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- CLEANOUT
- SEPTIC LID
- POWER POLE
- E— OVERHEAD ELECTRIC LINE
- G— DOWN GUY
- ⊞ ELECTRIC METER

LEGEND

- ⊞ ELECTRIC BOX
- METAL FENCE
- CHAIN LINK FENCE
- ⊞ TELEPHONE PEDESTAL
- ⊞ CABLE PEDESTAL
- ⊞ SANITARY SEWER MANHOLE
- ⊞ HANDICAP PARKING SIGN
- ⊞ UNDERGROUND UTILITY MARKER SIGN
- ⊞ ELECTRIC TRANSFORMER
- (BRG.-DIST.) RECORD CALL

NCS MON "T98E"

ANGLE POINT FOR RECORD  
AT NE CORNER OF  
42.47 AC. TRACT

NORTH LINE OF 42.47 AC. TRACT

WILLIAM PETTUS  
TWO LEAGUE

(N 87°35'50" E 309.00')

N 87°28'50" E 309.00'

AIRPLANE TARMAC

AIRPLANE TARMAC

DRAIN

2.643 AC.  
LEASE AREA  
2080 AIRPORT  
DRIVE LLC  
(DOC. # 2024-004351)

(42.47 AC.)  
U.S.A. TO  
CITY OF  
SAN MARCOS  
(12/9/1990)  
(855/127)

1538 AC.  
LEASE AREA

(N 02°24'10" W 372.56')  
N 02°30'20" W 372.56'

NEW BUILDING ENCRANCHING 11.4'

CONC. RAMP

CONC. RAMP

ONE STORY  
BUILDING

TWO STORY  
AIRPLANE HANGER

ONE STORY  
BUILDING

ASPHALT PARKING LOT

ASPHALT PARKING LOT

ASPHALT ROADWAY

RECORD COMMENCING POINT  
OF 2.643 ACRE-  
LEASE AREA

SOUTH LINE OF  
42.47 AC. TRACT

S 87°28'50" W 309.00'  
(S 87°35'50" W 309.00')

S 02°30'20" E 372.56'  
(S 02°24'10" E 372.56')

NOTES:

- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48055C0100E, DATED JUNE 19TH, 2012, THIS LEASE AREA 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.

I, SHAWN T. ASH, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING JANUARY 2026, 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.

SHAWN T. ASH, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 5687 STATE OF TEXAS  
©:ASH & ASSOCIATES, L.L.C.

02/02/26  
DATE

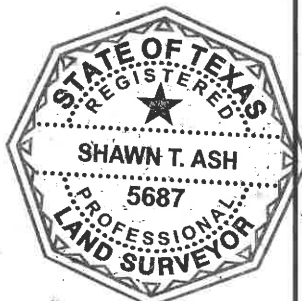


EXHIBIT OF LEASE AREA SURVEY

A 2.643 ACRE LEASE AREA SITUATED IN THE WILLIAM PETTUS TWO LEAGUE, ABSTRACT NO. 21, CITY OF SAN MARCOS, CALDWELL COUNTY, TEXAS, BEING THAT SAME CALLED 2.643 ACRE LEASE AREA CONVEYED TO 2080 AIRPORT DRIVE LLC BY MEMO RECORDED IN DOCUMENT NO. 2024-004351, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.

**ASH & ASSOCIATES**

SURVEYING - MAPPING - PLANNING  
142 JACKSON LANE  
SAN MARCOS, TEXAS 78666  
(512) 392-1719  
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Surveying: 100847-00

"SERVING THE COMMUNITY OF TEXAS"