

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

(11.050 AC.)
(376/257)

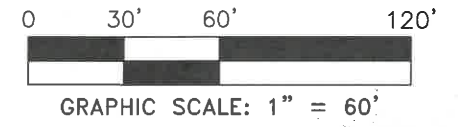
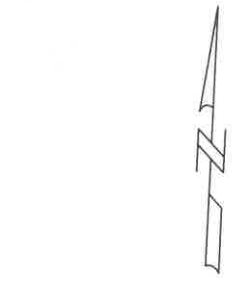
NORTH LINE OF 42.47 AC. TRACT

WILLIAM PETTUS
TWO LEAGUE

(N 87°35'50" E 309.00')
N 87°28'50" E 309.00'

NGS MON "T98E"

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

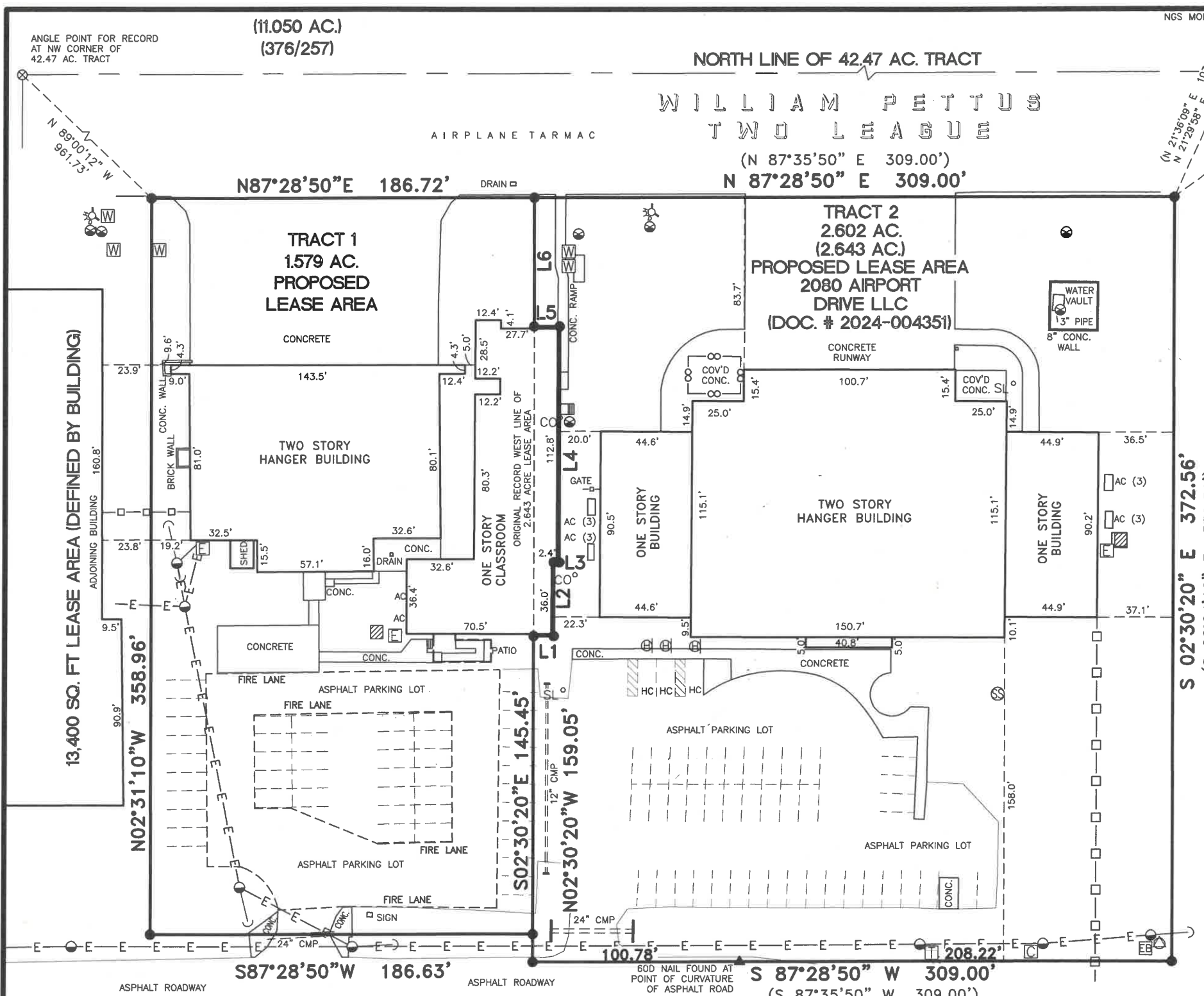


(42.47 AC.)
U.S.A. TO
CITY OF
SAN MARCOS
(12/19/1990)
(856/127)

LEGEND

- LEASE AREA CORNER
- CONCRETE MONUMENT
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ CLEANOUT
- ⊙ SEPTIC LID
- ⊙ POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN GUY
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX
- METAL FENCE
- CHAIN LINK FENCE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ SANITARY SEWER MANHOLE
- ⊙ HANDICAP PARKING SIGN
- ⊙ UNDERGROUND UTILITY MARKER SIGN
- ⊙ ELECTRIC TRANSFORMER
- (BRG.-DIST.) RECORD CALL

NO.	BEARING	DISTANCE
L1	N/S 87°29'37" W/E	9.78'
L2	N/S 02°30'23" E/W	35.96'
L3	N/S 87°29'37" W/E	2.65'
L4	N/S 02°30'23" E/W	114.86'
L5	N/S 87°29'37" W/E	12.41'
L6	N/S 02°30'23" E/W	62.67'



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

EXHIBIT FOR PROPOSED LEASE AREAS

TRACT 1: A 1.579 ACRE LEASE AREA SITUATED IN THE WILLIAM PETTUS TWO LEAGUE, ABSTRACT NO. 21, CITY OF SAN MARCOS, CALDWELL COUNTY, TEXAS, BEING PART OF A CALLED 42.47 ACRE TRACT DESCRIBED IN A DEED FROM THE UNITED STATES OF AMERICA TO THE CITY OF SAN MARCOS, TEXAS, DATED DECEMBER 19TH, 1990, AND RECORDED IN VOLUME 856, PAGE 127, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS ATTACHED.

TRACT 2: A 2.602 ACRE LEASE AREA SITUATED IN THE WILLIAM PETTUS TWO LEAGUE, ABSTRACT NO. 21, CITY OF SAN MARCOS, CALDWELL COUNTY, TEXAS, BEING PART OF THAT SAME CALLED 2.643 ACRE LEASE AREA CONVEYED TO 2080 AIRPORT DRIVE LLC BY MEMO RECORDED IN DOCUMENT NO. 2024-004351, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.

NOTES:
1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48055C0100E, DATED JUNE 19TH, 2012, THIS LEASE AREA IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.
2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.
3) THE PROPOSED COMMON LINE OF THE 1.579 & 2.602 ACRE LEASE AREAS WAS DETERMINED BY A MINIMUM OFFSET OF 1 FOOT AWAY FROM THE NEWLY CONSTRUCTED ONE STORY CLASSROOM BUILDING.

SOUTH LINE OF
42.47 AC. TRACT

RECORD COMMENCING POINT OF 2.643 ACRE LEASE AREA

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



I, SHAWN T. ASH, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING JANUARY 2026, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

Shawn T. Ash

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

02/02/26
DATE



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"SERVING THE COMMUNITY OF TEXAS"