



METCALFE WOLFF  
STUART & WILLIAMS, LLP

Hunter V. Jackson

August 14, 2025

**Via USPS, CMRRR#9589071052700424832932**

AV McCarty Lane 60, GP, LLC

Attn: Shravan Parsi

1801 Lavaca Street, Suite 116

Austin, TX 78701

Dear Landowner:

The City of San Marcos (the “**City**”) is considering the creation of the District Public Improvement District (“**District**”). The boundaries of the District are depicted in the public notice published in the San Marcos Record, the form of which is shown in **Exhibit A**, attached hereto. According to the Hays Central Appraisal District records, you own property located within the proposed District. If you are not sure whether your property is located in the proposed District or you believe that you have received this notice in error, please contact the City at 512-393-8090.

This letter serves to notify you, in accordance with Texas Local Government Code §372.009(d), that the City Council of the City (the “**City Council**”) will hold a public hearing beginning at 6:00 p.m. on September 2, 2025, at San Marcos City Hall, Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666, to consider the creation of the District. The meeting may also be viewed electronically. Please visit [www.sanmarcostx.gov](http://www.sanmarcostx.gov) for more detailed instructions on how to live-stream the meeting.

A copy of the petition for the creation of the District is available for public review at the office of the City Clerk, 630 E. Hopkins, San Marcos, Texas 78666.

Sincerely,

Hunter V. Jackson  
Metcalf Wolff Stuart & Williams, LLP

Enc. – Exhibit A – Notice of Public Hearing

## **EXHIBIT A**

[See attached]

**FIELD NOTE DESCRIPTION**  
**McCARTY LANE 100 AC**  
**100.6 ACRES (4,381,292 SQUARE FEET)**

**BEING** 100.6 ACRES (4,381,292 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, BEING IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 40.72 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP, LLC (10% INTEREST) AND SM MCCARTY LANE, LLC (90% INTEREST) DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22013800 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), AND A CALLED 59.826 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP 60, LLC (10% INTEREST) AND SM MCCARTY LANE 60, LLC (90% INTEREST), DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22055143 O.P.R.H.C.T., SAID 100.6 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" FOR A NORTH CORNER OF SAID 59.826 ACRE TRACT, SAME BEING THE WEST CORNER OF A REMAINDER OF CALLED 63.00 ACRE TRACT OF LAND CONVEYED TO JULIAN P. PEREZ & MARTINA C. PEREZ DESCRIBED AND RECORDED IN VOLUME 359 AND PAGE 282 O.P.R.H.C.T., AND BEING ON THE SOUTHEAST LINE OF SAID 40.72 ACRE TRACT, HAVING SURFACE COORDINATE VALUES OF NORTH : 13,851,654.27' AND EAST 2,298,560.10';

**THENCE** SOUTH 44° 02' 38" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 218.85 FEET TO A 1/2-INCH IRON ROD;

**THENCE** NORTH 43° 44' 51" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 473.67 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" IN THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF EAST MCCARTY LANE, A VARIABLE WIDTH R.O.W., SAME BEING A COMMON CORNER OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT;

**THENCE** ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 39° 30' 53" EAST A DISTANCE OF 75.02 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
2. SOUTH 41° 07' 12" EAST A DISTANCE OF 333.57 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
3. SOUTH 43° 04' 18" EAST A DISTANCE OF 197.79 FEET TO A 1/2-INCH IRON ROD FOUND;
4. SOUTH 48° 21' 38" EAST A DISTANCE OF 180.14 FEET TO A 1/2-INCH IRON ROD FOUND;
5. SOUTH 45° 24' 15" EAST A DISTANCE OF 50.30 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
6. SOUTH 66° 42' 56" EAST A DISTANCE OF 15.35 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";

7. NORTH 44° 05' 05" EAST A DISTANCE OF 29.64 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
8. SOUTH 46° 04' 01" EAST A DISTANCE OF 325.53 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY" FOR A COMMON CORNER OF SAID 59.826 ACRE TRACT AND A TRACT OF LAND CONVEYED TO ROSSANA Y. PINILLA MURAD DESCRIBED AND RECORDED IN DOCUMENT NUMBER 13006494 O.P.R.H.C.T., SAME BEING LOT 1, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, DESCRIBED AND RECORDED IN VOLUME 8, PAGE 148 OF THE PLAT RECORDS OF HAYS COUNTY TEXAS (P.R.H.C.T.);

**THENCE** SOUTH 44° 07' 29" WEST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT, AT 120.03 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY" FOR A CORNER OF SAID LOT 1, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, AT 919.74 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH AN ILLEGIBLE CAP FOR THE A CORNER OF A TRACT OF LAND CONVEYED TO ISAAC MARTINEZ, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 18019602 O.P.R.H.C.T., SAME BEING LOT 9, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, SAME BEING A CORNER OF A CALLED 35.40 ACRE TRACT OF LAND CONVEYED TO ELGIN VENTURES, LLC DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22034744 O.P.R.H.C.T., AT 1,617.04' PASSING A 1/2-INCH IRON ROD FOUND FOR A CORNER OF SAID 35.40 ACRE TRACT, SAME BEING A CORNER OF A CALLED 10.18 ACRE TRACT OF LAND CONVEYED TO BLAKE JAMES BURNS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22010306 O.P.R.H.C.TX., FOR A TOTAL DISTANCE OF 1,961.74' TO A COMMON CORNER OF SAID 59.826 ACRE TRACT AND SAID 10.18 ACRE TRACT, BEING ON THE NORTHEAST LINE OF A CALLED 495.23 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS LP DESCRIBED AND RECORDED IN DOCUMENT NUMBER 23041437 O.P.R.H.C.T., FROM WHICH A RAILROAD SPIKE BEARS NORTH 52° 13' 05" WEST A DISTANCE OF 0.57 FEET;

**THENCE** NORTH 46° 12' 17" WEST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 1,389.91 FEET TO A MAGNAIL FOUND IN A 0.5' DIAMETER WOOD POST;

**THENCE** NORTH 44° 06' 36" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 0.75 FEET TO A POINT FOR THE COMMON CORNER OF SAID 59.826 ACRE TRACT, SAID 495.23 ACRE TRACT AND SAID 40.72 ACRE TRACT;

**THENCE** NORTH 46° 26' 08" WEST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 602.67 FEET TO A BRASS DISK SET IN CONCRETE STAMPED "L.C.R.A. SURVEY" FOR A CORNER OF A CALLED 6.11 ACRE TRACT OF LAND CONVEYED TO LCRA TRANSMISSION SERVICES CORPORATION, DESCRIBED AND RECORDED IN VOLUME 247 AND PAGE 378 O.P.R.H.C.T.;

**THENCE** ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 6.11 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 43° 48' 12" EAST A DISTANCE OF 440.00 FEET TO 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716";
2. NORTH 46° 01' 48" WEST A DISTANCE OF 460.27 FEET TO 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716";

3. NORTH 43° 48' 12" EAST A DISTANCE OF 1,306.80 FEET TO A 1/2-INCH IRON ROD FOUND WITH ALUMINUM CAP STAMPED "M.W.M." FOR A CORNER OF A CALLED 0.058 ACRE TRACT OF LAND CONVEYED TO THE CITY OF SAN MARCOS, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 10004910 O.P.R.H.C.T.;

**THENCE** NORTH 73° 11' 27" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 0.058 ACRE TRACT, A DISTANCE OF 91.89 FEET TO A 1/2-INCH IRON ROD FOUND;

**THENCE** NORTH 43° 22' 13" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 0.058 ACRE TRACT, A DISTANCE OF 16.05 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE;

**THENCE** SOUTH 46° 05' 00" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE, A DISTANCE OF 528.38 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716" FOR A POINT OF CURVATURE TO THE LEFT;

**THENCE** ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,728.00 FEET, AN ARC LENGTH OF 506.92 FEET, A DELTA ANGLE OF 16°48'29", AND A CHORD BEARING SOUTH 54° 29' 15" EAST A DISTANCE OF 505.11 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716", SAME BEING THE COMMON CORNER OF SAID 40.72 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT;

**THENCE** SOUTH 44° 06' 36" WEST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 409.20 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 100.6 OF AN ACRE (4,381,292 SQUARE FEET) OF LAND, MORE OR LESS.

CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TX

MAY 5, 2025  
S001-A634-0401: MCCARTY LANE  
PAGE 4 OF 6

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE  
HEREON DESCRIBED TRACT.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE,  
NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID  
VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017. ALL  
DISTANCE UNITS ARE U.S. SURVEY FEET.

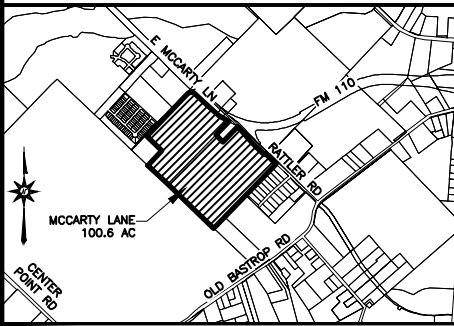


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Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617  
LJA Surveying, Inc.  
9830 Colonnade Blvd., Suite 300  
San Antonio, TX 78230  
(512) 439-4700  
TBPLS No. 10194382

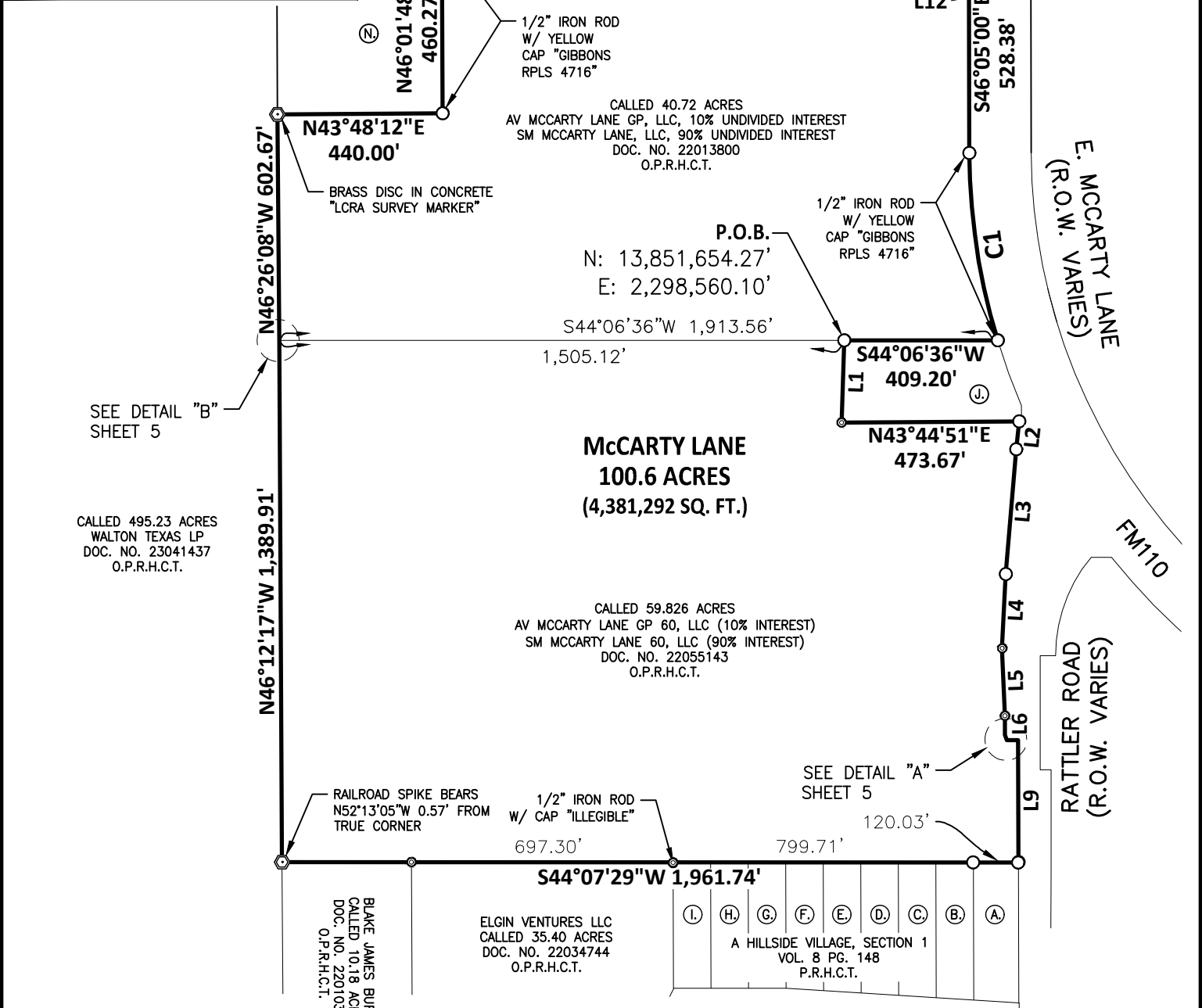
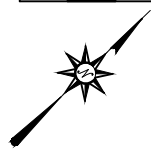
May 5, 2025

VICINITY MAP  
(NOT TO SCALE)



CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

0' 200' 400'



NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
2. SEE SHEET 5 FOR LINE AND CURVE TABLES, OWNERSHIP LIST AND DETAIL SKETCHES.

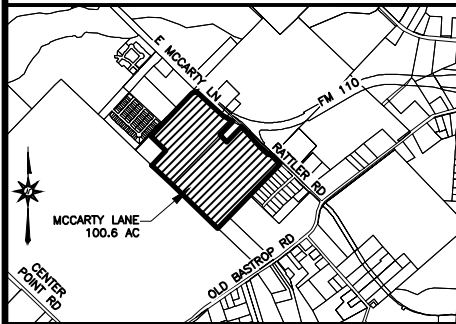
PAGE 5  
OF 6

DATE: 5/5/2025  
DRWN BY: BC  
CHKD BY: GA  
PROJ NO: S001-A634-0401

McCARTY LANE 100 AC  
100.6 ACRES (4,381,292 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**  
9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230  
Phone 210-503-2700  
TBPELS Firm No. 10194382

# VICINITY MAP (NOT TO SCALE)



## NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
2. SEE SHEET 4 FOR PARCEL PLAT.

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S44° 02' 38"E	218.85'
L2	S39° 30' 53"E	75.02'
L3	S41° 07' 12"E	333.57'
L4	S43° 04' 18"E	197.79'
L5	S48° 21' 38"E	180.14'
L6	S45° 24' 15"E	50.30'
L7	S66° 42' 56"E	15.35'
L8	N44° 05' 05"E	29.64'
L9	S46° 04' 01"E	325.53'
L10	N44° 06' 36"E	0.75'
L11	N73° 11' 27"E	91.89'
L12	N43° 22' 13"E	16.05'

## CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,728.00	506.92'	16°48'29"	S54° 29' 15"E	505.11'

## OWNERSHIP LIST

- (A) = ROSSANA Y. PINILLA MURAD LOT 1 DOC. NO. 13006494 O.P.R.H.C.TX.
- (B) = LUGO MARCOS LOT 2 DOC. NO. 22004596 O.P.R.H.C.TX.
- (C) = ALBERTO & IRENE CHAVEZ LOT 3 DOC. NO. 06012844 O.P.R.H.C.TX.
- (D) = NANCY G. & JOHN M. VILLANUEVA LOT 4 DOC. NO. 80014649 O.P.R.H.C.TX.
- (E) = AUDELINO B. ANGEL & BLANCA E. HERNANDEZ LOT 5 DOC. NO. 15032567 O.P.R.H.C.TX.
- (K) = CALLED 59.826 ACRES AV MCCARTY LANE GP 60, LLC (10% INTEREST) SM MCCARTY LANE 60, LLC (90% INTEREST) DOC. NO. 22055143 O.P.R.H.C.TX.
- (M) = CALLED 0.058 ACRES CITY OF SAN MARCOS DOC. NO. 10004910 O.P.R.H.C.TX.
- (O) = CALLED 40.72 ACRES AV MCCARTY LANE GP, LLC, 10% UNDIVIDED INTEREST SM MCCARTY LANE, LLC, 90% UNDIVIDED INTEREST DOC. NO. 22013800 O.P.R.H.C.TX.
- (F) = MARK P. & BARBARA A. MAYHEW LOT 6 DOC. NO. 90001674 O.P.R.H.C.TX.
- (G) = RAMON & RUTH MATA LOT 7 DOC. NO. 03011481 O.P.R.H.C.TX.
- (H) = ANNA NGO LOT 8 DOC. NO. 13033354 O.P.R.H.C.TX.
- (I) = ISAAC MARTINEZ LOT 9 DOC. NO. 18019602 O.P.R.H.C.TX.
- (J) = JULIAN P. PEREZ & MARTINA C. PEREZ REMAINDER OF CALLED 63.000 ACRES VOL. 359 PG. 282 O.P.R.H.C.TX.
- (L) = ELGIN VENTURES LLC CALLED 35.40 ACRES DOC. NO. 22034744 O.P.R.H.C.TX.
- (N) = CALLED 6.11 ACRES LCRA TRANSMISSION SERVICES CORPORATION VOL. 247 PG. 378 O.P.R.H.C.TX.
- (P) = CALLED 495.23 ACRES WALTON TEXAS LP DOC. NO. 23041437 O.P.R.H.C.TX.

## LEGEND

- 1/2" IRON ROD FOUND W/ YELLOW CAP "BYRN SURVEYING"
- ⊙ 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ RAILROAD SPIKE FOUND
- Ⓜ MAG NAIL FOUND
- △ CALCULATED POINT

— BOUNDARY LINE  
— ADJOINER LINE

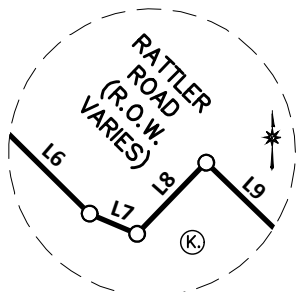
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS  
HAYS COUNTY TEXAS

P.R.H.C.T. PLAT RECORDS  
HAYS COUNTY TEXAS

DOC. NO. DOCUMENT NUMBER

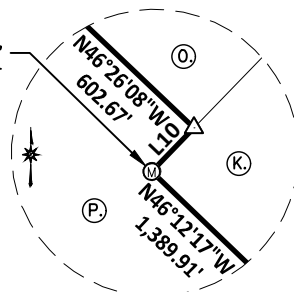
VOL. / PG. VOLUME / PAGE

P.O.B. POINT OF BEGINNING  
R.O.W. RIGHT-OF-WAY  
Z LAND HOOK (SAME OWNERSHIP)  
(X) OWNERSHIP LIST (SHEET 5)



DETAIL "A"  
(NOT TO SCALE)

MAG NAIL FOUND IN 6" WOOD FENCE POST



DETAIL "B"  
(NOT TO SCALE)

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



Gordon N. Anderson

Date: May 5, 2025

Registered Professional Land Surveyor No. 6617

PAGE 6  
OF 6

DATE: 5/5/2025  
DRWN BY: BC  
CHKD BY: GA  
PROJ NO. S001-A634-0401

MCCARTY LANE 100 AC EXHIBIT  
100.6 ACRES (4,381,292 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS



**SURVEYING, INC.**

9830 COLONNADE BLVD.  
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SAN ANTONIO, Texas 78230

Phone 210-503-2700

TBPELS Firm No. 10194382



CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TX

May 5, 2025  
S001-A634-0401.433: MCCARTY LANE  
PAGE 1 OF 5

**FIELD NOTE DESCRIPTION  
MCCARTY INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQUARE FEET)**

**BEING** 6.304 ACRE (274,612 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, BEING IN HAYS COUNTY, TEXAS, BEING ALL OUT OF A CALLED 59.826 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP, LLP (10% INTEREST) AND SM MCCARTY LANE, LLC (90% INTEREST) DESCRIBED AND RECORDED IN DOCUMENT NUMBER (DOC. NO.) 22055143 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 6.304 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" FOR A NORTH CORNER OF SAID 59.826 ACRE TRACT, SAME BEING WEST CORNER OF THE REMAINDER OF CALLED 63.000 ACRE TRACT OF LAND CONVEYED TO JULIAN P. PEREZ & MARTINA C. PEREZ DESCRIBED AND RECORDED IN VOLUME 359 AND PAGE 282 O.P.R.H.C.T., AND BEING ON THE SOUTHEAST LINE OF A CALLED 40.72 ACRE TRACT CONVEYED AV MCCARTY LANE GP, LLC 10% UNDIVIDED INTEREST AND SM MCCARTY LANE, LLC 90% UNDIVIDED INTEREST DESCRIBED AND RECORDED IN DOC. NO. 22013800 O.P.R.H.C.T.;

**THENCE** SOUTH 44° 06' 36" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 40.72 ACRE TRACT, A DISTANCE OF 718.43 FEET TO A POINT FROM WHICH A MAGNAIL FOUND IN A 0.5' DIAMETER WOOD POST BEARS SOUTH 44° 06' 36" WEST, A DISTANCE OF 786.68 FEET FOR A COMMON CORNER OF SAID 59.826 ACRE TRACT AND A CALLED 495.23 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS LP DESCRIBED AND RECORDED IN DOC. NO. 23041437 O.P.R.H.C.TX.;

**THENCE** SOUTH 46° 11' 29" EAST, OVER AND ACROSS SAID 59.826 ACRE TRACT, A DISTANCE OF 342.79 FEET TO A POINT OF CURVATURE TO THE RIGHT FOR THE **POINT OF BEGINNING**, HAVING SURFACE COORDINATE VALUES OF NORTH: 13,850,901.14' AND EAST: 2,298,307.42';

**THENCE** OVER AND ACROSS SAID 59.826 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCE:

1. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.85 FEET, A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 89° 59' 59", AND A CHORD BEARING NORTH 01° 11' 29" WEST A DISTANCE OF 7.07 FEET TO A POINT TANGENCY;
2. NORTH 43° 48' 30" EAST A DISTANCE OF 518.46 FEET TO A POINT OF CURVATURE TO THE RIGHT;
3. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.85 FEET, A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD BEARING NORTH 88° 48' 30" EAST A DISTANCE OF 7.07 FEET TO A POINT OF TANGENCY;
4. SOUTH 46° 11' 30" EAST A DISTANCE OF 12.09 FEET TO A POINT OF CURVATURE TO THE LEFT;
5. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 248.98 FEET, A RADIUS OF 283.00 FEET, A DELTA ANGLE OF 50° 24' 29", AND A CHORD BEARING SOUTH 71° 23' 44" EAST A DISTANCE OF 241.03 FEET TO A POINT OF TANGENCY;

6. SOUTH  $06^{\circ} 50' 06''$  WEST A DISTANCE OF 68.90 FEET TO A NON-TANGENT POINT OF A CURVE TO THE RIGHT;
7. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 453.17 FEET, A RADIUS OF 265.03 FEET, A DELTA ANGLE OF  $97^{\circ} 58' 02''$ , AND A CHORD BEARING SOUTH  $07^{\circ} 23' 48''$  WEST A DISTANCE OF 399.95 FEET TO A NON-TANGENT POINT;
8. SOUTH  $09^{\circ} 36' 52''$  WEST A DISTANCE OF 68.35 FEET TO A POINT NON-TANGENT OF A CURVE TO THE LEFT;
9. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 54.51 FEET, A RADIUS OF 283.00 FEET, A DELTA ANGLE OF  $11^{\circ} 02' 10''$ , AND A CHORD BEARING NORTH  $85^{\circ} 20' 30''$  WEST A DISTANCE OF 54.43 FEET TO A POINT OF TANGENCY;
10. SOUTH  $89^{\circ} 08' 25''$  WEST, DISTANCE OF 159.27 FEET TO A POINT OF CURVATURE TO THE RIGHT;
11. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 169.18 FEET, A RADIUS OF 217.00 FEET, A DELTA ANGLE OF  $44^{\circ} 40' 06''$ , AND A CHORD BEARING NORTH  $68^{\circ} 31' 32''$  WEST A DISTANCE OF 164.92 FEET TO A POINT OF TANGENCY;
12. NORTH  $46^{\circ} 11' 29''$  WEST A DISTANCE OF 251.23 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 6.304 OF AN ACRE (274,612 SQUARE FEET) OF LAND.

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE  
HEREON DESCRIBED TRACT.

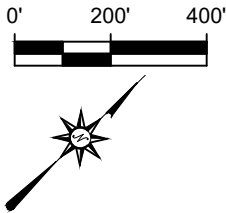
BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE,  
NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID  
VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017. ALL  
DISTANCE UNITS ARE U.S. SURVEY FEET.



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Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617  
LJA Surveying, Inc.  
1100 NE Interstate 410, Loop Suite 850  
San Antonio, TX 78209  
(512) 439-4700  
TBPLS No. 10194382

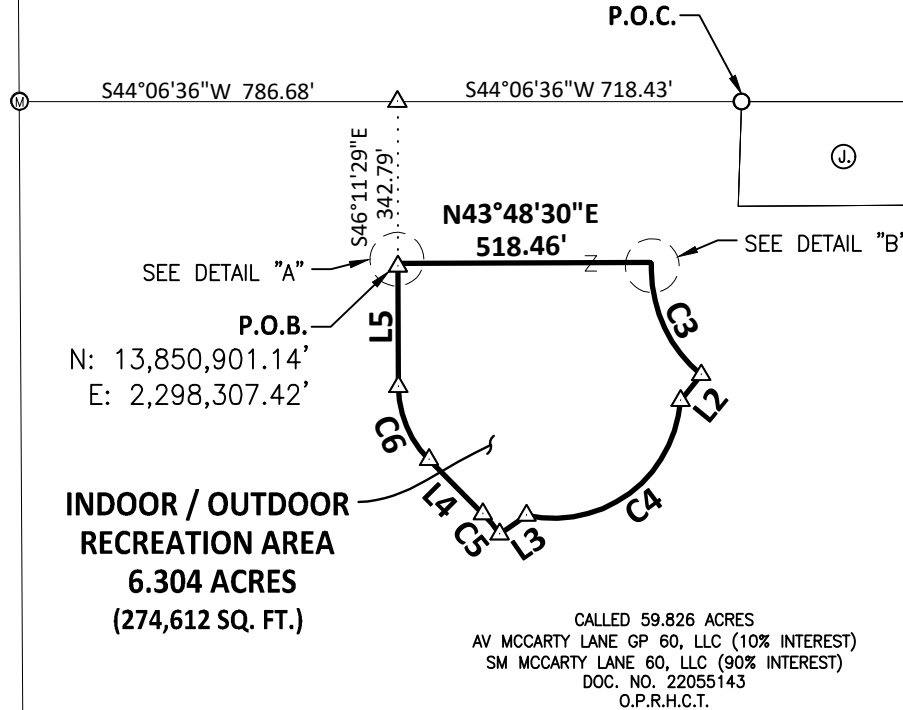
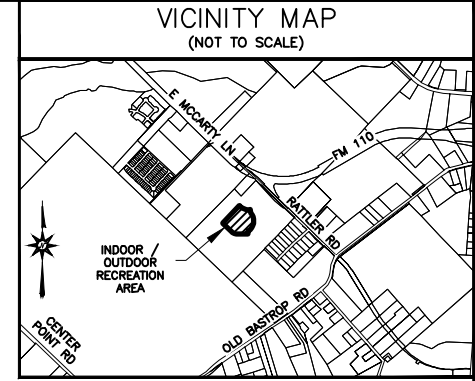
May 5, 2025



CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

CALLED 40.72 ACRES  
AV MCCARTY LANE GP, LLC, 10% UNDIVIDED INTEREST  
SM MCCARTY LANE, LLC, 90% UNDIVIDED INTEREST  
DOC. NO. 22013800  
O.P.R.H.C.T.

E. MCCARTY LANE  
(R.O.W. VARIES)



CALLED 495.23 ACRES  
WALTON TEXAS LP  
DOC. NO. 23041437  
O.P.R.H.C.T.

**INDOOR / OUTDOOR  
RECREATION AREA  
6.304 ACRES  
(274,612 SQ. FT.)**

CALLED 59.826 ACRES  
AV MCCARTY LANE GP 60, LLC (10% INTEREST)  
SM MCCARTY LANE 60, LLC (90% INTEREST)  
DOC. NO. 22055143  
O.P.R.H.C.T.

BLAKE JAMES BURNS  
CALLED 10.18 ACRES  
DOC. NO. 22010306  
O.P.R.H.C.T.

ELGIN VENTURES LLC  
CALLED 35.40 ACRES  
DOC. NO. 22034744  
O.P.R.H.C.T.

(I) (H) (G) (F) (E) (D) (C) (B) (A)  
A HILLSIDE VILLAGE, SECTION 1  
VOL. 8 PG. 148  
P.R.H.C.T.

RATTLER ROAD  
(R.O.W. VARIES)

## LEGEND

- 1/2" IRON ROD FOUND W/ YELLOW CAP "BYRN SURVEYING"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- Ⓜ MAG NAIL FOUND
- △ CALCULATED POINT
- BOUNDARY LINE
- ADJOINER LINE
- ..... TIE LINE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- Z LAND HOOK (SAME OWNERSHIP)
- (X) OWNERSHIP LIST (SHEET 4)

## NOTE :

- ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
- SEE SHEET 4 FOR OWNERSHIP LIST, LINE AND CURVE TABLES.

PAGE 4  
OF 5

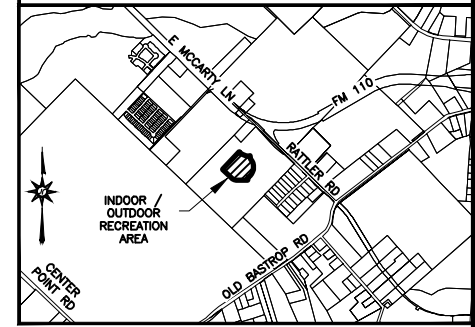
DATE: 5/5/2025  
DRWN BY: BC  
CHKD BY: GA  
PROJ NO. S001-A634-0401

**MCCARTY LANE  
INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQ.FT.)**  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**  
9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230  
Phone 210-503-2700  
TBPELS Firm No. 10194382

## OWNERSHIP LIST

- (A) = ROSSANA Y. PINILLA MURAD  
LOT 1  
DOC. NO. 13006494  
O.P.R.H.C.TX.
- (B) = LUGO MARCOS  
LOT 2  
DOC. NO. 22004596  
O.P.R.H.C.TX.
- (C) = ALBERTO & IRENE CHAVEZ  
LOT 3  
DOC. NO. 06012844  
O.P.R.H.C.TX.
- (D) = NANCY G. & JOHN M. VILLANUEVA  
LOT 4  
DOC. NO. 80014649  
O.P.R.H.C.TX.
- (E) = AUDELINO B. ANGEL & BLANCA E. HERNANDEZ  
LOT 5  
DOC. NO. 15032567  
O.P.R.H.C.TX.
- (K) = CALLED 59.826 ACRES  
AV MCCARTY LANE GP 60, LLC (10% INTEREST)  
SM MCCARTY LANE 60, LLC (90% INTEREST)  
DOC. NO. 22055143  
O.P.R.H.C.TX.
- (F) = MARK P. & BARBARA A. MAYHEW  
LOT 6  
DOC. NO. 90001674  
O.P.R.H.C.TX.
- (G) = RAMON & RUTH MATA  
LOT 7  
DOC. NO. 03011481  
O.P.R.H.C.TX.
- (H) = ANNA NGO  
LOT 8  
DOC. NO. 13033354  
O.P.R.H.C.TX.
- (I) = ISAAC MARTINEZ  
LOT 9  
DOC. NO. 18019602  
O.P.R.H.C.TX.
- (J) = JULIAN P. PEREZ & MARTINA C. PEREZ  
REMAINDER OF  
CALLED 63.000 ACRES  
VOL. 359 PG. 282  
O.P.R.H.C.TX.
- (L) = ELGIN VENTURES LLC  
CALLED 35.40 ACRES  
DOC. NO. 22034744  
O.P.R.H.C.TX.

VICINITY MAP  
(NOT TO SCALE)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46° 11' 30"E	12.09'
L2	S6° 50' 06"E	68.90'
L3	S9° 36' 52"W	68.35'
L4	S89° 08' 25"W	159.27'
L5	N46° 11' 29"W	251.23'

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	5.00	7.85'	89°59'59"	N01° 11' 29"W	7.07'
C2	5.00	7.85'	90°00'00"	N88° 48' 30"E	7.07'
C3	283.00	248.98'	50°24'29"	S71° 23' 44"E	241.03'
C4	265.03	453.17'	97°58'02"	S07° 23' 48"W	399.95'
C5	283.00	54.51'	11°02'10"	N85° 20' 30"W	54.43'
C6	217.00	169.18'	44°40'06"	N68° 31' 32"W	164.92'

P.O.B.

N: 13,850,901.14'  
E: 2,298,307.42'

DETAIL "A"  
(NOT TO SCALE)

DETAIL "B"  
(NOT TO SCALE)

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



*Gordon N. Anderson*

Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617

Date: May 5, 2025

PAGE 5  
OF 5

DATE:	5/5/2025
DRWN BY:	BC
CHKD BY:	GA
PROJ NO.	S001-A634-0401

McCARTY LANE  
INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**  
9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230  
Phone 210-503-2700  
TBPELS Firm No. 10194382

## NOTE :

- ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
- SEE SHEET 3 FOR PARCEL PLAT.



METCALFE WOLFF  
STUART & WILLIAMS, LLP

Hunter V. Jackson

August 14, 2025

**Via USPS, CMRRR#9589071052700424832918**

AV McCarty Lane, GP, LLC  
Attn: Shravan Parsi  
1801 Lavaca Street, Suite 116  
Austin, TX 78701

Dear Landowner:

The City of San Marcos (the “**City**”) is considering the creation of the District Public Improvement District (“**District**”). The boundaries of the District are depicted in the public notice published in the San Marcos Record, the form of which is shown in **Exhibit A**, attached hereto. According to the Hays Central Appraisal District records, you own property located within the proposed District. If you are not sure whether your property is located in the proposed District or you believe that you have received this notice in error, please contact the City at 512-393-8090.

This letter serves to notify you, in accordance with Texas Local Government Code §372.009(d), that the City Council of the City (the “**City Council**”) will hold a public hearing beginning at 6:00 p.m. on September 2, 2025, at San Marcos City Hall, Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666, to consider the creation of the District. The meeting may also be viewed electronically. Please visit [www.sanmarcostx.gov](http://www.sanmarcostx.gov) for more detailed instructions on how to live-stream the meeting.

A copy of the petition for the creation of the District is available for public review at the office of the City Clerk, 630 E. Hopkins, San Marcos, Texas 78666.

Sincerely,

Hunter V. Jackson  
Metcalf Wolff Stuart & Williams, LLP

Enc. – Exhibit A – Notice of Public Hearing

## **EXHIBIT A**

[See attached]

**FIELD NOTE DESCRIPTION**  
**McCARTY LANE 100 AC**  
**100.6 ACRES (4,381,292 SQUARE FEET)**

**BEING** 100.6 ACRES (4,381,292 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, BEING IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 40.72 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP, LLC (10% INTEREST) AND SM MCCARTY LANE, LLC (90% INTEREST) DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22013800 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), AND A CALLED 59.826 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP 60, LLC (10% INTEREST) AND SM MCCARTY LANE 60, LLC (90% INTEREST), DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22055143 O.P.R.H.C.T., SAID 100.6 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" FOR A NORTH CORNER OF SAID 59.826 ACRE TRACT, SAME BEING THE WEST CORNER OF A REMAINDER OF CALLED 63.00 ACRE TRACT OF LAND CONVEYED TO JULIAN P. PEREZ & MARTINA C. PEREZ DESCRIBED AND RECORDED IN VOLUME 359 AND PAGE 282 O.P.R.H.C.T., AND BEING ON THE SOUTHEAST LINE OF SAID 40.72 ACRE TRACT, HAVING SURFACE COORDINATE VALUES OF NORTH : 13,851,654.27' AND EAST 2,298,560.10';

**THENCE** SOUTH 44° 02' 38" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 218.85 FEET TO A 1/2-INCH IRON ROD;

**THENCE** NORTH 43° 44' 51" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 473.67 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" IN THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF EAST MCCARTY LANE, A VARIABLE WIDTH R.O.W., SAME BEING A COMMON CORNER OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT;

**THENCE** ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 39° 30' 53" EAST A DISTANCE OF 75.02 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
2. SOUTH 41° 07' 12" EAST A DISTANCE OF 333.57 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
3. SOUTH 43° 04' 18" EAST A DISTANCE OF 197.79 FEET TO A 1/2-INCH IRON ROD FOUND;
4. SOUTH 48° 21' 38" EAST A DISTANCE OF 180.14 FEET TO A 1/2-INCH IRON ROD FOUND;
5. SOUTH 45° 24' 15" EAST A DISTANCE OF 50.30 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
6. SOUTH 66° 42' 56" EAST A DISTANCE OF 15.35 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";



7. NORTH 44° 05' 05" EAST A DISTANCE OF 29.64 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
8. SOUTH 46° 04' 01" EAST A DISTANCE OF 325.53 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY" FOR A COMMON CORNER OF SAID 59.826 ACRE TRACT AND A TRACT OF LAND CONVEYED TO ROSSANA Y. PINILLA MURAD DESCRIBED AND RECORDED IN DOCUMENT NUMBER 13006494 O.P.R.H.C.T., SAME BEING LOT 1, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, DESCRIBED AND RECORDED IN VOLUME 8, PAGE 148 OF THE PLAT RECORDS OF HAYS COUNTY TEXAS (P.R.H.C.T.);

**THENCE** SOUTH 44° 07' 29" WEST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT, AT 120.03 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY" FOR A CORNER OF SAID LOT 1, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, AT 919.74 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH AN ILLEGIBLE CAP FOR THE A CORNER OF A TRACT OF LAND CONVEYED TO ISAAC MARTINEZ, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 18019602 O.P.R.H.C.T., SAME BEING LOT 9, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, SAME BEING A CORNER OF A CALLED 35.40 ACRE TRACT OF LAND CONVEYED TO ELGIN VENTURES, LLC DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22034744 O.P.R.H.C.T., AT 1,617.04' PASSING A 1/2-INCH IRON ROD FOUND FOR A CORNER OF SAID 35.40 ACRE TRACT, SAME BEING A CORNER OF A CALLED 10.18 ACRE TRACT OF LAND CONVEYED TO BLAKE JAMES BURNS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22010306 O.P.R.H.C.TX., FOR A TOTAL DISTANCE OF 1,961.74' TO A COMMON CORNER OF SAID 59.826 ACRE TRACT AND SAID 10.18 ACRE TRACT, BEING ON THE NORTHEAST LINE OF A CALLED 495.23 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS LP DESCRIBED AND RECORDED IN DOCUMENT NUMBER 23041437 O.P.R.H.C.T., FROM WHICH A RAILROAD SPIKE BEARS NORTH 52° 13' 05" WEST A DISTANCE OF 0.57 FEET;

**THENCE** NORTH 46° 12' 17" WEST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 1,389.91 FEET TO A MAGNAIL FOUND IN A 0.5' DIAMETER WOOD POST;

**THENCE** NORTH 44° 06' 36" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 0.75 FEET TO A POINT FOR THE COMMON CORNER OF SAID 59.826 ACRE TRACT, SAID 495.23 ACRE TRACT AND SAID 40.72 ACRE TRACT;

**THENCE** NORTH 46° 26' 08" WEST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 602.67 FEET TO A BRASS DISK SET IN CONCRETE STAMPED "L.C.R.A. SURVEY" FOR A CORNER OF A CALLED 6.11 ACRE TRACT OF LAND CONVEYED TO LCRA TRANSMISSION SERVICES CORPORATION, DESCRIBED AND RECORDED IN VOLUME 247 AND PAGE 378 O.P.R.H.C.T.;

**THENCE** ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 6.11 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 43° 48' 12" EAST A DISTANCE OF 440.00 FEET TO 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716";
2. NORTH 46° 01' 48" WEST A DISTANCE OF 460.27 FEET TO 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716";

3. NORTH 43° 48' 12" EAST A DISTANCE OF 1,306.80 FEET TO A 1/2-INCH IRON ROD FOUND WITH ALUMINUM CAP STAMPED "M.W.M." FOR A CORNER OF A CALLED 0.058 ACRE TRACT OF LAND CONVEYED TO THE CITY OF SAN MARCOS, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 10004910 O.P.R.H.C.T.;

**THENCE** NORTH 73° 11' 27" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 0.058 ACRE TRACT, A DISTANCE OF 91.89 FEET TO A 1/2-INCH IRON ROD FOUND;

**THENCE** NORTH 43° 22' 13" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 0.058 ACRE TRACT, A DISTANCE OF 16.05 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE;

**THENCE** SOUTH 46° 05' 00" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE, A DISTANCE OF 528.38 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716" FOR A POINT OF CURVATURE TO THE LEFT;

**THENCE** ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,728.00 FEET, AN ARC LENGTH OF 506.92 FEET, A DELTA ANGLE OF 16°48'29", AND A CHORD BEARING SOUTH 54° 29' 15" EAST A DISTANCE OF 505.11 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716", SAME BEING THE COMMON CORNER OF SAID 40.72 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT;

**THENCE** SOUTH 44° 06' 36" WEST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 409.20 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 100.6 OF AN ACRE (4,381,292 SQUARE FEET) OF LAND, MORE OR LESS.

CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TX

MAY 5, 2025  
S001-A634-0401: MCCARTY LANE  
PAGE 4 OF 6

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE  
HEREON DESCRIBED TRACT.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE,  
NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID  
VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017. ALL  
DISTANCE UNITS ARE U.S. SURVEY FEET.

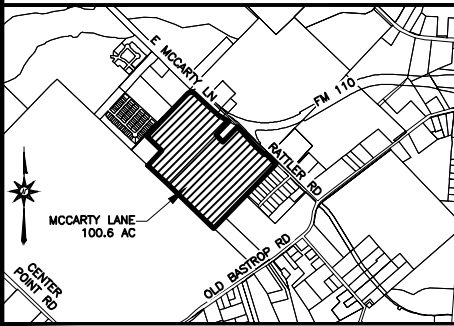


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Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617  
LJA Surveying, Inc.  
9830 Colonnade Blvd., Suite 300  
San Antonio, TX 78230  
(512) 439-4700  
TBPLS No. 10194382

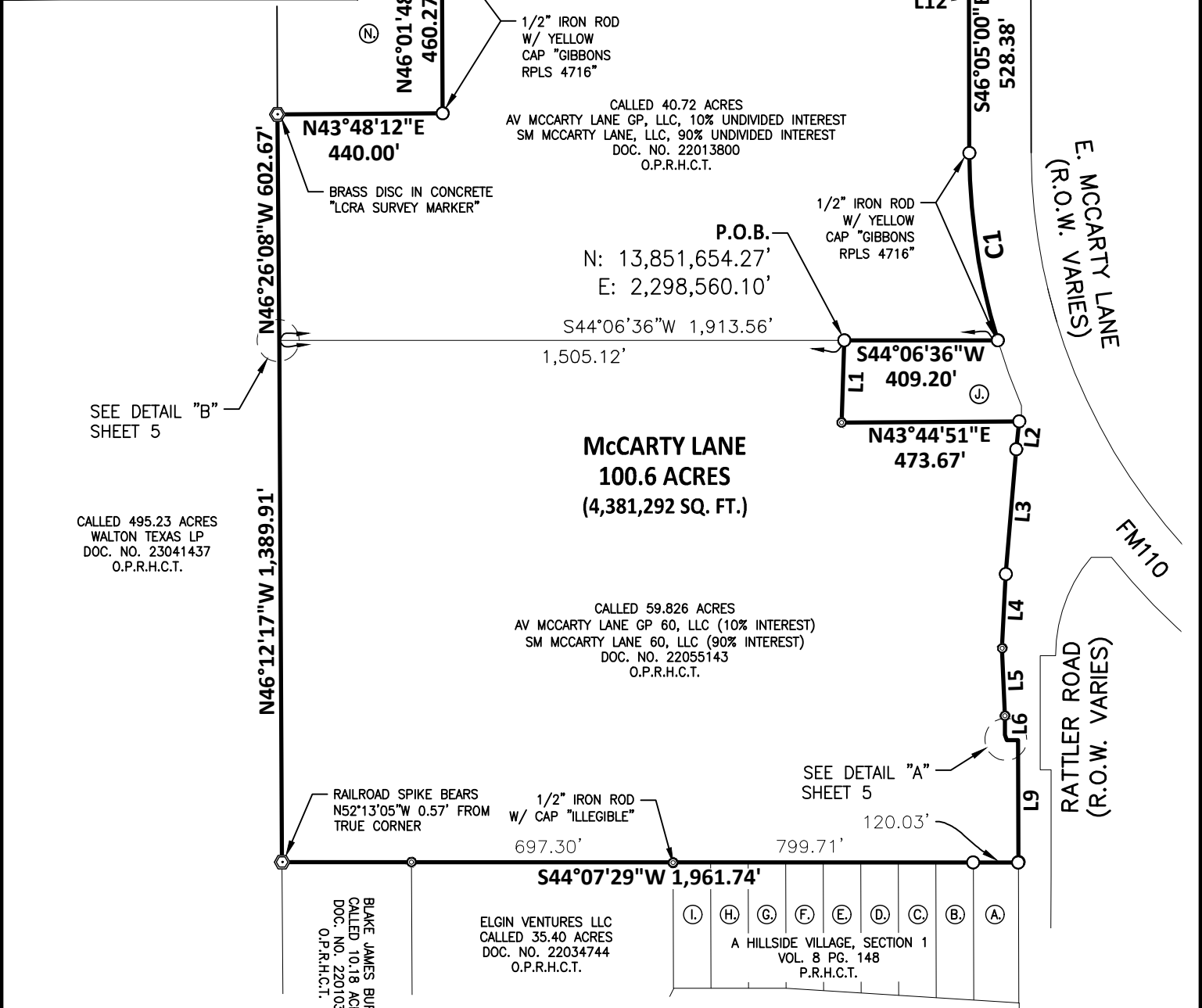
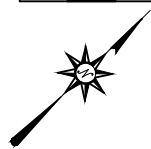
May 5, 2025

VICINITY MAP  
(NOT TO SCALE)



CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

0' 200' 400'



NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
2. SEE SHEET 5 FOR LINE AND CURVE TABLES, OWNERSHIP LIST AND DETAIL SKETCHES.

PAGE 5  
OF 6

DATE: 5/5/2025  
DRWN BY: BC  
CHKD BY: GA  
PROJ NO: S001-A634-0401

MCCARTY LANE 100 AC  
100.6 ACRES (4,381,292 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

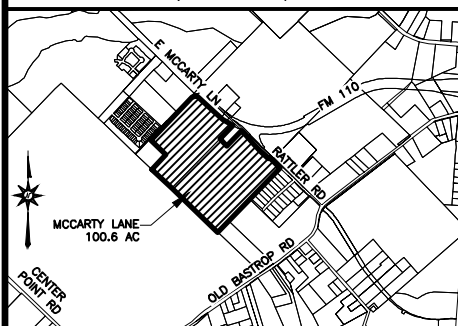


**SURVEYING, INC.**

9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230

Phone 210-503-2700  
TBPELS Firm No. 10194382

# VICINITY MAP (NOT TO SCALE)



## NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
2. SEE SHEET 4 FOR PARCEL PLAT.

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S44° 02' 38"E	218.85'
L2	S39° 30' 53"E	75.02'
L3	S41° 07' 12"E	333.57'
L4	S43° 04' 18"E	197.79'
L5	S48° 21' 38"E	180.14'
L6	S45° 24' 15"E	50.30'
L7	S66° 42' 56"E	15.35'
L8	N44° 05' 05"E	29.64'
L9	S46° 04' 01"E	325.53'
L10	N44° 06' 36"E	0.75'
L11	N73° 11' 27"E	91.89'
L12	N43° 22' 13"E	16.05'

## CURVE TABLE

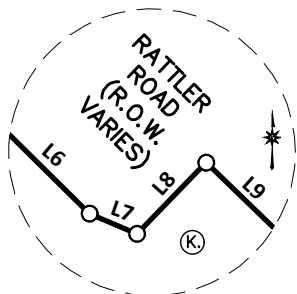
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,728.00	506.92'	16°48'29"	S54° 29' 15"E	505.11'

## OWNERSHIP LIST

- (A) = ROSSANA Y. PINILLA MURAD LOT 1 DOC. NO. 13006494 O.P.R.H.C.TX.
- (B) = LUGO MARCOS LOT 2 DOC. NO. 22004596 O.P.R.H.C.TX.
- (C) = ALBERTO & IRENE CHAVEZ LOT 3 DOC. NO. 06012844 O.P.R.H.C.TX.
- (D) = NANCY G. & JOHN M. VILLANUEVA LOT 4 DOC. NO. 80014649 O.P.R.H.C.TX.
- (E) = AUDELINO B. ANGEL & BLANCA E. HERNANDEZ LOT 5 DOC. NO. 15032567 O.P.R.H.C.TX.
- (K) = CALLED 59.826 ACRES AV MCCARTY LANE GP 60, LLC (10% INTEREST) SM MCCARTY LANE 60, LLC (90% INTEREST) DOC. NO. 22055143 O.P.R.H.C.TX.
- (M) = CALLED 0.058 ACRES CITY OF SAN MARCOS DOC. NO. 10004910 O.P.R.H.C.TX.
- (O) = CALLED 40.72 ACRES AV MCCARTY LANE GP, LLC, 10% UNDIVIDED INTEREST SM MCCARTY LANE, LLC, 90% UNDIVIDED INTEREST DOC. NO. 22013800 O.P.R.H.C.TX.
- (F) = MARK P. & BARBARA A. MAYHEW LOT 6 DOC. NO. 90001674 O.P.R.H.C.TX.
- (G) = RAMON & RUTH MATA LOT 7 DOC. NO. 03011481 O.P.R.H.C.TX.
- (H) = ANNA NGO LOT 8 DOC. NO. 13033354 O.P.R.H.C.TX.
- (I) = ISAAC MARTINEZ LOT 9 DOC. NO. 18019602 O.P.R.H.C.TX.
- (J) = JULIAN P. PEREZ & MARTINA C. PEREZ REMAINDER OF CALLED 63.000 ACRES VOL. 359 PG. 282 O.P.R.H.C.TX.
- (L) = ELGIN VENTURES LLC CALLED 35.40 ACRES DOC. NO. 22034744 O.P.R.H.C.TX.
- (N) = CALLED 6.11 ACRES LCRA TRANSMISSION SERVICES CORPORATION VOL. 247 PG. 378 O.P.R.H.C.TX.
- (P) = CALLED 495.23 ACRES WALTON TEXAS LP DOC. NO. 23041437 O.P.R.H.C.TX.

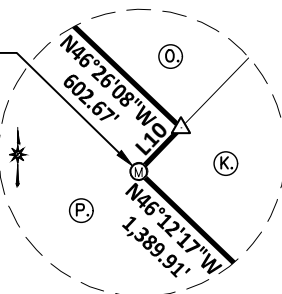
## LEGEND

- 1/2" IRON ROD FOUND W/ YELLOW CAP "BYRN SURVEYING"
- ⊙ 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ RAILROAD SPIKE FOUND
- Ⓜ MAG NAIL FOUND
- △ CALCULATED POINT
- BOUNDARY LINE
- ADJOINER LINE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- ⓧ LAND HOOK (SAME OWNERSHIP)
- OWNERSHIP LIST (SHEET 5)



DETAIL "A"  
(NOT TO SCALE)

MAG NAIL FOUND IN 6" WOOD FENCE POST



DETAIL "B"  
(NOT TO SCALE)

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



Gordon N. Anderson

Date: May 5, 2025

Registered Professional Land Surveyor No. 6617

PAGE 6  
OF 6

DATE:	5/5/2025
DRWN BY:	BC
CHKD BY:	GA
PROJ NO.	S001-A634-0401

MCCARTY LANE 100 AC EXHIBIT  
100.6 ACRES (4,381,292 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS



**SURVEYING, INC.**

9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230

Phone 210-503-2700  
TBPELS Firm No. 10194382

**FIELD NOTE DESCRIPTION  
MCCARTY INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQUARE FEET)**

**BEING** 6.304 ACRE (274,612 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, BEING IN HAYS COUNTY, TEXAS, BEING ALL OUT OF A CALLED 59.826 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP, LLP (10% INTEREST) AND SM MCCARTY LANE, LLC (90% INTEREST) DESCRIBED AND RECORDED IN DOCUMENT NUMBER (DOC. NO.) 22055143 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 6.304 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" FOR A NORTH CORNER OF SAID 59.826 ACRE TRACT, SAME BEING WEST CORNER OF THE REMAINDER OF CALLED 63.000 ACRE TRACT OF LAND CONVEYED TO JULIAN P. PEREZ & MARTINA C. PEREZ DESCRIBED AND RECORDED IN VOLUME 359 AND PAGE 282 O.P.R.H.C.T., AND BEING ON THE SOUTHEAST LINE OF A CALLED 40.72 ACRE TRACT CONVEYED AV MCCARTY LANE GP, LLC 10% UNDIVIDED INTEREST AND SM MCCARTY LANE, LLC 90% UNDIVIDED INTEREST DESCRIBED AND RECORDED IN DOC. NO. 22013800 O.P.R.H.C.T.;

**THENCE** SOUTH 44° 06' 36" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 40.72 ACRE TRACT, A DISTANCE OF 718.43 FEET TO A POINT FROM WHICH A MAGNAIL FOUND IN A 0.5' DIAMETER WOOD POST BEARS SOUTH 44° 06' 36" WEST, A DISTANCE OF 786.68 FEET FOR A COMMON CORNER OF SAID 59.826 ACRE TRACT AND A CALLED 495.23 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS LP DESCRIBED AND RECORDED IN DOC. NO. 23041437 O.P.R.H.C.TX.;

**THENCE** SOUTH 46° 11' 29" EAST, OVER AND ACROSS SAID 59.826 ACRE TRACT, A DISTANCE OF 342.79 FEET TO A POINT OF CURVATURE TO THE RIGHT FOR THE **POINT OF BEGINNING**, HAVING SURFACE COORDINATE VALUES OF NORTH: 13,850,901.14' AND EAST: 2,298,307.42';

**THENCE** OVER AND ACROSS SAID 59.826 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCE:

1. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.85 FEET, A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 89° 59' 59", AND A CHORD BEARING NORTH 01° 11' 29" WEST A DISTANCE OF 7.07 FEET TO A POINT TANGENCY;
2. NORTH 43° 48' 30" EAST A DISTANCE OF 518.46 FEET TO A POINT OF CURVATURE TO THE RIGHT;
3. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.85 FEET, A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD BEARING NORTH 88° 48' 30" EAST A DISTANCE OF 7.07 FEET TO A POINT OF TANGENCY;
4. SOUTH 46° 11' 30" EAST A DISTANCE OF 12.09 FEET TO A POINT OF CURVATURE TO THE LEFT;
5. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 248.98 FEET, A RADIUS OF 283.00 FEET, A DELTA ANGLE OF 50° 24' 29", AND A CHORD BEARING SOUTH 71° 23' 44" EAST A DISTANCE OF 241.03 FEET TO A POINT OF TANGENCY;

6. SOUTH  $06^{\circ} 50' 06''$  WEST A DISTANCE OF 68.90 FEET TO A NON-TANGENT POINT OF A CURVE TO THE RIGHT;
7. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 453.17 FEET, A RADIUS OF 265.03 FEET, A DELTA ANGLE OF  $97^{\circ} 58' 02''$ , AND A CHORD BEARING SOUTH  $07^{\circ} 23' 48''$  WEST A DISTANCE OF 399.95 FEET TO A NON-TANGENT POINT;
8. SOUTH  $09^{\circ} 36' 52''$  WEST A DISTANCE OF 68.35 FEET TO A POINT NON-TANGENT OF A CURVE TO THE LEFT;
9. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 54.51 FEET, A RADIUS OF 283.00 FEET, A DELTA ANGLE OF  $11^{\circ} 02' 10''$ , AND A CHORD BEARING NORTH  $85^{\circ} 20' 30''$  WEST A DISTANCE OF 54.43 FEET TO A POINT OF TANGENCY;
10. SOUTH  $89^{\circ} 08' 25''$  WEST, DISTANCE OF 159.27 FEET TO A POINT OF CURVATURE TO THE RIGHT;
11. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 169.18 FEET, A RADIUS OF 217.00 FEET, A DELTA ANGLE OF  $44^{\circ} 40' 06''$ , AND A CHORD BEARING NORTH  $68^{\circ} 31' 32''$  WEST A DISTANCE OF 164.92 FEET TO A POINT OF TANGENCY;
12. NORTH  $46^{\circ} 11' 29''$  WEST A DISTANCE OF 251.23 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 6.304 OF AN ACRE (274,612 SQUARE FEET) OF LAND.

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE  
HEREON DESCRIBED TRACT.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE,  
NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID  
VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017. ALL  
DISTANCE UNITS ARE U.S. SURVEY FEET.

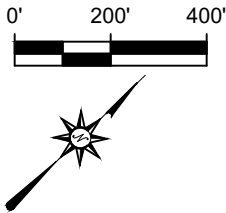


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Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617  
LJA Surveying, Inc.  
1100 NE Interstate 410, Loop Suite 850  
San Antonio, TX 78209  
(512) 439-4700  
TBPLS No. 10194382

May 5, 2025

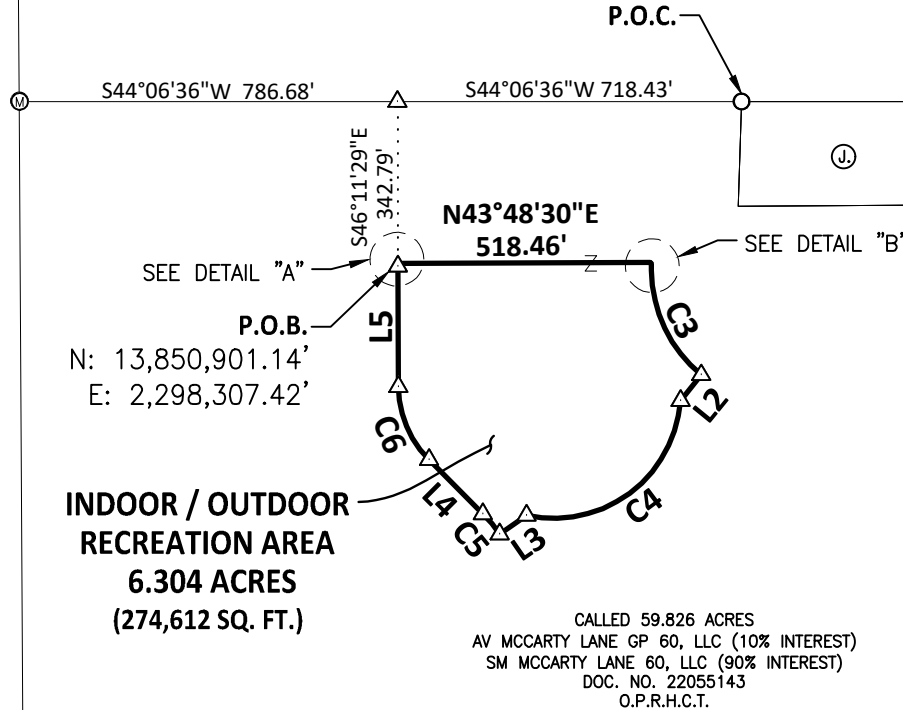
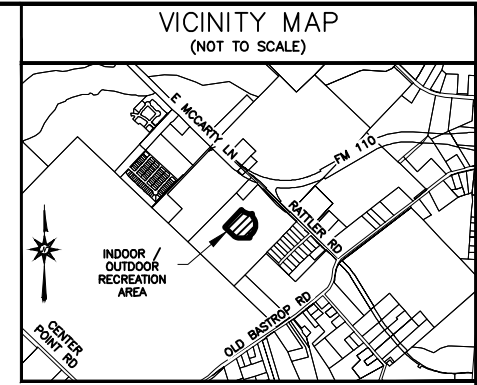




CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

CALLED 40.72 ACRES  
AV MCCARTY LANE GP, LLC, 10% UNDIVIDED INTEREST  
SM MCCARTY LANE, LLC, 90% UNDIVIDED INTEREST  
DOC. NO. 22013800  
O.P.R.H.C.T.

E. MCCARTY LANE  
(R.O.W. VARIES)



CALLED 495.23 ACRES  
WALTON TEXAS LP  
DOC. NO. 23041437  
O.P.R.H.C.T.

**INDOOR / OUTDOOR  
RECREATION AREA  
6.304 ACRES  
(274,612 SQ. FT.)**

CALLED 59.826 ACRES  
AV MCCARTY LANE GP 60, LLC (10% INTEREST)  
SM MCCARTY LANE 60, LLC (90% INTEREST)  
DOC. NO. 22055143  
O.P.R.H.C.T.

BLAKE JAMES BURNS  
CALLED 10.18 ACRES  
DOC. NO. 22010306  
O.P.R.H.C.T.

ELGIN VENTURES LLC  
CALLED 35.40 ACRES  
DOC. NO. 22034744  
O.P.R.H.C.T.

(I) (H) (G) (F) (E) (D) (C) (B) (A)  
A HILLSIDE VILLAGE, SECTION 1  
VOL. 8 PG. 148  
P.R.H.C.T.

RATTLER ROAD  
(R.O.W. VARIES)

## LEGEND

- 1/2" IRON ROD FOUND W/ YELLOW CAP "BYRN SURVEYING"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- Ⓜ MAG NAIL FOUND
- △ CALCULATED POINT
- BOUNDARY LINE
- ADJOINER LINE
- ..... TIE LINE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- Z LAND HOOK (SAME OWNERSHIP)
- (X) OWNERSHIP LIST (SHEET 4)

## NOTE :

- ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
- SEE SHEET 4 FOR OWNERSHIP LIST, LINE AND CURVE TABLES.

PAGE 4  
OF 5

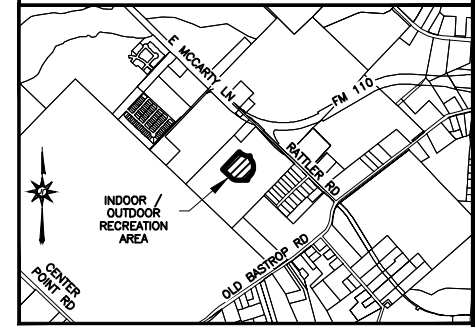
DATE: 5/5/2025  
DRWN BY: BC  
CHKD BY: GA  
PROJ NO. S001-A634-0401

**MCCARTY LANE  
INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQ.FT.)**  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**  
9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230  
Phone 210-503-2700  
TBPELS Firm No. 10194382

## OWNERSHIP LIST

- (A) = ROSSANA Y. PINILLA MURAD  
LOT 1  
DOC. NO. 13006494  
O.P.R.H.C.TX.
- (B) = LUGO MARCOS  
LOT 2  
DOC. NO. 22004596  
O.P.R.H.C.TX.
- (C) = ALBERTO & IRENE CHAVEZ  
LOT 3  
DOC. NO. 06012844  
O.P.R.H.C.TX.
- (D) = NANCY G. & JOHN M. VILLANUEVA  
LOT 4  
DOC. NO. 80014649  
O.P.R.H.C.TX.
- (E) = AUDELINO B. ANGEL & BLANCA E. HERNANDEZ  
LOT 5  
DOC. NO. 15032567  
O.P.R.H.C.TX.
- (K) = CALLED 59.826 ACRES  
AV MCCARTY LANE GP 60, LLC (10% INTEREST)  
SM MCCARTY LANE 60, LLC (90% INTEREST)  
DOC. NO. 22055143  
O.P.R.H.C.TX.
- (F) = MARK P. & BARBARA A. MAYHEW  
LOT 6  
DOC. NO. 90001674  
O.P.R.H.C.TX.
- (G) = RAMON & RUTH MATA  
LOT 7  
DOC. NO. 03011481  
O.P.R.H.C.TX.
- (H) = ANNA NGO  
LOT 8  
DOC. NO. 13033354  
O.P.R.H.C.TX.
- (I) = ISAAC MARTINEZ  
LOT 9  
DOC. NO. 18019602  
O.P.R.H.C.TX.
- (J) = JULIAN P. PEREZ & MARTINA C. PEREZ  
REMAINDER OF  
CALLED 63.000 ACRES  
VOL. 359 PG. 282  
O.P.R.H.C.TX.
- (L) = ELGIN VENTURES LLC  
CALLED 35.40 ACRES  
DOC. NO. 22034744  
O.P.R.H.C.TX.

VICINITY MAP  
(NOT TO SCALE)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46° 11' 30"E	12.09'
L2	S6° 50' 06"E	68.90'
L3	S9° 36' 52"W	68.35'
L4	S89° 08' 25"W	159.27'
L5	N46° 11' 29"W	251.23'

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	5.00	7.85'	89°59'59"	N01° 11' 29"W	7.07'
C2	5.00	7.85'	90°00'00"	N88° 48' 30"E	7.07'
C3	283.00	248.98'	50°24'29"	S71° 23' 44"E	241.03'
C4	265.03	453.17'	97°58'02"	S07° 23' 48"W	399.95'
C5	283.00	54.51'	11°02'10"	N85° 20' 30"W	54.43'
C6	217.00	169.18'	44°40'06"	N68° 31' 32"W	164.92'

P.O.B.

N: 13,850,901.14'  
E: 2,298,307.42'

DETAIL "A"  
(NOT TO SCALE)

DETAIL "B"  
(NOT TO SCALE)

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617

Date: May 5, 2025

## NOTE :

- ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
- SEE SHEET 3 FOR PARCEL PLAT.

PAGE 5  
OF 5

DATE:	5/5/2025
DRWN BY:	BC
CHKD BY:	GA
PROJ NO.	S001-A634-0401

McCARTY LANE  
INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**

9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230

Phone 210-503-2700  
TBPELS Firm No. 10194382



METCALFE WOLFF  
STUART & WILLIAMS, LLP

Hunter V. Jackson

August 14, 2025

**Via USPS, CMRRR#9589071052700424832925**

SM McCarty Lane 60, LLC  
Attn: Shravan Parsi  
1801 Lavaca Street, Suite 116  
Austin, TX 78701

Dear Landowner:

The City of San Marcos (the “**City**”) is considering the creation of the District Public Improvement District (“**District**”). The boundaries of the District are depicted in the public notice published in the San Marcos Record, the form of which is shown in **Exhibit A**, attached hereto. According to the Hays Central Appraisal District records, you own property located within the proposed District. If you are not sure whether your property is located in the proposed District or you believe that you have received this notice in error, please contact the City at 512-393-8090.

This letter serves to notify you, in accordance with Texas Local Government Code §372.009(d), that the City Council of the City (the “**City Council**”) will hold a public hearing beginning at 6:00 p.m. on September 2, 2025, at San Marcos City Hall, Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666, to consider the creation of the District. The meeting may also be viewed electronically. Please visit [www.sanmarcostx.gov](http://www.sanmarcostx.gov) for more detailed instructions on how to live-stream the meeting.

A copy of the petition for the creation of the District is available for public review at the office of the City Clerk, 630 E. Hopkins, San Marcos, Texas 78666.

Sincerely,

Hunter V. Jackson  
Metcalf Wolff Stuart & Williams, LLP

Enc. – Exhibit A – Notice of Public Hearing

## **EXHIBIT A**

[See attached]

**FIELD NOTE DESCRIPTION**  
**McCARTY LANE 100 AC**  
**100.6 ACRES (4,381,292 SQUARE FEET)**

**BEING** 100.6 ACRES (4,381,292 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, BEING IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 40.72 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP, LLC (10% INTEREST) AND SM MCCARTY LANE, LLC (90% INTEREST) DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22013800 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), AND A CALLED 59.826 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP 60, LLC (10% INTEREST) AND SM MCCARTY LANE 60, LLC (90% INTEREST), DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22055143 O.P.R.H.C.T., SAID 100.6 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" FOR A NORTH CORNER OF SAID 59.826 ACRE TRACT, SAME BEING THE WEST CORNER OF A REMAINDER OF CALLED 63.00 ACRE TRACT OF LAND CONVEYED TO JULIAN P. PEREZ & MARTINA C. PEREZ DESCRIBED AND RECORDED IN VOLUME 359 AND PAGE 282 O.P.R.H.C.T., AND BEING ON THE SOUTHEAST LINE OF SAID 40.72 ACRE TRACT, HAVING SURFACE COORDINATE VALUES OF NORTH : 13,851,654.27' AND EAST 2,298,560.10';

**THENCE** SOUTH 44° 02' 38" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 218.85 FEET TO A 1/2-INCH IRON ROD;

**THENCE** NORTH 43° 44' 51" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 473.67 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" IN THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF EAST MCCARTY LANE, A VARIABLE WIDTH R.O.W., SAME BEING A COMMON CORNER OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT;

**THENCE** ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 39° 30' 53" EAST A DISTANCE OF 75.02 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
2. SOUTH 41° 07' 12" EAST A DISTANCE OF 333.57 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
3. SOUTH 43° 04' 18" EAST A DISTANCE OF 197.79 FEET TO A 1/2-INCH IRON ROD FOUND;
4. SOUTH 48° 21' 38" EAST A DISTANCE OF 180.14 FEET TO A 1/2-INCH IRON ROD FOUND;
5. SOUTH 45° 24' 15" EAST A DISTANCE OF 50.30 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
6. SOUTH 66° 42' 56" EAST A DISTANCE OF 15.35 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";

7. NORTH 44° 05' 05" EAST A DISTANCE OF 29.64 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
8. SOUTH 46° 04' 01" EAST A DISTANCE OF 325.53 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY" FOR A COMMON CORNER OF SAID 59.826 ACRE TRACT AND A TRACT OF LAND CONVEYED TO ROSSANA Y. PINILLA MURAD DESCRIBED AND RECORDED IN DOCUMENT NUMBER 13006494 O.P.R.H.C.T., SAME BEING LOT 1, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, DESCRIBED AND RECORDED IN VOLUME 8, PAGE 148 OF THE PLAT RECORDS OF HAYS COUNTY TEXAS (P.R.H.C.T.);

**THENCE** SOUTH 44° 07' 29" WEST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT, AT 120.03 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY" FOR A CORNER OF SAID LOT 1, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, AT 919.74 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH AN ILLEGIBLE CAP FOR THE A CORNER OF A TRACT OF LAND CONVEYED TO ISAAC MARTINEZ, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 18019602 O.P.R.H.C.T., SAME BEING LOT 9, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, SAME BEING A CORNER OF A CALLED 35.40 ACRE TRACT OF LAND CONVEYED TO ELGIN VENTURES, LLC DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22034744 O.P.R.H.C.T., AT 1,617.04' PASSING A 1/2-INCH IRON ROD FOUND FOR A CORNER OF SAID 35.40 ACRE TRACT, SAME BEING A CORNER OF A CALLED 10.18 ACRE TRACT OF LAND CONVEYED TO BLAKE JAMES BURNS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22010306 O.P.R.H.C.TX., FOR A TOTAL DISTANCE OF 1,961.74' TO A COMMON CORNER OF SAID 59.826 ACRE TRACT AND SAID 10.18 ACRE TRACT, BEING ON THE NORTHEAST LINE OF A CALLED 495.23 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS LP DESCRIBED AND RECORDED IN DOCUMENT NUMBER 23041437 O.P.R.H.C.T., FROM WHICH A RAILROAD SPIKE BEARS NORTH 52° 13' 05" WEST A DISTANCE OF 0.57 FEET;

**THENCE** NORTH 46° 12' 17" WEST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 1,389.91 FEET TO A MAGNAIL FOUND IN A 0.5' DIAMETER WOOD POST;

**THENCE** NORTH 44° 06' 36" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 0.75 FEET TO A POINT FOR THE COMMON CORNER OF SAID 59.826 ACRE TRACT, SAID 495.23 ACRE TRACT AND SAID 40.72 ACRE TRACT;

**THENCE** NORTH 46° 26' 08" WEST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 602.67 FEET TO A BRASS DISK SET IN CONCRETE STAMPED "L.C.R.A. SURVEY" FOR A CORNER OF A CALLED 6.11 ACRE TRACT OF LAND CONVEYED TO LCRA TRANSMISSION SERVICES CORPORATION, DESCRIBED AND RECORDED IN VOLUME 247 AND PAGE 378 O.P.R.H.C.T.;

**THENCE** ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 6.11 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 43° 48' 12" EAST A DISTANCE OF 440.00 FEET TO 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716";
2. NORTH 46° 01' 48" WEST A DISTANCE OF 460.27 FEET TO 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716";

3. NORTH 43° 48' 12" EAST A DISTANCE OF 1,306.80 FEET TO A 1/2-INCH IRON ROD FOUND WITH ALUMINUM CAP STAMPED "M.W.M." FOR A CORNER OF A CALLED 0.058 ACRE TRACT OF LAND CONVEYED TO THE CITY OF SAN MARCOS, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 10004910 O.P.R.H.C.T.;

**THENCE** NORTH 73° 11' 27" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 0.058 ACRE TRACT, A DISTANCE OF 91.89 FEET TO A 1/2-INCH IRON ROD FOUND;

**THENCE** NORTH 43° 22' 13" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 0.058 ACRE TRACT, A DISTANCE OF 16.05 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE;

**THENCE** SOUTH 46° 05' 00" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE, A DISTANCE OF 528.38 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716" FOR A POINT OF CURVATURE TO THE LEFT;

**THENCE** ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,728.00 FEET, AN ARC LENGTH OF 506.92 FEET, A DELTA ANGLE OF 16°48'29", AND A CHORD BEARING SOUTH 54° 29' 15" EAST A DISTANCE OF 505.11 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716", SAME BEING THE COMMON CORNER OF SAID 40.72 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT;

**THENCE** SOUTH 44° 06' 36" WEST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 409.20 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 100.6 OF AN ACRE (4,381,292 SQUARE FEET) OF LAND, MORE OR LESS.

CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TX

MAY 5, 2025  
S001-A634-0401: MCCARTY LANE  
PAGE 4 OF 6

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE  
HEREON DESCRIBED TRACT.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE,  
NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID  
VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017. ALL  
DISTANCE UNITS ARE U.S. SURVEY FEET.



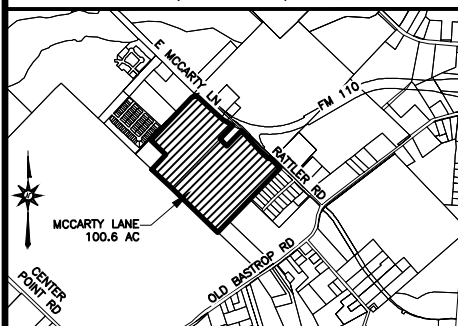
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Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617  
LJA Surveying, Inc.  
9830 Colonnade Blvd., Suite 300  
San Antonio, TX 78230  
(512) 439-4700  
TBPLS No. 10194382

May 5, 2025

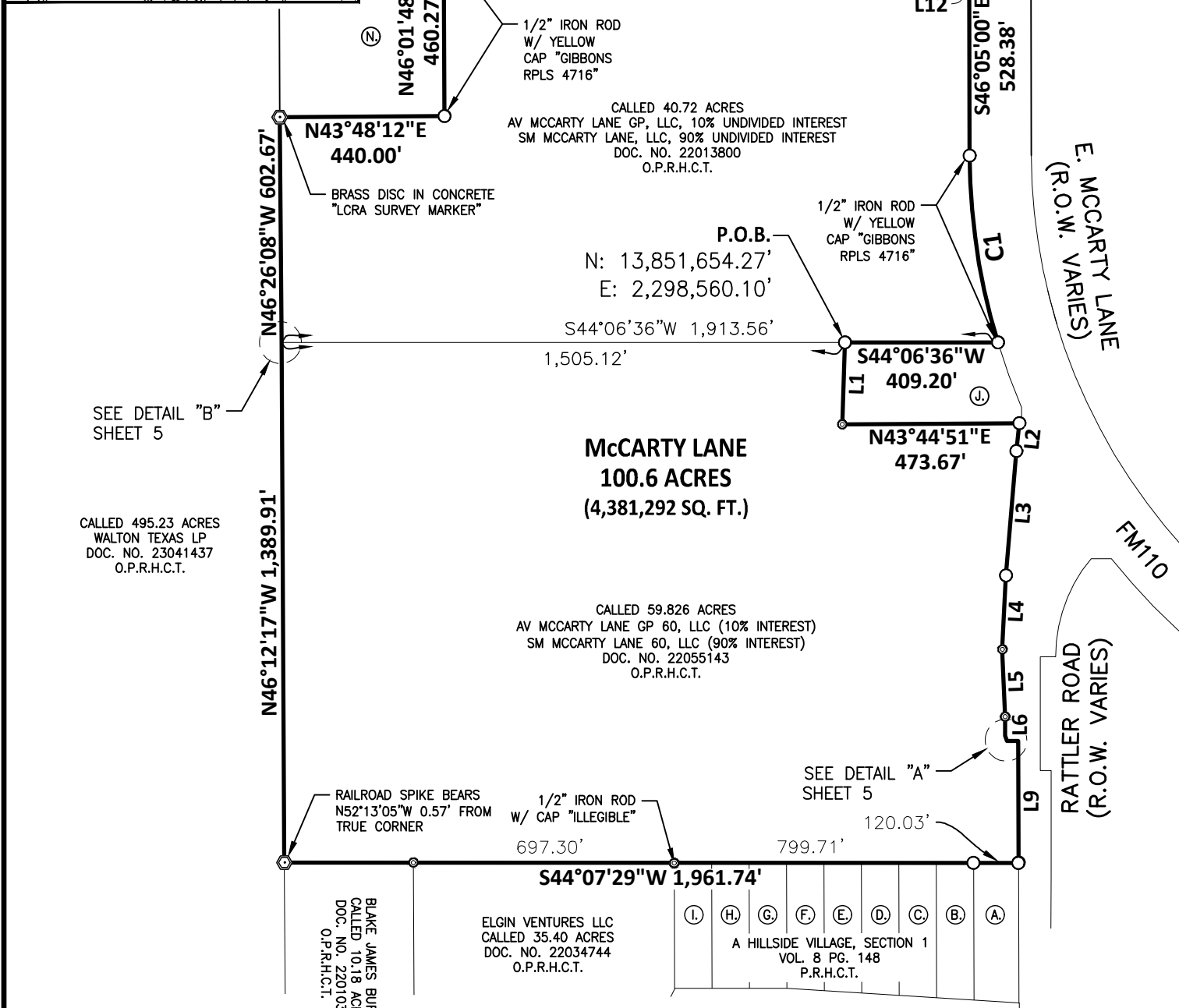
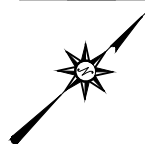


VICINITY MAP  
(NOT TO SCALE)



CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

0' 200' 400'



NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
2. SEE SHEET 5 FOR LINE AND CURVE TABLES, OWNERSHIP LIST AND DETAIL SKETCHES.

PAGE 5  
OF 6

DATE: 5/5/2025  
DRWN BY: BC  
CHKD BY: GA  
PROJ NO: S001-A634-0401

MCCARTY LANE 100 AC  
100.6 ACRES (4,381,292 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS



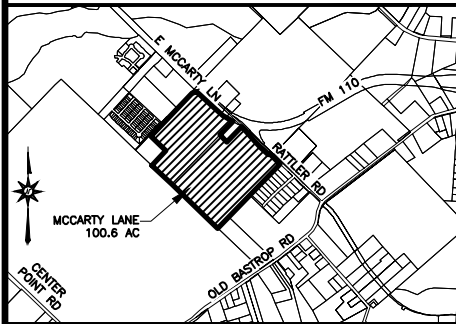
**SURVEYING, INC.**

9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230

Phone 210-503-2700

TBPELS Firm No. 10194382

# VICINITY MAP (NOT TO SCALE)



## NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
2. SEE SHEET 4 FOR PARCEL PLAT.

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S44° 02' 38"E	218.85'
L2	S39° 30' 53"E	75.02'
L3	S41° 07' 12"E	333.57'
L4	S43° 04' 18"E	197.79'
L5	S48° 21' 38"E	180.14'
L6	S45° 24' 15"E	50.30'
L7	S66° 42' 56"E	15.35'
L8	N44° 05' 05"E	29.64'
L9	S46° 04' 01"E	325.53'
L10	N44° 06' 36"E	0.75'
L11	N73° 11' 27"E	91.89'
L12	N43° 22' 13"E	16.05'

## CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,728.00	506.92'	16°48'29"	S54° 29' 15"E	505.11'

## OWNERSHIP LIST

- (A) = ROSSANA Y. PINILLA MURAD LOT 1 DOC. NO. 13006494 O.P.R.H.C.TX.
- (B) = LUGO MARCOS LOT 2 DOC. NO. 22004596 O.P.R.H.C.TX.
- (C) = ALBERTO & IRENE CHAVEZ LOT 3 DOC. NO. 06012844 O.P.R.H.C.TX.
- (D) = NANCY G. & JOHN M. VILLANUEVA LOT 4 DOC. NO. 80014649 O.P.R.H.C.TX.
- (E) = AUDELINO B. ANGEL & BLANCA E. HERNANDEZ LOT 5 DOC. NO. 15032567 O.P.R.H.C.TX.
- (K) = CALLED 59.826 ACRES AV MCCARTY LANE GP 60, LLC (10% INTEREST) SM MCCARTY LANE 60, LLC (90% INTEREST) DOC. NO. 22055143 O.P.R.H.C.TX.
- (M) = CALLED 0.058 ACRES CITY OF SAN MARCOS DOC. NO. 10004910 O.P.R.H.C.TX.
- (O) = CALLED 40.72 ACRES AV MCCARTY LANE GP, LLC, 10% UNDIVIDED INTEREST SM MCCARTY LANE, LLC, 90% UNDIVIDED INTEREST DOC. NO. 22013800 O.P.R.H.C.TX.
- (F) = MARK P. & BARBARA A. MAYHEW LOT 6 DOC. NO. 90001674 O.P.R.H.C.TX.
- (G) = RAMON & RUTH MATA LOT 7 DOC. NO. 03011481 O.P.R.H.C.TX.
- (H) = ANNA NGO LOT 8 DOC. NO. 13033354 O.P.R.H.C.TX.
- (I) = ISAAC MARTINEZ LOT 9 DOC. NO. 18019602 O.P.R.H.C.TX.
- (J) = JULIAN P. PEREZ & MARTINA C. PEREZ REMAINDER OF CALLED 63.000 ACRES VOL. 359 PG. 282 O.P.R.H.C.TX.
- (L) = ELGIN VENTURES LLC CALLED 35.40 ACRES DOC. NO. 22034744 O.P.R.H.C.TX.
- (N) = CALLED 6.11 ACRES LCRA TRANSMISSION SERVICES CORPORATION VOL. 247 PG. 378 O.P.R.H.C.TX.
- (P) = CALLED 495.23 ACRES WALTON TEXAS LP DOC. NO. 23041437 O.P.R.H.C.TX.

## LEGEND

- 1/2" IRON ROD FOUND W/ YELLOW CAP "BYRN SURVEYING"
- ⊙ 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ RAILROAD SPIKE FOUND
- Ⓜ MAG NAIL FOUND
- △ CALCULATED POINT

— BOUNDARY LINE  
— ADJOINER LINE

O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS  
HAYS COUNTY TEXAS

P.R.H.C.T. PLAT RECORDS  
HAYS COUNTY TEXAS

DOC. NO. DOCUMENT NUMBER

VOL. / PG. VOLUME / PAGE

P.O.B. POINT OF BEGINNING

R.O.W. RIGHT-OF-WAY

ⓧ LAND HOOK (SAME OWNERSHIP)

OWNERSHIP LIST (SHEET 5)

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617

Date: May 5, 2025

PAGE 6  
OF 6

DATE: 5/5/2025  
DRWN BY: BC  
CHKD BY: GA  
PROJ NO. S001-A634-0401

MCCARTY LANE 100 AC EXHIBIT  
100.6 ACRES (4,381,292 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**  
9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230  
Phone 210-503-2700  
TBPELS Firm No. 10194382

**FIELD NOTE DESCRIPTION  
MCCARTY INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQUARE FEET)**

**BEING** 6.304 ACRE (274,612 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, BEING IN HAYS COUNTY, TEXAS, BEING ALL OUT OF A CALLED 59.826 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP, LLP (10% INTEREST) AND SM MCCARTY LANE, LLC (90% INTEREST) DESCRIBED AND RECORDED IN DOCUMENT NUMBER (DOC. NO.) 22055143 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 6.304 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" FOR A NORTH CORNER OF SAID 59.826 ACRE TRACT, SAME BEING WEST CORNER OF THE REMAINDER OF CALLED 63.000 ACRE TRACT OF LAND CONVEYED TO JULIAN P. PEREZ & MARTINA C. PEREZ DESCRIBED AND RECORDED IN VOLUME 359 AND PAGE 282 O.P.R.H.C.T., AND BEING ON THE SOUTHEAST LINE OF A CALLED 40.72 ACRE TRACT CONVEYED AV MCCARTY LANE GP, LLC 10% UNDIVIDED INTEREST AND SM MCCARTY LANE, LLC 90% UNDIVIDED INTEREST DESCRIBED AND RECORDED IN DOC. NO. 22013800 O.P.R.H.C.T.;

**THENCE** SOUTH 44° 06' 36" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 40.72 ACRE TRACT, A DISTANCE OF 718.43 FEET TO A POINT FROM WHICH A MAGNAIL FOUND IN A 0.5' DIAMETER WOOD POST BEARS SOUTH 44° 06' 36" WEST, A DISTANCE OF 786.68 FEET FOR A COMMON CORNER OF SAID 59.826 ACRE TRACT AND A CALLED 495.23 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS LP DESCRIBED AND RECORDED IN DOC. NO. 23041437 O.P.R.H.C.TX.;

**THENCE** SOUTH 46° 11' 29" EAST, OVER AND ACROSS SAID 59.826 ACRE TRACT, A DISTANCE OF 342.79 FEET TO A POINT OF CURVATURE TO THE RIGHT FOR THE **POINT OF BEGINNING**, HAVING SURFACE COORDINATE VALUES OF NORTH: 13,850,901.14' AND EAST: 2,298,307.42';

**THENCE** OVER AND ACROSS SAID 59.826 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCE:

1. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.85 FEET, A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 89° 59' 59", AND A CHORD BEARING NORTH 01° 11' 29" WEST A DISTANCE OF 7.07 FEET TO A POINT TANGENCY;
2. NORTH 43° 48' 30" EAST A DISTANCE OF 518.46 FEET TO A POINT OF CURVATURE TO THE RIGHT;
3. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.85 FEET, A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD BEARING NORTH 88° 48' 30" EAST A DISTANCE OF 7.07 FEET TO A POINT OF TANGENCY;
4. SOUTH 46° 11' 30" EAST A DISTANCE OF 12.09 FEET TO A POINT OF CURVATURE TO THE LEFT;
5. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 248.98 FEET, A RADIUS OF 283.00 FEET, A DELTA ANGLE OF 50° 24' 29", AND A CHORD BEARING SOUTH 71° 23' 44" EAST A DISTANCE OF 241.03 FEET TO A POINT OF TANGENCY;

6. SOUTH  $06^{\circ} 50' 06''$  WEST A DISTANCE OF 68.90 FEET TO A NON-TANGENT POINT OF A CURVE TO THE RIGHT;
7. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 453.17 FEET, A RADIUS OF 265.03 FEET, A DELTA ANGLE OF  $97^{\circ} 58' 02''$ , AND A CHORD BEARING SOUTH  $07^{\circ} 23' 48''$  WEST A DISTANCE OF 399.95 FEET TO A NON-TANGENT POINT;
8. SOUTH  $09^{\circ} 36' 52''$  WEST A DISTANCE OF 68.35 FEET TO A POINT NON-TANGENT OF A CURVE TO THE LEFT;
9. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 54.51 FEET, A RADIUS OF 283.00 FEET, A DELTA ANGLE OF  $11^{\circ} 02' 10''$ , AND A CHORD BEARING NORTH  $85^{\circ} 20' 30''$  WEST A DISTANCE OF 54.43 FEET TO A POINT OF TANGENCY;
10. SOUTH  $89^{\circ} 08' 25''$  WEST, DISTANCE OF 159.27 FEET TO A POINT OF CURVATURE TO THE RIGHT;
11. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 169.18 FEET, A RADIUS OF 217.00 FEET, A DELTA ANGLE OF  $44^{\circ} 40' 06''$ , AND A CHORD BEARING NORTH  $68^{\circ} 31' 32''$  WEST A DISTANCE OF 164.92 FEET TO A POINT OF TANGENCY;
12. NORTH  $46^{\circ} 11' 29''$  WEST A DISTANCE OF 251.23 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 6.304 OF AN ACRE (274,612 SQUARE FEET) OF LAND.

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE  
HEREON DESCRIBED TRACT.

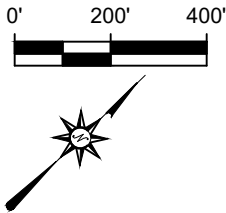
BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE,  
NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID  
VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017. ALL  
DISTANCE UNITS ARE U.S. SURVEY FEET.



---

Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617  
LJA Surveying, Inc.  
1100 NE Interstate 410, Loop Suite 850  
San Antonio, TX 78209  
(512) 439-4700  
TBPLS No. 10194382

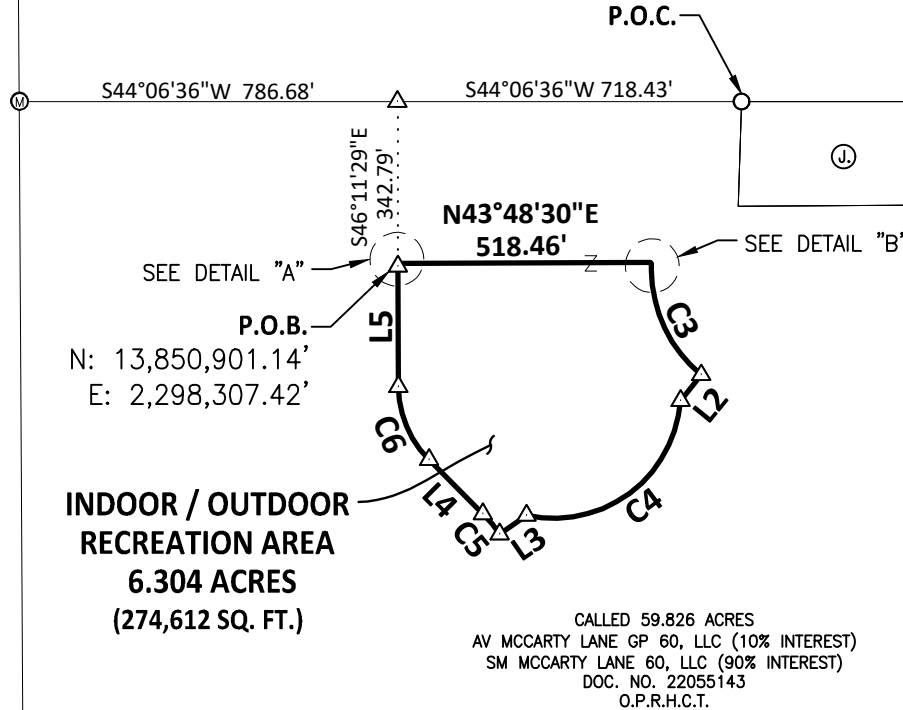
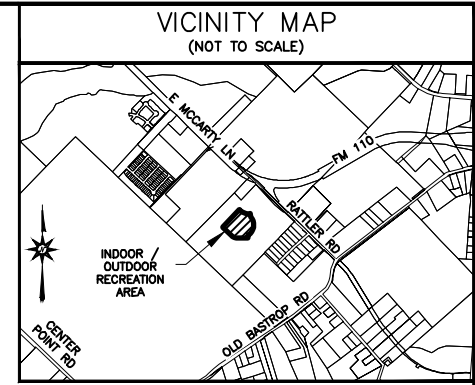
May 5, 2025



CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

CALLED 40.72 ACRES  
AV MCCARTY LANE GP, LLC, 10% UNDIVIDED INTEREST  
SM MCCARTY LANE, LLC, 90% UNDIVIDED INTEREST  
DOC. NO. 22013800  
O.P.R.H.C.T.

E. MCCARTY LANE  
(R.O.W. VARIES)



CALLED 495.23 ACRES  
WALTON TEXAS LP  
DOC. NO. 23041437  
O.P.R.H.C.T.

**INDOOR / OUTDOOR  
RECREATION AREA  
6.304 ACRES  
(274,612 SQ. FT.)**

CALLED 59.826 ACRES  
AV MCCARTY LANE GP 60, LLC (10% INTEREST)  
SM MCCARTY LANE 60, LLC (90% INTEREST)  
DOC. NO. 22055143  
O.P.R.H.C.T.

BLAKE JAMES BURNS  
CALLED 10.18 ACRES  
DOC. NO. 22010306  
O.P.R.H.C.T.

ELGIN VENTURES LLC  
CALLED 35.40 ACRES  
DOC. NO. 22034744  
O.P.R.H.C.T.

(I) (H) (G) (F) (E) (D) (C) (B) (A)  
A HILLSIDE VILLAGE, SECTION 1  
VOL. 8 PG. 148  
P.R.H.C.T.

RATTLER ROAD  
(R.O.W. VARIES)

## LEGEND

- 1/2" IRON ROD FOUND W/ YELLOW CAP "BYRN SURVEYING"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- Ⓜ MAG NAIL FOUND
- △ CALCULATED POINT
- BOUNDARY LINE
- ADJOINER LINE
- ..... TIE LINE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- Z LAND HOOK (SAME OWNERSHIP)
- (X) OWNERSHIP LIST (SHEET 4)

## NOTE :

- ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
- SEE SHEET 4 FOR OWNERSHIP LIST, LINE AND CURVE TABLES.

PAGE 4  
OF 5

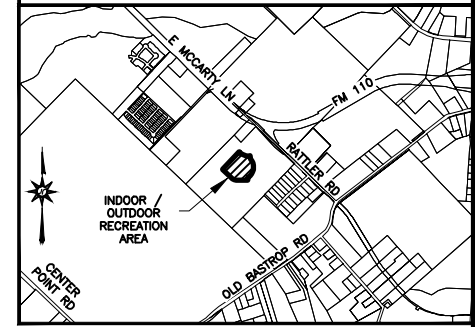
DATE: 5/5/2025  
DRWN BY: BC  
CHKD BY: GA  
PROJ NO. S001-A634-0401

**MCCARTY LANE  
INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQ.FT.)**  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**  
9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230  
Phone 210-503-2700  
TBPELS Firm No. 10194382

## OWNERSHIP LIST

- (A) = ROSSANA Y. PINILLA MURAD  
LOT 1  
DOC. NO. 13006494  
O.P.R.H.C.TX.
- (B) = LUGO MARCOS  
LOT 2  
DOC. NO. 22004596  
O.P.R.H.C.TX.
- (C) = ALBERTO & IRENE CHAVEZ  
LOT 3  
DOC. NO. 06012844  
O.P.R.H.C.TX.
- (D) = NANCY G. & JOHN M. VILLANUEVA  
LOT 4  
DOC. NO. 80014649  
O.P.R.H.C.TX.
- (E) = AUDELINO B. ANGEL & BLANCA E. HERNANDEZ  
LOT 5  
DOC. NO. 15032567  
O.P.R.H.C.TX.
- (K) = CALLED 59.826 ACRES  
AV MCCARTY LANE GP 60, LLC (10% INTEREST)  
SM MCCARTY LANE 60, LLC (90% INTEREST)  
DOC. NO. 22055143  
O.P.R.H.C.TX.
- (F) = MARK P. & BARBARA A. MAYHEW  
LOT 6  
DOC. NO. 90001674  
O.P.R.H.C.TX.
- (G) = RAMON & RUTH MATA  
LOT 7  
DOC. NO. 03011481  
O.P.R.H.C.TX.
- (H) = ANNA NGO  
LOT 8  
DOC. NO. 13033354  
O.P.R.H.C.TX.
- (I) = ISAAC MARTINEZ  
LOT 9  
DOC. NO. 18019602  
O.P.R.H.C.TX.
- (J) = JULIAN P. PEREZ & MARTINA C. PEREZ  
REMAINDER OF  
CALLED 63.000 ACRES  
VOL. 359 PG. 282  
O.P.R.H.C.TX.
- (L) = ELGIN VENTURES LLC  
CALLED 35.40 ACRES  
DOC. NO. 22034744  
O.P.R.H.C.TX.

VICINITY MAP  
(NOT TO SCALE)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46° 11' 30"E	12.09'
L2	S6° 50' 06"E	68.90'
L3	S9° 36' 52"W	68.35'
L4	S89° 08' 25"W	159.27'
L5	N46° 11' 29"W	251.23'

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	5.00	7.85'	89°59'59"	N01° 11' 29"W	7.07'
C2	5.00	7.85'	90°00'00"	N88° 48' 30"E	7.07'
C3	283.00	248.98'	50°24'29"	S71° 23' 44"E	241.03'
C4	265.03	453.17'	97°58'02"	S07° 23' 48"W	399.95'
C5	283.00	54.51'	11°02'10"	N85° 20' 30"W	54.43'
C6	217.00	169.18'	44°40'06"	N68° 31' 32"W	164.92'

P.O.B.

N: 13,850,901.14'  
E: 2,298,307.42'

DETAIL "A"  
(NOT TO SCALE)

DETAIL "B"  
(NOT TO SCALE)

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617

Date: May 5, 2025

## NOTE :

- ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
- SEE SHEET 3 FOR PARCEL PLAT.

PAGE 5  
OF 5

DATE:	5/5/2025
DRWN BY:	BC
CHKD BY:	GA
PROJ NO.	S001-A634-0401

McCARTY LANE  
INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**

9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230

Phone 210-503-2700  
TBPELS Firm No. 10194382



METCALFE WOLFF  
STUART & WILLIAMS, LLP

Hunter V. Jackson

August 14, 2025

**Via USPS, CMRRR#9589071052700424832901**

SM McCarty Lane, LLC

Attn: Shravan Parsi

1801 Lavaca Street, Suite 116

Austin, TX 78701

Dear Landowner:

The City of San Marcos (the “**City**”) is considering the creation of the District Public Improvement District (“**District**”). The boundaries of the District are depicted in the public notice published in the San Marcos Record, the form of which is shown in **Exhibit A**, attached hereto. According to the Hays Central Appraisal District records, you own property located within the proposed District. If you are not sure whether your property is located in the proposed District or you believe that you have received this notice in error, please contact the City at 512-393-8090.

This letter serves to notify you, in accordance with Texas Local Government Code §372.009(d), that the City Council of the City (the “**City Council**”) will hold a public hearing beginning at 6:00 p.m. on September 2, 2025, at San Marcos City Hall, Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666, to consider the creation of the District. The meeting may also be viewed electronically. Please visit [www.sanmarcostx.gov](http://www.sanmarcostx.gov) for more detailed instructions on how to live-stream the meeting.

A copy of the petition for the creation of the District is available for public review at the office of the City Clerk, 630 E. Hopkins, San Marcos, Texas 78666.

Sincerely,

Hunter V. Jackson  
Metcalf Wolff Stuart & Williams, LLP

Enc. – Exhibit A – Notice of Public Hearing



## **EXHIBIT A**

[See attached]

**FIELD NOTE DESCRIPTION**  
**McCARTY LANE 100 AC**  
**100.6 ACRES (4,381,292 SQUARE FEET)**

**BEING** 100.6 ACRES (4,381,292 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, BEING IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 40.72 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP, LLC (10% INTEREST) AND SM MCCARTY LANE, LLC (90% INTEREST) DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22013800 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), AND A CALLED 59.826 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP 60, LLC (10% INTEREST) AND SM MCCARTY LANE 60, LLC (90% INTEREST), DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22055143 O.P.R.H.C.T., SAID 100.6 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" FOR A NORTH CORNER OF SAID 59.826 ACRE TRACT, SAME BEING THE WEST CORNER OF A REMAINDER OF CALLED 63.00 ACRE TRACT OF LAND CONVEYED TO JULIAN P. PEREZ & MARTINA C. PEREZ DESCRIBED AND RECORDED IN VOLUME 359 AND PAGE 282 O.P.R.H.C.T., AND BEING ON THE SOUTHEAST LINE OF SAID 40.72 ACRE TRACT, HAVING SURFACE COORDINATE VALUES OF NORTH : 13,851,654.27' AND EAST 2,298,560.10';

**THENCE** SOUTH 44° 02' 38" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 218.85 FEET TO A 1/2-INCH IRON ROD;

**THENCE** NORTH 43° 44' 51" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 473.67 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" IN THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF EAST MCCARTY LANE, A VARIABLE WIDTH R.O.W., SAME BEING A COMMON CORNER OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT;

**THENCE** ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 39° 30' 53" EAST A DISTANCE OF 75.02 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
2. SOUTH 41° 07' 12" EAST A DISTANCE OF 333.57 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
3. SOUTH 43° 04' 18" EAST A DISTANCE OF 197.79 FEET TO A 1/2-INCH IRON ROD FOUND;
4. SOUTH 48° 21' 38" EAST A DISTANCE OF 180.14 FEET TO A 1/2-INCH IRON ROD FOUND;
5. SOUTH 45° 24' 15" EAST A DISTANCE OF 50.30 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
6. SOUTH 66° 42' 56" EAST A DISTANCE OF 15.35 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";

7. NORTH 44° 05' 05" EAST A DISTANCE OF 29.64 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
8. SOUTH 46° 04' 01" EAST A DISTANCE OF 325.53 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY" FOR A COMMON CORNER OF SAID 59.826 ACRE TRACT AND A TRACT OF LAND CONVEYED TO ROSSANA Y. PINILLA MURAD DESCRIBED AND RECORDED IN DOCUMENT NUMBER 13006494 O.P.R.H.C.T., SAME BEING LOT 1, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, DESCRIBED AND RECORDED IN VOLUME 8, PAGE 148 OF THE PLAT RECORDS OF HAYS COUNTY TEXAS (P.R.H.C.T.);

**THENCE** SOUTH 44° 07' 29" WEST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT, AT 120.03 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY" FOR A CORNER OF SAID LOT 1, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, AT 919.74 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH AN ILLEGIBLE CAP FOR THE A CORNER OF A TRACT OF LAND CONVEYED TO ISAAC MARTINEZ, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 18019602 O.P.R.H.C.T., SAME BEING LOT 9, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, SAME BEING A CORNER OF A CALLED 35.40 ACRE TRACT OF LAND CONVEYED TO ELGIN VENTURES, LLC DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22034744 O.P.R.H.C.T., AT 1,617.04' PASSING A 1/2-INCH IRON ROD FOUND FOR A CORNER OF SAID 35.40 ACRE TRACT, SAME BEING A CORNER OF A CALLED 10.18 ACRE TRACT OF LAND CONVEYED TO BLAKE JAMES BURNS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22010306 O.P.R.H.C.TX., FOR A TOTAL DISTANCE OF 1,961.74' TO A COMMON CORNER OF SAID 59.826 ACRE TRACT AND SAID 10.18 ACRE TRACT, BEING ON THE NORTHEAST LINE OF A CALLED 495.23 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS LP DESCRIBED AND RECORDED IN DOCUMENT NUMBER 23041437 O.P.R.H.C.T., FROM WHICH A RAILROAD SPIKE BEARS NORTH 52° 13' 05" WEST A DISTANCE OF 0.57 FEET;

**THENCE** NORTH 46° 12' 17" WEST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 1,389.91 FEET TO A MAGNAIL FOUND IN A 0.5' DIAMETER WOOD POST;

**THENCE** NORTH 44° 06' 36" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 0.75 FEET TO A POINT FOR THE COMMON CORNER OF SAID 59.826 ACRE TRACT, SAID 495.23 ACRE TRACT AND SAID 40.72 ACRE TRACT;

**THENCE** NORTH 46° 26' 08" WEST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 602.67 FEET TO A BRASS DISK SET IN CONCRETE STAMPED "L.C.R.A. SURVEY" FOR A CORNER OF A CALLED 6.11 ACRE TRACT OF LAND CONVEYED TO LCRA TRANSMISSION SERVICES CORPORATION, DESCRIBED AND RECORDED IN VOLUME 247 AND PAGE 378 O.P.R.H.C.T.;

**THENCE** ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 6.11 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 43° 48' 12" EAST A DISTANCE OF 440.00 FEET TO 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716";
2. NORTH 46° 01' 48" WEST A DISTANCE OF 460.27 FEET TO 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716";

3. NORTH 43° 48' 12" EAST A DISTANCE OF 1,306.80 FEET TO A 1/2-INCH IRON ROD FOUND WITH ALUMINUM CAP STAMPED "M.W.M." FOR A CORNER OF A CALLED 0.058 ACRE TRACT OF LAND CONVEYED TO THE CITY OF SAN MARCOS, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 10004910 O.P.R.H.C.T.;

**THENCE** NORTH 73° 11' 27" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 0.058 ACRE TRACT, A DISTANCE OF 91.89 FEET TO A 1/2-INCH IRON ROD FOUND;

**THENCE** NORTH 43° 22' 13" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 0.058 ACRE TRACT, A DISTANCE OF 16.05 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE;

**THENCE** SOUTH 46° 05' 00" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE, A DISTANCE OF 528.38 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716" FOR A POINT OF CURVATURE TO THE LEFT;

**THENCE** ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,728.00 FEET, AN ARC LENGTH OF 506.92 FEET, A DELTA ANGLE OF 16°48'29", AND A CHORD BEARING SOUTH 54° 29' 15" EAST A DISTANCE OF 505.11 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716", SAME BEING THE COMMON CORNER OF SAID 40.72 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT;

**THENCE** SOUTH 44° 06' 36" WEST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 409.20 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 100.6 OF AN ACRE (4,381,292 SQUARE FEET) OF LAND, MORE OR LESS.

CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TX

MAY 5, 2025  
S001-A634-0401: MCCARTY LANE  
PAGE 4 OF 6

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE  
HEREON DESCRIBED TRACT.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE,  
NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID  
VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017. ALL  
DISTANCE UNITS ARE U.S. SURVEY FEET.

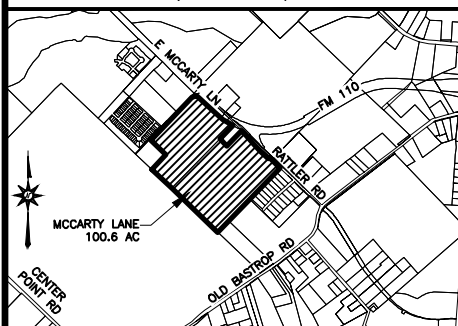


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Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617  
LJA Surveying, Inc.  
9830 Colonnade Blvd., Suite 300  
San Antonio, TX 78230  
(512) 439-4700  
TBPLS No. 10194382

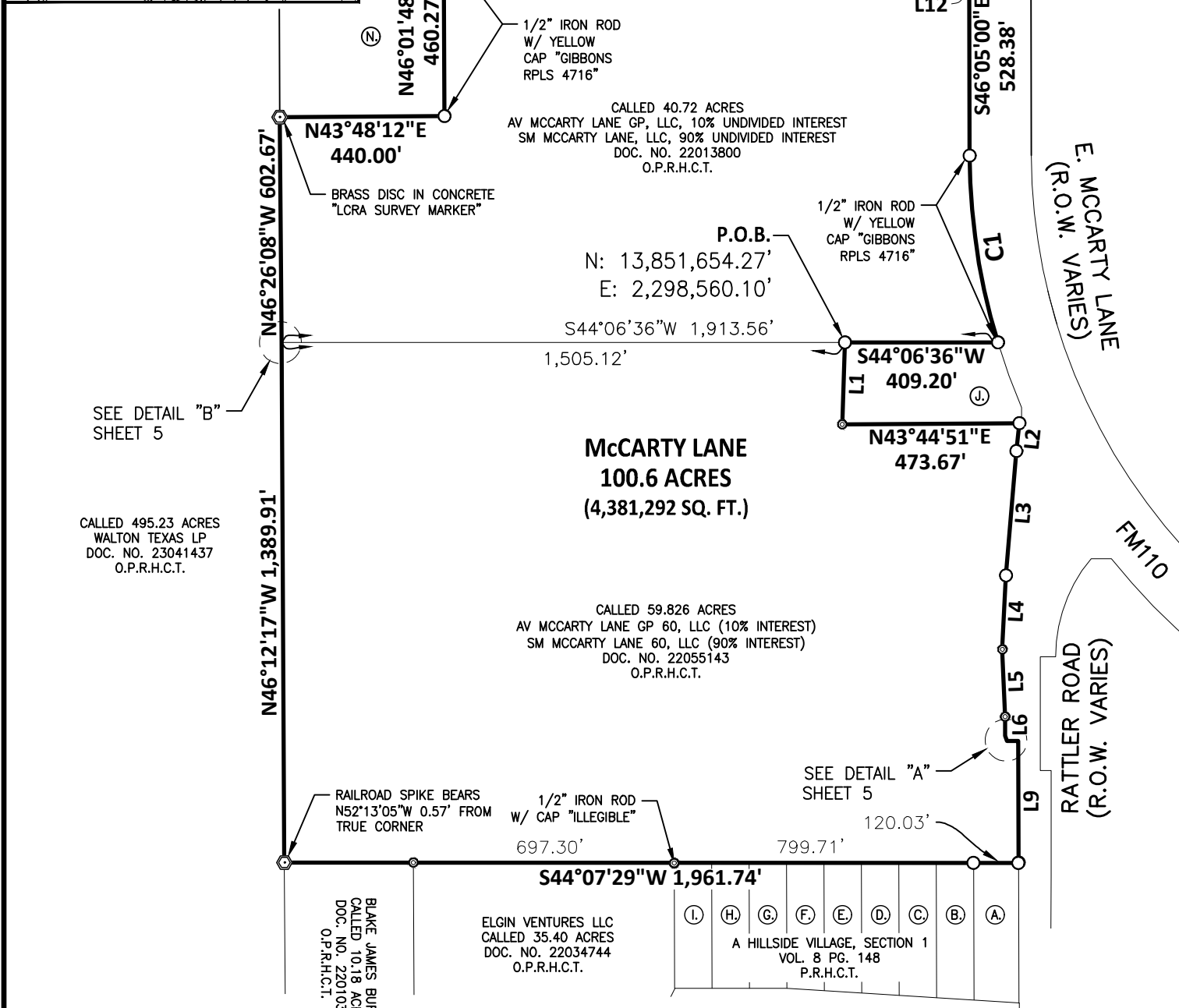
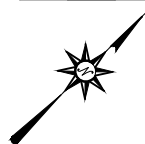
May 5, 2025

VICINITY MAP  
(NOT TO SCALE)



CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

0' 200' 400'



NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
2. SEE SHEET 5 FOR LINE AND CURVE TABLES, OWNERSHIP LIST AND DETAIL SKETCHES.

PAGE 5  
OF 6

DATE: 5/5/2025  
DRWN BY: BC  
CHKD BY: GA  
PROJ NO: S001-A634-0401

MCCARTY LANE 100 AC  
100.6 ACRES (4,381,292 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

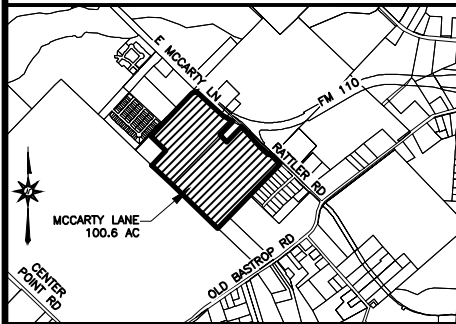


**SURVEYING, INC.**

9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230

Phone 210-503-2700  
TBPELS Firm No. 10194382

# VICINITY MAP (NOT TO SCALE)



## NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
2. SEE SHEET 4 FOR PARCEL PLAT.

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S44° 02' 38"E	218.85'
L2	S39° 30' 53"E	75.02'
L3	S41° 07' 12"E	333.57'
L4	S43° 04' 18"E	197.79'
L5	S48° 21' 38"E	180.14'
L6	S45° 24' 15"E	50.30'
L7	S66° 42' 56"E	15.35'
L8	N44° 05' 05"E	29.64'
L9	S46° 04' 01"E	325.53'
L10	N44° 06' 36"E	0.75'
L11	N73° 11' 27"E	91.89'
L12	N43° 22' 13"E	16.05'

## CURVE TABLE

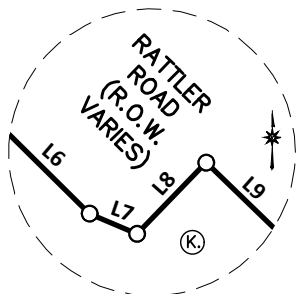
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,728.00	506.92'	16°48'29"	S54° 29' 15"E	505.11'

## OWNERSHIP LIST

- (A) = ROSSANA Y. PINILLA MURAD LOT 1 DOC. NO. 13006494 O.P.R.H.C.TX.
- (B) = LUGO MARCOS LOT 2 DOC. NO. 22004596 O.P.R.H.C.TX.
- (C) = ALBERTO & IRENE CHAVEZ LOT 3 DOC. NO. 06012844 O.P.R.H.C.TX.
- (D) = NANCY G. & JOHN M. VILLANUEVA LOT 4 DOC. NO. 80014649 O.P.R.H.C.TX.
- (E) = AUDELINO B. ANGEL & BLANCA E. HERNANDEZ LOT 5 DOC. NO. 15032567 O.P.R.H.C.TX.
- (K) = CALLED 59.826 ACRES AV MCCARTY LANE GP 60, LLC (10% INTEREST) SM MCCARTY LANE 60, LLC (90% INTEREST) DOC. NO. 22055143 O.P.R.H.C.TX.
- (M) = CALLED 0.058 ACRES CITY OF SAN MARCOS DOC. NO. 10004910 O.P.R.H.C.TX.
- (O) = CALLED 40.72 ACRES AV MCCARTY LANE GP, LLC, 10% UNDIVIDED INTEREST SM MCCARTY LANE, LLC, 90% UNDIVIDED INTEREST DOC. NO. 22013800 O.P.R.H.C.TX.
- (F) = MARK P. & BARBARA A. MAYHEW LOT 6 DOC. NO. 90001674 O.P.R.H.C.TX.
- (G) = RAMON & RUTH MATA LOT 7 DOC. NO. 03011481 O.P.R.H.C.TX.
- (H) = ANNA NGO LOT 8 DOC. NO. 13033354 O.P.R.H.C.TX.
- (I) = ISAAC MARTINEZ LOT 9 DOC. NO. 18019602 O.P.R.H.C.TX.
- (J) = JULIAN P. PEREZ & MARTINA C. PEREZ REMAINDER OF CALLED 63.000 ACRES VOL. 359 PG. 282 O.P.R.H.C.TX.
- (L) = ELGIN VENTURES LLC CALLED 35.40 ACRES DOC. NO. 22034744 O.P.R.H.C.TX.
- (N) = CALLED 6.11 ACRES LCRA TRANSMISSION SERVICES CORPORATION VOL. 247 PG. 378 O.P.R.H.C.TX.
- (P) = CALLED 495.23 ACRES WALTON TEXAS LP DOC. NO. 23041437 O.P.R.H.C.TX.

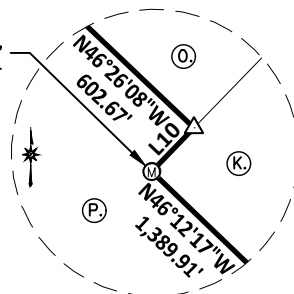
## LEGEND

- 1/2" IRON ROD FOUND W/ YELLOW CAP "BYRN SURVEYING"
- ⊙ 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ RAILROAD SPIKE FOUND
- Ⓜ MAG NAIL FOUND
- △ CALCULATED POINT
- BOUNDARY LINE
- ADJOINER LINE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- Z LAND HOOK (SAME OWNERSHIP)
- (X) OWNERSHIP LIST (SHEET 5)



DETAIL "A"  
(NOT TO SCALE)

MAG NAIL FOUND IN 6" WOOD FENCE POST



DETAIL "B"  
(NOT TO SCALE)

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



Gordon N. Anderson

Date: May 5, 2025

Registered Professional Land Surveyor No. 6617

PAGE 6  
OF 6

DATE:	5/5/2025
DRWN BY:	BC
CHKD BY:	GA
PROJ NO.	S001-A634-0401

MCCARTY LANE 100 AC EXHIBIT  
100.6 ACRES (4,381,292 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS



**SURVEYING, INC.**

9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230

Phone 210-503-2700

TBPELS Firm No. 10194382

**FIELD NOTE DESCRIPTION  
MCCARTY INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQUARE FEET)**

**BEING** 6.304 ACRE (274,612 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, BEING IN HAYS COUNTY, TEXAS, BEING ALL OUT OF A CALLED 59.826 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP, LLP (10% INTEREST) AND SM MCCARTY LANE, LLC (90% INTEREST) DESCRIBED AND RECORDED IN DOCUMENT NUMBER (DOC. NO.) 22055143 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 6.304 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" FOR A NORTH CORNER OF SAID 59.826 ACRE TRACT, SAME BEING WEST CORNER OF THE REMAINDER OF CALLED 63.000 ACRE TRACT OF LAND CONVEYED TO JULIAN P. PEREZ & MARTINA C. PEREZ DESCRIBED AND RECORDED IN VOLUME 359 AND PAGE 282 O.P.R.H.C.T., AND BEING ON THE SOUTHEAST LINE OF A CALLED 40.72 ACRE TRACT CONVEYED AV MCCARTY LANE GP, LLC 10% UNDIVIDED INTEREST AND SM MCCARTY LANE, LLC 90% UNDIVIDED INTEREST DESCRIBED AND RECORDED IN DOC. NO. 22013800 O.P.R.H.C.T.;

**THENCE** SOUTH 44° 06' 36" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 40.72 ACRE TRACT, A DISTANCE OF 718.43 FEET TO A POINT FROM WHICH A MAGNAIL FOUND IN A 0.5' DIAMETER WOOD POST BEARS SOUTH 44° 06' 36" WEST, A DISTANCE OF 786.68 FEET FOR A COMMON CORNER OF SAID 59.826 ACRE TRACT AND A CALLED 495.23 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS LP DESCRIBED AND RECORDED IN DOC. NO. 23041437 O.P.R.H.C.TX.;

**THENCE** SOUTH 46° 11' 29" EAST, OVER AND ACROSS SAID 59.826 ACRE TRACT, A DISTANCE OF 342.79 FEET TO A POINT OF CURVATURE TO THE RIGHT FOR THE **POINT OF BEGINNING**, HAVING SURFACE COORDINATE VALUES OF NORTH: 13,850,901.14' AND EAST: 2,298,307.42';

**THENCE** OVER AND ACROSS SAID 59.826 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCE:

1. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.85 FEET, A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 89° 59' 59", AND A CHORD BEARING NORTH 01° 11' 29" WEST A DISTANCE OF 7.07 FEET TO A POINT TANGENCY;
2. NORTH 43° 48' 30" EAST A DISTANCE OF 518.46 FEET TO A POINT OF CURVATURE TO THE RIGHT;
3. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.85 FEET, A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD BEARING NORTH 88° 48' 30" EAST A DISTANCE OF 7.07 FEET TO A POINT OF TANGENCY;
4. SOUTH 46° 11' 30" EAST A DISTANCE OF 12.09 FEET TO A POINT OF CURVATURE TO THE LEFT;
5. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 248.98 FEET, A RADIUS OF 283.00 FEET, A DELTA ANGLE OF 50° 24' 29", AND A CHORD BEARING SOUTH 71° 23' 44" EAST A DISTANCE OF 241.03 FEET TO A POINT OF TANGENCY;



6. SOUTH  $06^{\circ} 50' 06''$  WEST A DISTANCE OF 68.90 FEET TO A NON-TANGENT POINT OF A CURVE TO THE RIGHT;
7. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 453.17 FEET, A RADIUS OF 265.03 FEET, A DELTA ANGLE OF  $97^{\circ} 58' 02''$ , AND A CHORD BEARING SOUTH  $07^{\circ} 23' 48''$  WEST A DISTANCE OF 399.95 FEET TO A NON-TANGENT POINT;
8. SOUTH  $09^{\circ} 36' 52''$  WEST A DISTANCE OF 68.35 FEET TO A POINT NON-TANGENT OF A CURVE TO THE LEFT;
9. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 54.51 FEET, A RADIUS OF 283.00 FEET, A DELTA ANGLE OF  $11^{\circ} 02' 10''$ , AND A CHORD BEARING NORTH  $85^{\circ} 20' 30''$  WEST A DISTANCE OF 54.43 FEET TO A POINT OF TANGENCY;
10. SOUTH  $89^{\circ} 08' 25''$  WEST, DISTANCE OF 159.27 FEET TO A POINT OF CURVATURE TO THE RIGHT;
11. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 169.18 FEET, A RADIUS OF 217.00 FEET, A DELTA ANGLE OF  $44^{\circ} 40' 06''$ , AND A CHORD BEARING NORTH  $68^{\circ} 31' 32''$  WEST A DISTANCE OF 164.92 FEET TO A POINT OF TANGENCY;
12. NORTH  $46^{\circ} 11' 29''$  WEST A DISTANCE OF 251.23 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 6.304 OF AN ACRE (274,612 SQUARE FEET) OF LAND.

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE  
HEREON DESCRIBED TRACT.

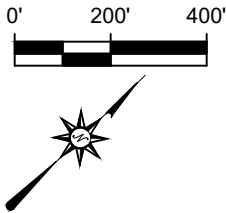
BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE,  
NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID  
VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017. ALL  
DISTANCE UNITS ARE U.S. SURVEY FEET.



---

Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617  
LJA Surveying, Inc.  
1100 NE Interstate 410, Loop Suite 850  
San Antonio, TX 78209  
(512) 439-4700  
TBPLS No. 10194382

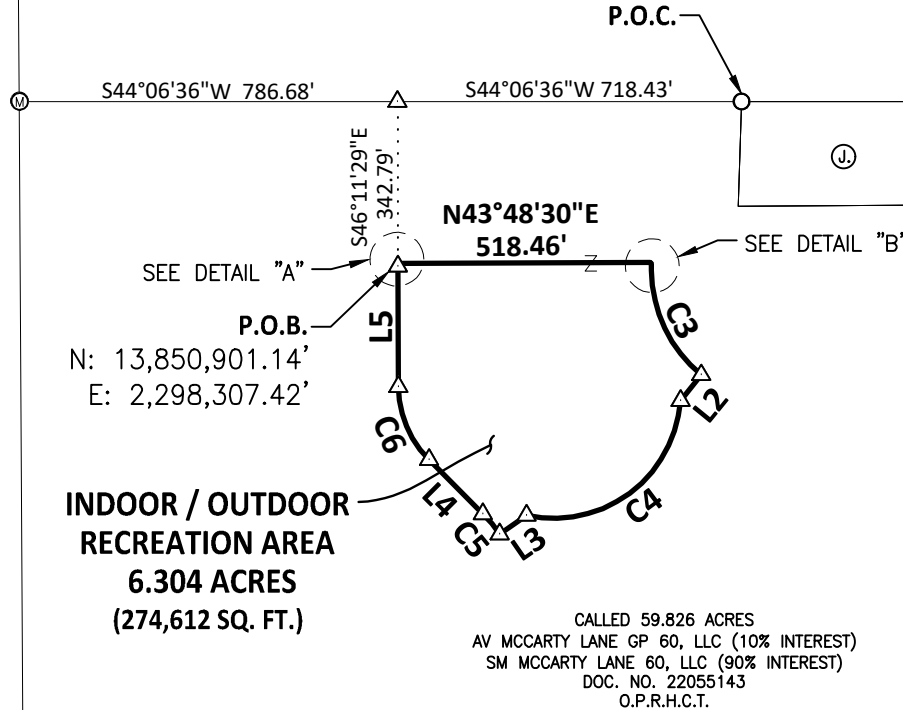
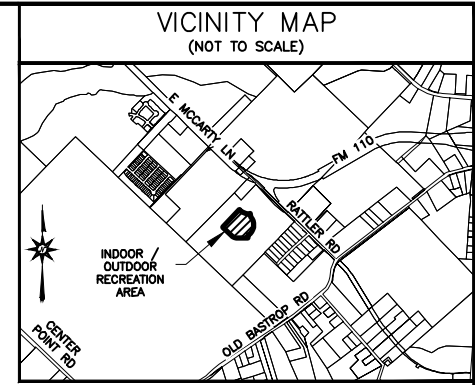
May 5, 2025



CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

CALLED 40.72 ACRES  
AV MCCARTY LANE GP, LLC, 10% UNDIVIDED INTEREST  
SM MCCARTY LANE, LLC, 90% UNDIVIDED INTEREST  
DOC. NO. 22013800  
O.P.R.H.C.T.

E. MCCARTY LANE  
(R.O.W. VARIES)



CALLED 495.23 ACRES  
WALTON TEXAS LP  
DOC. NO. 23041437  
O.P.R.H.C.T.

**INDOOR / OUTDOOR  
RECREATION AREA**  
**6.304 ACRES**  
**(274,612 SQ. FT.)**

CALLED 59.826 ACRES  
AV MCCARTY LANE GP 60, LLC (10% INTEREST)  
SM MCCARTY LANE 60, LLC (90% INTEREST)  
DOC. NO. 22055143  
O.P.R.H.C.T.

BLAKE JAMES BURNS  
CALLED 10.18 ACRES  
DOC. NO. 22010306  
O.P.R.H.C.T.

ELGIN VENTURES LLC  
CALLED 35.40 ACRES  
DOC. NO. 22034744  
O.P.R.H.C.T.

(I) (H) (G) (F) (E) (D) (C) (B) (A)  
A HILLSIDE VILLAGE, SECTION 1  
VOL. 8 PG. 148  
P.R.H.C.T.

RATTLER ROAD  
(R.O.W. VARIES)

## LEGEND

- 1/2" IRON ROD FOUND W/ YELLOW CAP "BYRN SURVEYING"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- Ⓜ MAG NAIL FOUND
- △ CALCULATED POINT
- BOUNDARY LINE
- ADJOINER LINE
- ..... TIE LINE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- Z LAND HOOK (SAME OWNERSHIP)
- (X) OWNERSHIP LIST (SHEET 4)

## NOTE :

- ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
- SEE SHEET 4 FOR OWNERSHIP LIST, LINE AND CURVE TABLES.

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OF 5

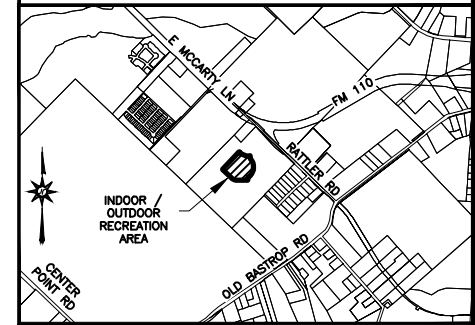
DATE: 5/5/2025  
DRWN BY: BC  
CHKD BY: GA  
PROJ NO. S001-A634-0401

**MCCARTY LANE**  
**INDOOR / OUTDOOR RECREATION AREA**  
**6.304 ACRES (274,612 SQ.FT.)**  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**  
9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230  
Phone 210-503-2700  
TBPELS Firm No. 10194382

## OWNERSHIP LIST

- (A) = ROSSANA Y. PINILLA MURAD  
LOT 1  
DOC. NO. 13006494  
O.P.R.H.C.TX.
- (B) = LUGO MARCOS  
LOT 2  
DOC. NO. 22004596  
O.P.R.H.C.TX.
- (C) = ALBERTO & IRENE CHAVEZ  
LOT 3  
DOC. NO. 06012844  
O.P.R.H.C.TX.
- (D) = NANCY G. & JOHN M. VILLANUEVA  
LOT 4  
DOC. NO. 80014649  
O.P.R.H.C.TX.
- (E) = AUDELINO B. ANGEL & BLANCA E. HERNANDEZ  
LOT 5  
DOC. NO. 15032567  
O.P.R.H.C.TX.
- (K) = CALLED 59.826 ACRES  
AV MCCARTY LANE GP 60, LLC (10% INTEREST)  
SM MCCARTY LANE 60, LLC (90% INTEREST)  
DOC. NO. 22055143  
O.P.R.H.C.TX.
- (F) = MARK P. & BARBARA A. MAYHEW  
LOT 6  
DOC. NO. 90001674  
O.P.R.H.C.TX.
- (G) = RAMON & RUTH MATA  
LOT 7  
DOC. NO. 03011481  
O.P.R.H.C.TX.
- (H) = ANNA NGO  
LOT 8  
DOC. NO. 13033354  
O.P.R.H.C.TX.
- (I) = ISAAC MARTINEZ  
LOT 9  
DOC. NO. 18019602  
O.P.R.H.C.TX.
- (J) = JULIAN P. PEREZ & MARTINA C. PEREZ  
REMAINDER OF  
CALLED 63.000 ACRES  
VOL. 359 PG. 282  
O.P.R.H.C.TX.
- (L) = ELGIN VENTURES LLC  
CALLED 35.40 ACRES  
DOC. NO. 22034744  
O.P.R.H.C.TX.

VICINITY MAP  
(NOT TO SCALE)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46° 11' 30"E	12.09'
L2	S6° 50' 06"E	68.90'
L3	S9° 36' 52"W	68.35'
L4	S89° 08' 25"W	159.27'
L5	N46° 11' 29"W	251.23'

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	5.00	7.85'	89°59'59"	N01° 11' 29"W	7.07'
C2	5.00	7.85'	90°00'00"	N88° 48' 30"E	7.07'
C3	283.00	248.98'	50°24'29"	S71° 23' 44"E	241.03'
C4	265.03	453.17'	97°58'02"	S07° 23' 48"W	399.95'
C5	283.00	54.51'	11°02'10"	N85° 20' 30"W	54.43'
C6	217.00	169.18'	44°40'06"	N68° 31' 32"W	164.92'

P.O.B.

N: 13,850,901.14'  
E: 2,298,307.42'

DETAIL "A"  
(NOT TO SCALE)

DETAIL "B"  
(NOT TO SCALE)

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617

Date: May 5, 2025

## NOTE :

- ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
- SEE SHEET 3 FOR PARCEL PLAT.

PAGE 5  
OF 5

DATE:	5/5/2025
DRWN BY:	BC
CHKD BY:	GA
PROJ NO.	S001-A634-0401

McCARTY LANE  
INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**  
9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230  
Phone 210-503-2700  
TBPELS Firm No. 10194382

**CITY OF SAN MARCOS, TEXAS  
NOTICE OF PUBLIC HEARING  
REGARDING THE CREATION OF  
THE DISTRICT PUBLIC IMPROVEMENT DISTRICT**

Notice is hereby given that the City Council of the City of San Marcos, Texas will conduct a public hearing on September 2, 2025, during the regular City Council meeting commencing at 6:00 P.M. in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas, 78666. Information about how to participate in the public hearing is given below.

The purpose of the public hearing is to receive public comments for or against the creation of a public improvement district on approximately 100.565 acres of land generally located south of the intersection between East McCarty Lane and Rattler Road (the “Land”) per the petition submitted by the owners of the Land, SM MCCARTY LANE, LLC, a Delaware limited liability company, (“SM McCarty”), AV MCCARTY LANE GP, LLC, a Texas limited liability company (“AV McCarty”) SM MCCARTY LANE 60, LLC, a Texas limited liability company (“SM McCarty 60”), and AV MCCARTY LANE 60 GP, LLC, a Texas limited liability company (“AV McCarty 60”). (“Owners”) requesting creation of a public improvement district over the Land to be known as “The District Public Improvement District” (the “District”). The location and boundaries of the Land and the proposed District are shown in the sketch below.

Time and Place of the Hearing. The public hearing will be held on September 2, 2025, during the regular meeting of the San Marcos City Council, which commences at 6:00 P.M., and will be held in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas, 78666.

General Nature of the Proposed Public Improvements. The general nature of the proposed public improvements are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking facilities, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District.

Estimated Cost of the Authorized Improvements. The estimated cost of the proposed construction is \$60,000,000 (including issuance and other financing costs); provided, however, that the estimated cost of the proposed construction is \$80,000,000 (including issuance and other financing costs) pursuant to certain conditions described in the Petition, which conditions will be further defined in the resolution authorizing the creation of the District, if approved.

Proposed Boundaries of the District. The District is proposed to include the “Land,” which is more particularly described and depicted below.

Proposed Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the public improvements to be financed with the assessments are assessed against property in the District; (ii) the amount of assessments to be collected each year; and (iii) possible reduction of the assessments for costs savings (pursuant to the annual review of the service

plan for the District). Additionally, a report will be prepared showing the special benefits accruing to the property in the District and how the costs of the public improvements are assessed to property on the basis of special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited, with each parcel paying its fair share of the costs of the public improvements, and with the assessments based on the special benefits received by the Land from the public improvements. The assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). The installments must be paid in amounts necessary to meet annual costs for the financing of the public improvements and must continue for a period necessary to retire the indebtedness on the public improvements.

Proposed Apportionment of Cost between the District and the City. Approval and creation of the District will not obligate the City to provide any funds to finance the proposed public improvements. All of the costs of the proposed public improvements will be paid by assessments of the property within the District, and from other sources of funds, in any, available to the Owner.

How to Participate in the Public Hearing: During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the Land. The agenda for the City Council meeting will be available on-line at <https://www.sanmarcostx.gov/AgendaCenter/City-Council-4>.

The protocols for speaking at the public hearing are available here: <https://www.sanmarcostx.gov/4054/Citizen-Comment-Signup-Form>.

