

EXHIBIT “__”

Purgatory Creek Improvements – Phase 2
Parcel No. 00033.0003
16.637 Acre Parcel
Juan Martin Veramendi Survey, Abstract No. 17
Hays County, Texas

DESCRIPTION OF A 16.637 ACRE PARCEL

DESCRIPTION OF A 16.637 ACRE (724,694 SQUARE FOOT) PARCEL OF LAND OUT OF THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17, HAYS COUNTY, TEXAS, BEING ALL OF THAT TRACT DESCRIBED AS 6.93 ACRES CONVEYED TO CARSON SELECT INVESTMENTS, LP BY SPECIAL WARRANTY DEED DATED DECEMBER 19, 2012, AS RECORDED IN VOLUME 4511, PAGE 627, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 68.09 ACRES CONVEYED TO CARSON SELECT INVESTMENTS, LP BY SPECIAL WARRANTY DEED DATED SEPTEMBER 30, 2008, AS RECORDED IN VOLUME 3493, PAGE 90, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 16.637 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at a corner in a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, being the west corner of Lot 1, Block 2, San Marcos Business Park “Section Two”, a subdivision of record in Volume 4, Page 201, Plat Records, Hays County, Texas, also being in the existing northeast right-of-way line of Dutton Drive (60 foot right-of-way width), said POINT OF BEGINNING having Surface Coordinates of N=13,865,648.53, E=2,298,721.49, from which a chiseled “X” found in the existing northeast right-of-way line of Dutton Drive, bears South 46°16’00” East 209.74 feet;

1) THENCE, along a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, and the existing northeast right-of-way line of Dutton Drive, **North 46°09’25” West 61.54 feet** to a 1/2-inch iron rod with “RPLS 5687” cap found at a corner in a northwest line of this parcel and said 6.93 acre Carson Select Investments tract, being in the southeast line of Lot 4, Hunters Crossing, a subdivision of record in Volume 15, Pages 364-365, Plat Records, Hays County, Texas, being in the existing northwest right-of-way line of Dutton Drive, from which a 1/2-inch iron rod with “RPLS 4243” cap found in the existing northwest right-of-way line of Dutton Drive, bears South 43°24’53” West 826.39 feet;

- 2) THENCE, along a northwest line of this parcel and said 6.93 acre Carson Select Investments tract, and the southeast line of said Lot 4, **North 43°47'39" East 235.12 feet** to a 1/2-inch iron rod with "M.W. Cude" cap found at a corner in a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, being at the east corner of said Lot 4;

THENCE, along a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, and the northeast line of said Lot 4, the following two (2) courses, numbered 3 and 4:

- 3) **North 46°07'20" West 19.83 feet** to 1/2-inch iron rod found, and
- 4) **North 46°15'15" West 609.26 feet** to a 1/2-inch iron rod with cap (illegible) found at the northwest corner of this parcel and said 6.93 acre Carson Select Investments tract, and the north corner of said Lot 4, being in the south line of Lot 1, Block A, Hunter Road Business Park, a subdivision of record in Volume 12, Page 126, Plat Records, Hays County, Texas, from which a 1/2-inch iron rod with "RPLS 4233" cap found at a corner in the northwest line of said Lot 4, being the southwest corner of said Lot 1, also being in the southeast line of that tract described as 2.344 acres conveyed to Otis J. Bouwsma and Lucilla P. Perez by General Warranty Deed, as recorded in Document No. 21041536, Official Public Records, Hays County, Texas, bears **North 89°04'12" West 220.60 feet**;
- 5) THENCE, along the north line of this parcel and said 6.93 acre Carson Select Investments tract, and the south line of said Lot 1, **South 89°24'16" East 366.12 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the northeast corner of this easement and said 6.93 acre Carson Select Investments tract, and the southeast corner of said Lot 1, being in the southwest line of that tract described as 40,254 square feet conveyed to Jose G. Lucio, Jr. and Refugia N. Lucio by Deed, as recorded in Volume 210, Page 557, Deed Records, Hays County, Texas;

THENCE, along a northeast line of this parcel and said 6.93 acre Carson Select Investments tract, and the southwest line of said 40,254 square foot Lucio tract, the following two (2) courses, numbered 6 and 7:

- 6) **South 45°49'47" East 199.43 feet** to a 1-inch iron pipe found, and
- 7) **South 68°49'12" East 15.56 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at a corner in a northwest line of this parcel and said 6.93 acre Carson Select Investments tract, being the south corner of said 40,254 square foot Lucio tract;

THENCE, along a northwest line of this parcel and said 6.93 acre Carson Select Investments tract, the southeast line of said 40,254 square foot Lucio tract, the southeast line of an existing 20 foot wide road easement (no record information found), the southeast line of that tract described as 1.50 acres (Tract I) conveyed to Timothy Reynolds Williamson by Distribution Deed, as recorded in Document No. 23031635, Official Public Records, Hays County, Texas, and the southeast line of that tract described as 2.00 acres conveyed to Refugio Lucio by Affidavit of Heirship, as recorded in Volume 2438, Page 201, Official Public Records, Hays County, Texas, the following two (2) courses, numbered 8 and 9:

- 8) **North 66°34'01" East 150.25 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 9) **North 66°54'49" East 123.06 feet** to a 1/2-inch iron rod found at the north corner of said 6.93 acre Carson Select Investments tract, and the most northerly west corner of said 68.09 acre Carson Select Investments tract, being the east corner of said 2.00 acre Lucio tract, and the south corner of that tract described as 5.00 acres conveyed to Maurice T. Suttles Veterans of Foreign Wars Post #3413 by Deed, as recorded in Volume 180, Page 450, Deed Records, Hays County, Texas;

THENCE, continuing along a northwest line of this parcel, along the northwest line of said 68.09 acre Carson Select Investments tract, and the southeast line of said 5.00 acre Maurice T. Suttles Veterans of Foreign Wars Post #3413 tract, the following two (2) courses, numbered 10 and 11:

- 10) **North 67°33'08" East 9.48 feet** to a 1/2-inch iron rod found, and
- 11) **North 75°52'20" East 225.64 feet** to a 1/2-inch iron rod found at the east corner of said 5.00 acre Maurice T. Suttles Veterans of Foreign Wars Post #3413 tract, being the south corner of that tract described as 14.887 acres conveyed to The Trustees of Sinai Pentecostal Church by Warranty Deed with Vendor's Lien, as recorded in Volume 1092, Page 26, Official Public Records, Hays County, Texas;

THENCE, continuing along a northwest line of this parcel, the northwest line of said 68.09 acre Carson Select Investments tract, and the southeast line of said 14.887 acre The Trustees of Sinai Pentecostal Church tract, the following five (5) courses, numbered 12 through 16:

- 12) **North 53°05'22" East 284.63 feet** to a 1/2-inch iron rod found,
- 13) **North 01°51'12" West 96.20 feet** to a 1/2-inch iron rod found,

- 14) **North 60°50'04" East 90.56 feet** to a 1/2-inch iron rod found,
- 15) **North 37°37'14" East 61.37 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 16) **North 54°17'32" East 273.16 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the east corner of said 14.887 acre The Trustees of Sinai Pentecostal Church tract, being in the southwest line of that tract described as 27.094 acres conveyed to the City of San Marcos by Special Warranty Deed, as recorded in Document No. 18039817, Official Public Records, Hays County, Texas;
- 17) THENCE, continuing along a northwest line of this parcel, the northwest line of said 68.09 acre Carson Select Investments tract, and the southwest line of said 27.094 acre City of San Marcos tract, **South 41°35'18" East 5.55 feet** to a 1/2-inch iron rod found at the south corner of said 27.094 acre City of San Marcos tract;

THENCE, continuing along a northwest line of this parcel, the northwest line of said 68.09 acre Carson Select Investments tract, and the southeast line of said 27.094 acre City of San Marcos tract, the following six (6) courses, numbered 18 through 23:

- 18) **North 65°43'32" East 239.51 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 19) **North 79°06'44" East 362.20 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 20) **North 84°10'28" East 469.92 feet** to a 5/8-inch iron rod found,
- 21) **South 66°23'41" East 356.56 feet** to a 1/2-inch iron rod found,
- 22) **North 82°52'23" East 310.82 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 23) **North 21°59'16" East 259.73 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at a corner in a northwest line of this parcel, being a corner in the northwest line of said 68.09 acre Carson Select Investments tract, and at a corner in the southeast line said 27.094 acre City of San Marcos tract;

24) THENCE, continuing along a northwest line of this parcel and said 68.09 acre Carson Select Investments tract, and the southeast line of said 27.094 acre City of San Marcos tract, **South 49°02'27" East 74.71 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at a corner in a southeast line of this parcel;

THENCE, along perimeter of this parcel, crossing said 68.09 acre Carson Select Investments tract, the following twenty-eight (28) courses, numbered 25 through 52:

25) **South 17°13'51" West 154.62 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

26) **South 36°31'12" West 50.86 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

27) **South 31°14'52" West 69.98 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

28) **South 72°23'35" West 184.73 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

29) **South 84°59'24" West 185.05 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

30) **North 89°50'49" West 173.07 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

31) **North 74°53'24" West 147.37 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

32) **South 89°51'18" West 245.73 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

33) **North 83°21'52" West 165.27 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

34) **South 67°28'35" West 178.15 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

35) **South 73°34'38" West 90.63 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

- 36) **South 80°42'15"** West 24.36 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 37) **South 74°35'18"** West 58.34 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 38) **South 72°23'01"** West 85.50 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 39) **South 59°59'36"** West 78.65 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 40) **South 68°44'05"** West 148.24 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 41) **South 72°20'26"** West 59.31 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 42) **South 45°51'17"** West 179.07 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 43) **South 53°33'09"** West 46.58 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 44) **South 43°19'44"** West 113.09 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 45) **South 35°12'17"** West 64.60 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 46) **South 70°03'54"** West 142.23 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 47) **South 59°00'34"** West 42.45 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 48) **South 51°47'33"** West 88.81 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 49) **South 32°46'59"** West 62.17 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,
- 50) **South 37°50'46"** West 41.05 feet to a 1/2-inch iron rod with "McGray
McGray" cap set,

- 51) **South 66°35'26" West 61.99 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 52) **South 77°16'54" West 27.42 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the southwest line of said 68.09 acre Carson Select Investments tract, and the northeast line of said 6.93 acre Carson Select Investments tract;
- 53) THENCE, along the northeast line of this parcel and said 6.93 acre Carson Select Investments tract, and the southwest line of said 68.09 acre Carson Select Investments tract, **South 46°14'29" East 198.92 feet** to a 1-inch iron rod with cap (illegible) found at the east corner of this parcel and said 6.93 acre Carson Select Investments tract, being the north corner of Lot 3, Block B, Hays County Government Center Campus, a subdivision of record in Volume 15, Pages 84-86, Plat Records, Hays County, Texas;
- 54) THENCE, along a southeast line of this parcel and said 6.93 acre Carson Select Investments tract, and the northwest line of said Lot 3, **South 43°33'48" West 317.34 feet** to a 1/2-inch iron rod with cap (illegible) found at a corner in a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, being the west corner of said Lot 3, and in the northeast line of Lot 2, Block 2, in said San Marcos Business Park "Section Two" subdivision;
- 55) THENCE, along a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, and the northeast line of said Lot 2, **North 46°20'56" West 66.13 feet** to a 1/2-inch iron rod with cap (illegible) found at a corner in a southeast line of this parcel and said 6.93 acre Carson Select Investments tract, being the north corner of said Lot 2;
- 56) THENCE, along a southeast line of this parcel and said 6.93 acre Carson Select Investments tract, and the northwest line of said Lot 2, **South 43°31'08" West 130.34 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at a corner in a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, being the east corner of said Lot 1 (Volume 4, Page 201);
- 57) THENCE, along a southwest line of this parcel and said 6.93 acre Carson Select Investments tract, and the northeast line of said Lot 1, **North 46°12'09" West 210.00 feet** to a 1/2-inch iron rod found at a corner in a southeast line of this parcel and said 6.93 acre Carson Select Investments tract, being the north corner of said Lot 1;

58)THENCE, along a southeast line of this parcel and said 6.93 acre Carson Select Investments tract, and the northwest line of said Lot 1, **South 43°27'29" West 234.98 feet** to the POINT OF BEGINNING and containing 16.637 acres (724,694 square feet) of land within these metes and bounds.

Bearing Basis Note

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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



10/25/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LAN~19-130~Purgatory Crk~2019\Description\ACQ-Parcel_16.637 Ac

Issued 10/25/2024

HCAD ID R11743 & R128358

**SURVEY TO ACCOMPANY DESCRIPTION
OF 16.637 AC. OR 724,694 SQ. FT. OF LAND OUT OF
THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
SAN MARCOS, HAYS COUNTY, TEXAS**

SCALE 1" = 100'

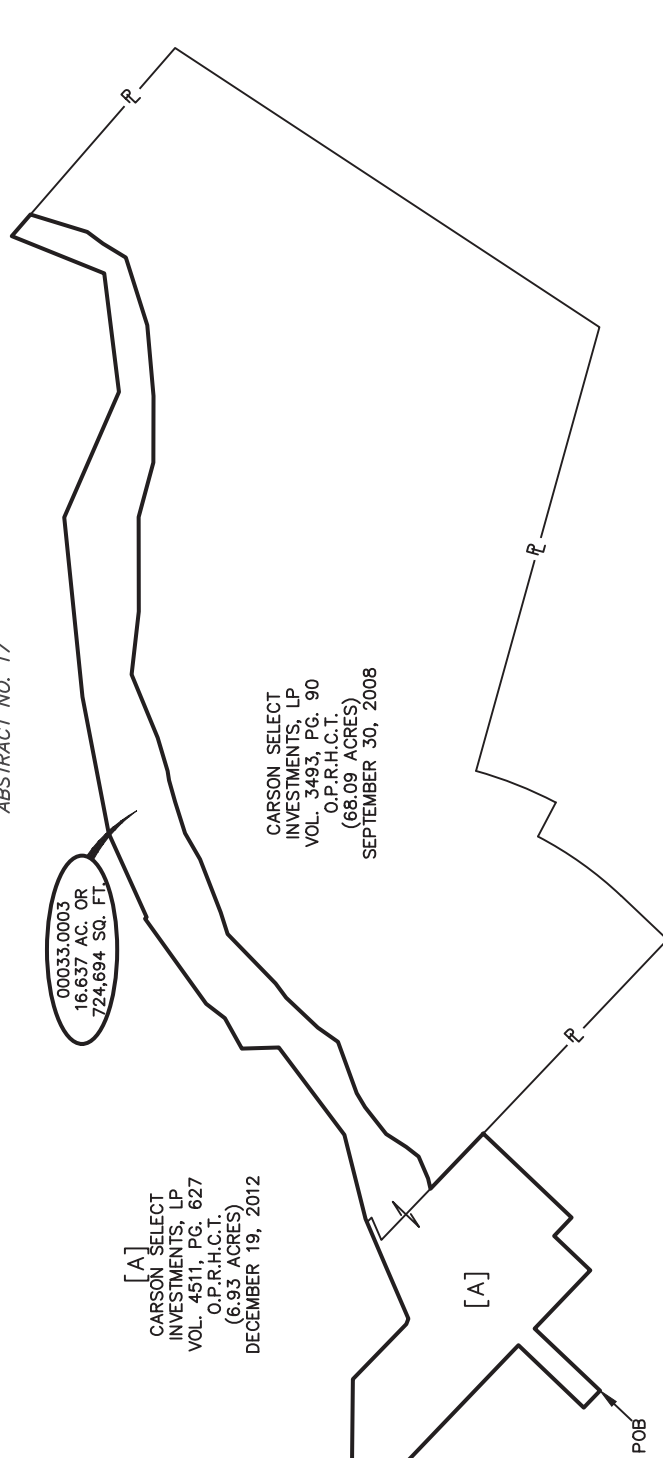
- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - ⊙ 1/2" IRON ROD WITH CAP STAMPED FOUND
 - ⊕ 1/2" IRON ROD WITH CAP STAMPED (MCGRAY MCGRAY) SET
 - ⊙ 1" IRON PIPE FOUND
 - ⊗ CHISEL MARK FOUND
 - ⊗ O.P.R.H.C.T.
 - P.R.H.C.T.
 - D.R.H.C.T.
 - P.O.B.
 - ℞ PROPERTY LINE
 - R.O.W.
 - (.....) RECORD INFORMATION
 - VOL/PAGE VOLUME/PAGE
 - HCAD HAYS COUNTY APPRAISAL DISTRICT
 - ↔ CONTIGUOUS OWNERSHIP

JUAN MARTIN VERAMENDI SURVEY,
ABSTRACT NO. 17

00033.0003
16.637 AC. OR
724,694 SQ. FT.

[A] CARSON SELECT INVESTMENTS, LP
VOL. 4511, PG. 627
O.P.R.H.C.T.
(6.93 ACRES)
DECEMBER 19, 2012

CARSON SELECT INVESTMENTS, LP
VOL. 3493, PG. 90
O.P.R.H.C.T.
(68.09 ACRES)
SEPTEMBER 30, 2008



NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE RESEARCH REPORTS PROVIDED BY HOLLERBACH & ASSOCIATES, INC., ORDER NO. HA324540 & HA324541.



Chris Conrad

10/25/24

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

PARCEL NO. 00033.0003
PURGATORY CREEK IMPROVEMENTS - PHASE 2

**MCGRAY & MCGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	TECH:	EAN
DATE:	10/25/24	FIELD:	-
PROJECT:	19-130	SHEET:	9 OF 15
FIELD BOOK:	-		

LOT 4, PURGATORY CREEK, LP
HUNTERS CROSSING VOL. 4915, PG. 365
VOL. 15, PG. 364-365
P.R.H.C.T.

SCALE 1" = 100'

SURVEY TO ACCOMPANY DESCRIPTION OF 16.637 AC. OR 724,694 SQ. FT. OF LAND OUT OF THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17 SAN MARCOS, HAYS COUNTY, TEXAS

SCALE 1" = 100'

LOT 15, PG. 364-365
P.R.H.C.T.

THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
SAN MARCOS, HAYS COUNTY, TEXAS

ELYSIAN AT PURGATORY CREEK, LP
VOL. 4915, PG. 365
O.P.R.H.C.T. (LOT 4)
MAY 5, 2014

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N46°09'25"W	61.54'
(L1)	(N45°56'02"W)	(60.00')
L2	N46°07'20"W	19.83'
(L2)	(N45°56'02"W)	(19.98')
L3	S45°49'47"E	199.43'
(L3)	(S45°33'40"E)	(199.97')
L4	S68°49'12"E	15.56'
(L4)	(S68°33'05"E)	(15.97')
L5	N67°33'08"E	9.48'
(L5)	(N66°43'50"E)	(9.40')

LINE TABLE

LINE#	BEARING	DISTANCE
L6	N75°52'20"E	225.64'
(L6)	(N75°53'28"E)	(225.78')
L31	S66°35'26"W	61.99'
L32	S77°16'54"W	27.42'
L33	S46°14'29"E	198.92'
L34	S43°33'48"W	317.34'
(L34)	(S43°51'35"W)	(317.35')
L35	N46°20'56"W	66.13'
(L35)	(N46°02'07"W)	(66.25')

MAURICE T. SUTTLES,
VETERANS OF FOREIGN WARS
POST #3413
VOL. 180, PG. 450, O.P.R.H.C.T.
(5.00 ACRES)
MARCH 1, 1976

REFUGIA LUCIO
VOL. 2438, PG. 201
O.P.R.H.C.T.
(2.00 ACRES)
APRIL 7, 2004

TIMOTHY REYNOLDS
WILLIAMSON
DOC. NO. 23031635
O.P.R.H.C.T.
TRACT I
(1.50 ACRES)
AUGUST 25, 2023

JOSE G. LUCIO JR. AND
REFUGIA N. LUCIO
VOL. 210, PG. 557
D.R.H.C.T.
(40,254 SQ. FT.)
MARCH 29, 1966

20' ROAD EASEMENT

DRAINAGE EASEMENT
VOL. 1685, PG. 327
O.P.R.H.C.T.

DETENTION POND
EASEMENT
VOL. 599, PG. 838
O.P.R.H.C.T.

00033.0003
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JUAN MARTIN
VERAMENDI SURVEY,
ABSTRACT NO. 17

ILLEGIBLE
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LOT 3 SEE SHEET 11
(L34)

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(40,254 SQ. FT.)
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(5.00 ACRES)
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O.P.R.H.C.T.
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AUGUST 25, 2023

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(40,254 SQ. FT.)
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20' ROAD EASEMENT

DRAINAGE EASEMENT
VOL. 1685, PG. 327
O.P.R.H.C.T.

DETENTION POND
EASEMENT
VOL. 599, PG. 838
O.P.R.H.C.T.

00033.0003
16.637 AC. OR
724,694 SQ. FT.

JUAN MARTIN
VERAMENDI SURVEY,
ABSTRACT NO. 17

ILLEGIBLE
ILLEGIBLE

LOT 3 SEE SHEET 11
(L34)

LINE TABLE

LINE#	BEARING	DISTANCE
L6	N75°52'20"E	225.64'
(L6)	(N75°53'28"E)	(225.78')
L31	S66°35'26"W	61.99'
L32	S77°16'54"W	27.42'
L33	S46°14'29"E	198.92'
L34	S43°33'48"W	317.34'
(L34)	(S43°51'35"W)	(317.35')
L35	N46°20'56"W	66.13'
(L35)	(N46°02'07"W)	(66.25')

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N46°09'25"W	61.54'
(L1)	(N45°56'02"W)	(60.00')
L2	N46°07'20"W	19.83'
(L2)	(N45°56'02"W)	(19.98')
L3	S45°49'47"E	199.43'
(L3)	(S45°33'40"E)	(199.97')
L4	S68°49'12"E	15.56'
(L4)	(S68°33'05"E)	(15.97')
L5	N67°33'08"E	9.48'
(L5)	(N66°43'50"E)	(9.40')

LINE TABLE

LINE#	BEARING	DISTANCE
L6	N75°52'20"E	225.64'
(L6)	(N75°53'28"E)	(225.78')
L31	S66°35'26"W	61.99'
L32	S77°16'54"W	27.42'
L33	S46°14'29"E	198.92'
L34	S43°33'48"W	317.34'
(L34)	(S43°51'35"W)	(317.35')
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L35	N46°20'56"W	66.13'
(L35)	(N46°02'07"W)	(66.25')

PARCEL NO. 00033.0003
PURGATORY CREEK IMPROVEMENTS - PHASE 2

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE: 1" = 100'
DATE: 05/10/24
PROJECT: 19-130
FIELD: -
TECH: EAN
FIELD BOOK: -
SHEET: 10 OF 15

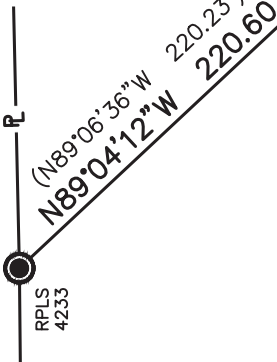
LOT 3 SEE SHEET 11
(L34)

NOT TO SCALE

M:\LAN-19-130_Purgatory Crk-2019\DWG\Parcels\PARCEL 00033.0003.dwg

**SURVEY TO ACCOMPANY DESCRIPTION
OF 16.637 AC. OR 724,694 SQ. FT. OF LAND OUT OF
THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
SAN MARCOS, HAYS COUNTY, TEXAS**

OTIS D. BOUSMA AND
LUCILLA P. PEREZ
DOC. NO. 21041536
O.P.R.H.C.T.
(2.344 ACRES)
JULY 29, 2021



JUAN MARTIN
VERAMENDI SURVEY,
ABSTRACT NO. 17

LOT 4,
HUNTERS CROSSING
VOL. 15, PG. 364
P.R.H.C.T.

ELYSIAN AT
PURGATORY CREEK, LP
VOL. 4915, PG. 365
O.P.R.H.C.T.
(LOT 4)
MAY 5, 2014

SCALE 1" = 100'

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S45°49'47"E	199.43'
(L3)	(S45°33'40"E)	(199.97')

LOT 1,
BLOCK A

HUNTER ROAD
BUSINESS PARK
VOL. 12, PG. 126
P.R.H.C.T.

OTIS J. BOUWSMA AND
LUCILLA PEREZ
DOC. NO. 24013210
(LOT 1, BLOCK A)
APRIL 10, 2024



JOSE G. LUCIO JR. AND
REFUGIA N. LUCIO
VOL. 210, PG. 557
D.R.H.C.T.
(40,254 SQ. FT.)
MARCH 29, 1966

N46°15'15"W 609.26'
(N46°15'04"W 609.25')

20' ROAD EASEMENT

00033.0003
16.637 AC. OR
724,694 SQ. FT.

MATCHLINE - SHEET 10 OF 15

PARCEL NO. 00033.0003
PURGATORY CREEK IMPROVEMENTS - PHASE 2

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	-
DATE:	05/10/24	TECH: EAN
PROJECT:	19-130	FIELD: -
FIELD BOOK:	-	SHEET: 11 OF 15

**SURVEY TO ACCOMPANY DESCRIPTION
OF 16.637 AC. OR 724,694 SQ. FT. OF LAND OUT OF
THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
SAN MARCOS, HAYS COUNTY, TEXAS**

MAURICE T. SUTTLES,
VETERANS OF FOREIGN WARS
POST #3413
VOL. 180, PG. 450
D.R.H.C.T.
(5.00 ACRES)
MARCH 1, 1976

THE TRUSTEES OF
SINAL PENTECOSTAL CHURCH
VOL. 1092, PG. 26
O.P.R.H.C.T.
(14.887 ACRES)
JULY 21, 1994

SCALE 1" = 100'

MATCHLINE - SHEET 13 OF 15

MATCHLINE - SHEET 10 OF 15

S46°14'29"E
198.92'

DETENTION POND
EASEMENT
VOL. 539, PG. 838
O.P.R.H.C.T.

S43°33'48"W
317.34'

LOT 3,
BLOCK B

HAYS COUNTY GOVERNMENT
CENTER CAMPUS
VOL. 15, PG. 84-86
P.R.H.C.T.

CARSON HAYSCO HOLDINGS, LP,
A LIMITED PARTNERSHIP
VOL. 4511, PG. 632
O.P.R.H.C.T.
(LOTS 1, 2, AND 3 OF
BLOCK B)
DECEMBER 19, 2012

LINE#	BEARING	DISTANCE
L7	N01°51'12"W	96.20'
(L7)	(N01°51'20"W)	(96.20')
L8	N60°50'04"E	90.56'
(L8)	(N60°50'23"E)	(90.57')
L9	N37°37'14"E	61.37'
(L9)	(N37°37'58"E)	(61.37')
L23	S45°51'17"W	179.07'
L24	S53°33'09"W	46.58'
L25	S43°19'44"W	113.09'
L26	S35°12'17"W	64.60'
L27	S59°00'34"W	42.45'
L28	S51°47'33"W	88.81'
L29	S32°46'59"W	62.17'
L30	S37°50'46"W	41.05'
L31	S66°35'26"W	61.99'

(N53°05'16"E 282.15')
N53°05'22"E 284.63'

00033.0003
16.637 AC. OR
724,694 SQ. FT.

S70°03'54"W
142.23'

CARSON SELECT
INVESTMENTS, LP
VOL. 3493, PG. 90
O.P.R.H.C.T.
(68.09 ACRES)
SEPTEMBER 30, 2008

JUAN MARTIN
VERAMENDI SURVEY,
ABSTRACT NO. 17

PARCEL NO. 00033.0003
PURGATORY CREEK IMPROVEMENTS - PHASE 2

**MCGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		
DATE:	05/10/24	TECH:	EAN
PROJECT:	19-130	FIELD:	
FIELD BOOK:		SHEET:	12 OF 15

**SURVEY TO ACCOMPANY DESCRIPTION
OF 16.637 AC. OR 724,694 SQ. FT. OF LAND OUT OF
THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
SAN MARCOS, HAYS COUNTY, TEXAS**

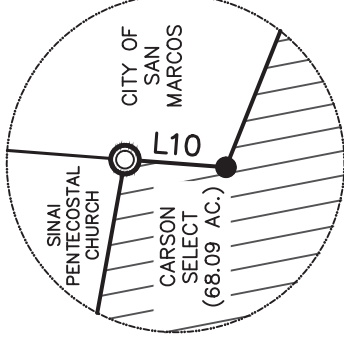
THE TRUSTEES OF
SINAI PENTECOSTAL CHURCH
VOL. 1092, PG. 26
O.P.R.H.C.T.
(14.887 ACRES)
JULY 21, 1994

JUAN MARTIN
VERAMENDI SURVEY,
ABSTRACT NO. 17

CITY OF SAN MARCOS
DOC. NO. 18039817
O.P.R.H.C.T.
(27.094 ACRES)
NOVEMBER 6, 2018

CARSON SELECT
INVESTMENTS, LP
VOL. 3493, PG. 90
O.P.R.H.C.T.
(68.09 ACRES)
SEPTEMBER 30, 2008

00033.0003
16.637 AC. OR
724,694 SQ. FT.



SCALE 1" = 100'

LINE TABLE		
LINE#	BEARING	DISTANCE
L10	S41°35'18"E	5.55'
L16	S67°28'35"W	178.15'
L17	S73°34'38"W	90.63'
L18	S80°42'15"W	24.36'
L19	S74°35'18"W	58.34'
L20	S72°23'01"W	85.50'
L21	S59°59'36"W	78.65'
L22	S72°20'26"W	59.31'
L23	S45°51'17"W	179.07'

MATCHLINE - SHEET 14 OF 15

PARCEL NO. 00033.0003
PURGATORY CREEK IMPROVEMENTS - PHASE 2

**MCGRAY & McGRAY
LAND SURVEYORS, INC.**
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AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

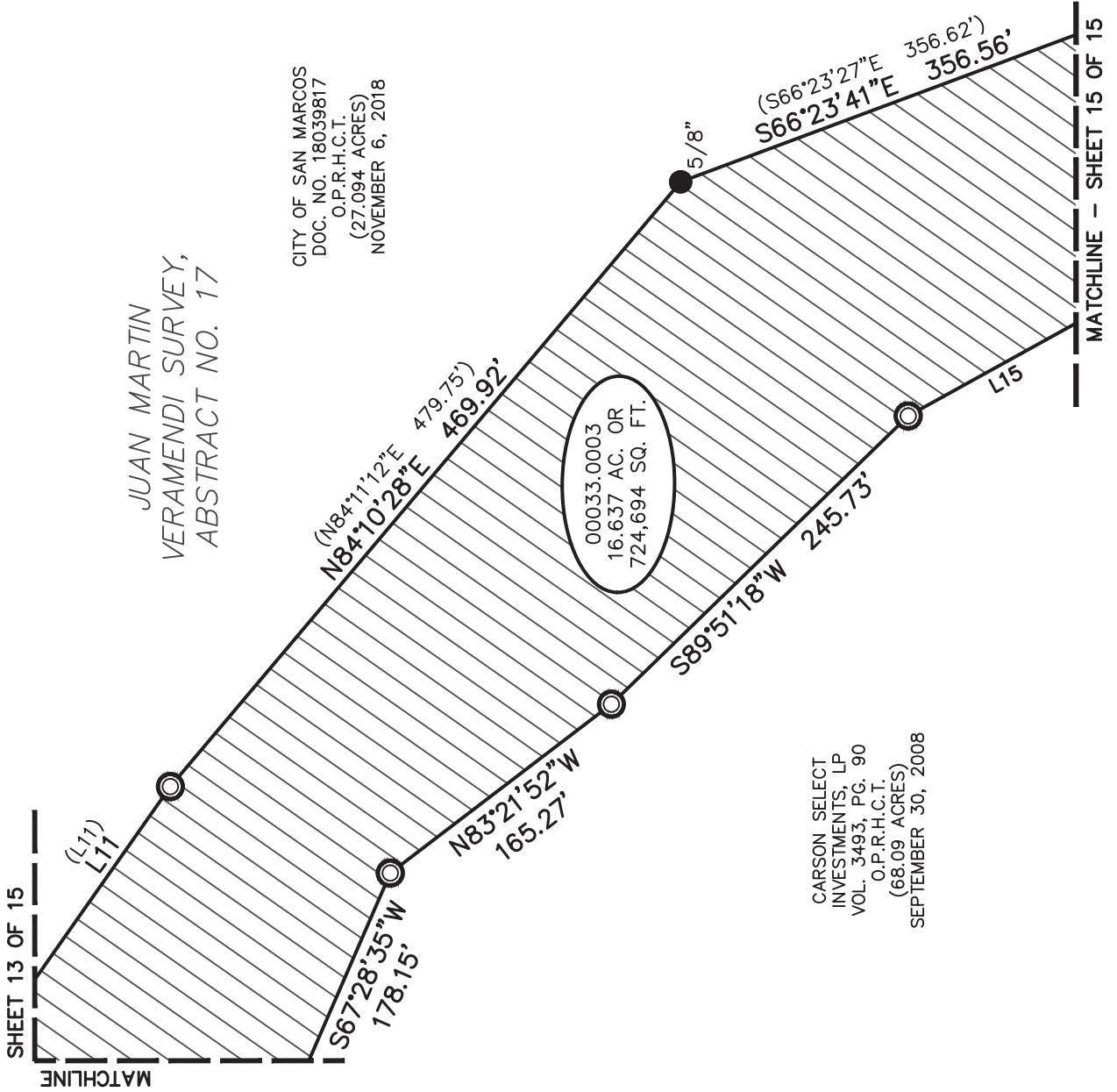
SCALE:	1" = 100'	
DATE:	05/10/24	TECH: EAN
PROJECT:	19-130	FIELD: -
FIELD BOOK:	-	SHEET: 13 OF 15

**SURVEY TO ACCOMPANY DESCRIPTION
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THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17
SAN MARCOS, HAYS COUNTY, TEXAS**

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VERAMENDI SURVEY,
ABSTRACT NO. 17

CITY OF SAN MARCOS
DOC. NO. 18039817
O.P.R.H.C.T.
(27.094 ACRES)
NOVEMBER 6, 2018

CARSON SELECT
INVESTMENTS, LP
VOL. 3493, PG. 90
O.P.R.H.C.T.
(68.09 ACRES)
SEPTEMBER 30, 2008



LINE TABLE		
LINE#	BEARING	DISTANCE
L11	N79°06'44"E	362.20'
(L11)	(N79°07'28"E)	(350.87')
L15	N74°53'24"W	147.37'

PARCEL NO. 00033.0003
PURGATORY CREEK IMPROVEMENTS - PHASE 2

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AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	-
DATE:	05/10/24	TECH: EAN
PROJECT:	19-130	FIELD: -
FIELD BOOK:	-	SHEET: 14 OF 15

**SURVEY TO ACCOMPANY DESCRIPTION
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CITY OF SAN MARCOS
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INVESTMENTS, LP
VOL. 3493, PG. 90
O.P.R.H.C.T.
(68.09 ACRES)
SEPTEMBER 30, 2008

MATCHLINE - SHEET 14 OF 15

(S66°23'27"E
356.62')
S66°23'41"E
356.56'

N89°50'49"W
173.07'

(N82°53'07"E
310.82')
N82°52'23"E
310.82'

S84°59'24"W
185.05'

259.76'
259.73'

(N21°39'16"E
154.62')
N21°39'16"E
154.62'

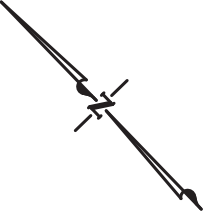
S72°23'35"W
184.73'

S17°31'51"W
154.62'



00033.0003
16.637 AC. OR
724,694 SQ. FT.

SCALE 1" = 100'



LINE TABLE		
LINE#	BEARING	DISTANCE
L12	S49°02'27"E	74.71'
L13	S36°31'12"W	50.86'
L14	S31°14'52"W	69.98'

PARCEL NO. 00033.0003
PURGATORY CREEK IMPROVEMENTS - PHASE 2

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SCALE:	1" = 100'		
DATE:	05/10/24	TECH:	EAN
PROJECT:	19-130	FIELD:	-
FIELD BOOK:	-	SHEET:	15 OF 15