

FIELD NOTE DESCRIPTION
51.00 ACRES (2,221,373 SQUARE FEET)

BEING A 51.00 ACRE (2,221,373 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474 SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 54.360 ACRE TRACT OF LAND CONVEYED TO REED CARR AND PATRICIA M. CARR, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REED AND PATRICIA CARR REVOCABLE TRUST, DESCRIBED AND RECORDED IN VOL. 2359, PG. 218 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), AND THE REMIANDER OF A CALLED 228.51 ACRE TRAT OF LAND CONVEYED TO ALEX FORSHAGE, JR. DESCRIBED AND RECORDED IN VOL. 133, PG. 404 O.P.R.H.C.TX., SAID 51.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "LAI" FOUND FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND THE REMAINDER OF A CALLED 73.753 ACRE TRACT OF LAND CONVEYED TO JAMES K. WISE REAL ESTATE, INC. DESCRIBED AND RECORDED IN VOL. 1206, PG. 535 O.P.R.H.C.TX. BEING SITUATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 110 ALSO KNOWN AS McCARTY LANE (VARIABLE WIDTH RIGHT-OF-WAY) WITH GRID COORDINATE VALUES OF NORTH: 13,850,863.51' AND EAST: 2,301,450.56';

THENCE SOUTH 46° 22' 27" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A CALLED 73.753 ACRE TRACT, AT A DISTANCE OF 523.65 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR CORNER OF LOT 1B, BLOCK A OF THE ACE RELOCATION SUBDIVISION RECORDED IN VOL. 18, PG. 113 O.P.R.H.C.TX., AT A DISTANCE OF 1,338.74 FEET PASSING A 1/2-INCH IROD ROUND (BENT) FOUND, FOR AN OVERALL DISTANCE OF 1,339.76 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF OLD BASTROP ROAD (VARIABLE WIDTH R.O.W.);

THENCE SOUTH 52° 28' 14" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND THE NORTHWESTERLY R.O.W. OF SAID OLD BASTROP ROAD, A DISTANCE OF 195.99 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE TO THE LEFT;

THENCE CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND THE NORTHWESTERLY R.O.W. OF SAID OLD BASTROP ROAD, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, AN ARC LENGTH 67.29 FEET, A DELTA ANGLE OF 03° 42' 26" AND A CHORD BEARING AND DISTANCE OF SOUTH 50° 37' 01" WEST 67.28 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 36° 50' 47" EAST, OVER AND ACROSS SAID R.O.W. OF OLD BASTROP ROAD, A DISTANCE OF 80.26 FEET TO A POINT OF CURVATURE TO THE LEFT, ON THE SOUTHEASTERLY R.O.W. OF SAID OLD BASTROP ROAD;

THENCE ALONG THE SOUTHEASTERLY R.O.W. OF SAID OLD BASTROP ROAD, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 110.75 FEET, A DELTA ANGLE OF 06° 36' 36", AND A CHORD BEARING AND DISTANCE OF SOUTH 45° 05' 30" WEST, 110.69 FEET, TO A POINT OF REVERSE CURVATURE TO THE RIGHT;

THENCE CONTINUING ALONG THE SOUTHEASTERLY R.O.W. OF SAID OLD BASTROP ROAD, AND SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 1,040.00 FEET, AN ARC LENGTH OF 10.75 FEET, A DELTA ANGLE OF 00° 35' 32", AND A CHORD BEARING AND DISTANCE OF SOUTH 43° 05' 19" WEST, 10.75 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 46° 22' 27" WEST, OVER AND ACROSS SAID R.O.W. OF OLD BASTROP ROAD, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND A REMAINDER OF A CALLED 5.00 ACRE TRACT CONVEYED TO RAUL ESPINOZA AND ROSA ESPINOZA, RECORDED IN DOCUMENT NO. 708998 O.P.R.H.C.TX., ON THE NORTHWESTERLY R.O.W. LINE OF SAID OLD BASTROP ROAD;

THENCE NORTH 46° 22' 27" WEST, ALONG THE COMMON LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A CALLED 5.00 ACRE TRACT, FOR A DISTANCE OF 418.18 TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CONER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER A CALLED 5.00 ACRE TRACT;

THENCE SOUTH 52° 30' 17" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A CALLED 5.00 ACRE TRACT, A CALLED 2.508 ACRE TRACT OF LAND CONVEYED TO DAVID S. ALVARADO DESCRIBED AND RECORDED IN DOCUMENT NO. 23013014 O.P.R.H.C.TX., A CALLED 2.49 ACRE TRACT OF LAND CONVEYED TO HOUSING CORPORATION OF ETA TAU CHAPTER OF SIGMA NU FRATERNITY DESCRIBED AND RECORDED IN DOCUMENT NO. 16015558 O.P.R.H.C.TX. AND A CALLED 9.93 ACRE TRACT OF LAND CONVEYED TO SMHA OPERATING PUBLIC FACILITY CORPORATION DESCRIBED AND RECORDED IN DOCUMENT NO. 21046618 O.P.R.H.C.TX., A DISTANCE OF 1,437.16 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND LOT 2 OF THE SALINAS ESTATES SUBDIVISION RECORDED IN VOL. 17, PG. 41 O.P.R.H.C.TX., CONVEYED TO MJ CROCKER CO. LLC DESCRIBED AND RECORDED IN DOCUMENT NO. 19013550 O.P.R.H.C.TX, AND SITUATED ON THE NORTHWEST LINE OF SAID 9.93 ACRE TRACT;

THENCE NORTH 46° 25' 00" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT, LOT 2 OF SAID SALINAS ESTATES SUBDIVISION, AND LOT 1 OF SAID SALINAS ESTATES SUBDIVISION CONVEYED TO SEGUNDA IGLESIA BAUTISTA DESCRIBED AND RECORDED IN DOCUMENT NO. 13011611 O.P.R.H.C.TX., A DISTANCE OF 537.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR THE COMMON CORNER OF LOT 1 OF SAID SALINAS ESTATES SUBDIVISION, AND SIAD REMAINDER OF A CALLED 228.51 ACRE TRACT, SAME BEING SITUATED ON THE SOUTHWESTERLY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT;

THENCE SOUTH 42° 52' 24" WEST, ALONG THE COMMON BOUNDARY LINE OF LOT 1 OF SAID SALINAS ESTATES SUBDIVISION AND SAID REMAINDER OF A CALLED 228.51 ACRE TRACT, A DISTANCE OF 584.24 FEET TO A POINT FOR CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT, AND LOT 1 OF SAID SALINAS ESTATES SUBDIVISION, ON THE NORTHEASTERLY R.O.W. LINE OF RATTLER ROAD (VARIABLE WIDTH R.O.W.), FROM SAID POINT A 1/2-INCH IRON ROD FOUND BEARS SOUTH 46° 17' 07" EAST, A DISTANCE OF 0.49 FEET;

THENCE SOUTH 42° 52' 24" WEST, OVER AND ACROSS SAID R.O.W. OF RATTLER ROAD, A DISTANCE OF 81.19 FEET TO A POINT FOR CORNER ON THE SOUTHWESTERLY R.O.W. LINE OF SAID RATTLER ROAD.;

THENCE NORTH 46° 06' 15" WEST, ALONG THE SOUTHWESTERLY R.O.W OF SAID RATTLER ROAD AND SAID LOT 1, A DISTANCE OF 42.16 FEET TO A POINT FOR CORNER;

THENCE NORTH 43° 20' 34" EAST, OVER AND ACROSS SAID R.O.W. OF RATTLER ROAD, A DISTANCE OF 80.96 FEET TO A POINT FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT, AND A REMAINDER OF A CALLED 10 ACRE TRACT OF LAND CONVEYED TO JUDITH M. TELFORD AND BILLY H. TELFORD, AS RECORDED IN VOLUME 214, PAGE 195 O.P.R.H.C.TX., ON THE NORTHEASTERLY R.O.W. LINE OF SAID RATTLER ROAD, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 46° 17' 07" EAST, A DISTANCE OF 0.49 FEET;

THENCE NORTH 43° 20' 34" EAST, ALONG THE COMMON LINE OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND SAID REMAINDER OF A CALLED 10 ACRE TRACT, A DISTANCE OF 584.19 FEET TO A POINT FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT, SAID REMAINDER OF A CALLED 10 ACRE TRACT, AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT;

THENCE NORTH 43° 20' 34" EAST, ALONG THE COMMON LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT, A DISTANCE OF 179.13 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT;

THENCE NORTH 46° 39' 26" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT, A DISTANCE OF 542.80 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT AND SITUATED ON THE SOUTHEASTERLY LINE OF A CALLED 6.26 ACRE TRACT OF LAND CONVEYED TO SAHOTA HOLDINGS, LLC DESCRIBED AND RECORDED IN DOCUMENT NO. 16003058 O.P.R.H.C.TX, FROM WHICH A 1/2-INCH IRON ROD WITH YELLOW CAP (ILLEGIBLE) WAS FOUND BEARING SOUTH 44° 06' 34" WEST, A DISTANCE OF 756.80 FEET TO THE SOUTHWEST CORNER OF SAID REMAINDER OF A 10 ACRE TRACT, SITUATED ON THE SOUTHEASTERLY LINE OF SAID 6.26 ACRE TRACT AND SITUATED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID RATTLER ROAD;

THENCE NORTH 44° 06' 34" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID 6.26 ACRE TRACT, A DISTANCE OF 237.19 FEET TO A POINT FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID 6.26 ACRE TRACT AND ON THE SOUTHEASTERLY R.O.W. LINE OF SAID FM 110, FOR A POINT OF CURVATURE TO THE LEFT, FROM WHICH A 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER" WAS FOUND BEARS SOUTH 62° 58' 11" WEST, A DISTANCE OF 0.85 FEET.

THENCE ALONG THE COMMON LINE OF THE SOUTHEASTERLY R.O.W. OF SAID FM 110 AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,728.00 FEET, AN ARC LENGTH OF 54.33 FEET, A DELTA ANGLE OF 01° 48' 05", AND A CHORD BEARING AND DISTANCE OF NORTH 60° 51' 22" EAST, 54.33 FEET, TO A 1/2-INCH IRON ROD WITH CAP FOUND FOR A POINT OF TANGENCY;

THENCE SOUTH 30° 01' 29" EAST, ALONG THE COMMON LINE OF THE SOUTHEASTERLY R.O.W. OF SAID FM 110 AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT, A DISTANCE OF 27.01 FEET TO A 1/2-INCH IRON ROD WITH CAP FOUND FOR CORNER;

THENCE NORTH 59° 58' 31" EAST, ALONG THE COMMON LINE OF THE SOUTHEASTERLY R.O.W. OF SAID FM 110 AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT, A DISTANCE OF 621.13 FEET TO A POINT FOR CORNER;

THENCE NORTH 30° 01' 29" WEST, OVER AND ACROSS THE R.O.W. OF SAID FM 110, A DISTANCE OF 220.00 FEET TO A POINT ON THE NORTHWESTERLY R.O.W. LINE OF SAID FM 110;

THENCE NORTH 59° 58' 31" EAST, ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID FM 110, A DISTANCE OF 572.40 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LAI" FOUND FOR A POINT OF CURVATURE TO THE RIGHT;

THENCE ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID FM 110 AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,755.00 FEET, AN ARC LENGTH OF 159.05 FEET, A DELTA ANGLE OF 05° 11' 33", AND A CHORD BEARING AND DISTANCE OF NORTH 62° 34' 17" EAST, 159.00 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LAI" FOUND FOR A POINT OF TANGENCY;

THENCE SOUTH 46° 22' 27" EAST, OVER AND ACROSS THE R.O.W. OF SAID FM, A DISTANCE OF 239.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 51.00 ACRES (2,221,373 SQUARE FEET) OF LAND, MORE OR LESS.

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

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. COORDINATES SHOWN HEREIN ARE IN GRID VALUES, AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A SURFACE FACTOR OF 0.999870017. DISTANCES ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.

SURVEY REVISION: 7/17/2024 – ADDRESSING COMMENTS FROM THE CITY OF SAN MARCOS, TX



JACOB GOEBEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6734
LJA SURVEYING, INC.
9830 COLONNADE BOULEVARD SUITE 300
SAN ANTONIO, TX 78230
(210) 503-2700
TBPELS NO. 10194382

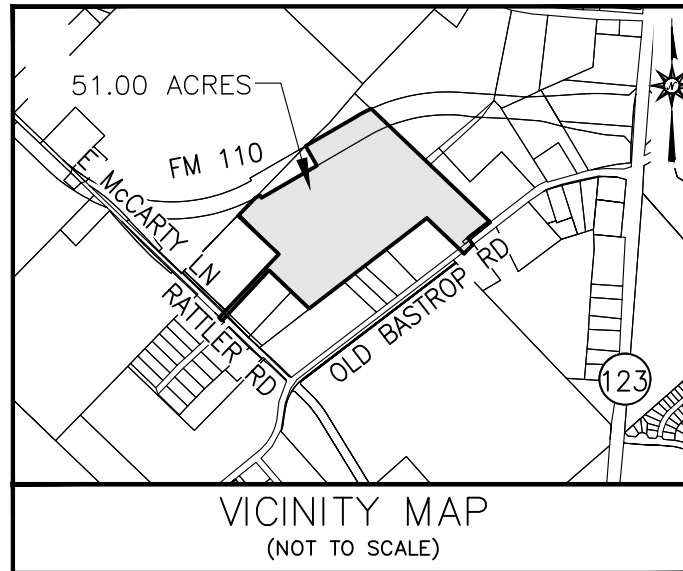
APRIL 12, 2024

| Curve Table | | | | | |
|-------------|----------|------------|----------|---------------|----------------|
| Curve # | Radius | Arc Length | Delta | Chord Bearing | Chord Distance |
| C1 | 1,040.00 | 67.29' | 3°42'26" | S50° 37' 01"W | 67.28' |
| C2 | 960.00 | 110.75' | 6°36'36" | S45° 05' 30"W | 110.69' |
| C3 | 1,040.00 | 10.75' | 0°35'32" | S43° 05' 19"W | 10.75' |
| C4 | 1,728.00 | 54.33' | 1°48'05" | N60° 51' 22"E | 54.33' |
| C5 | 1,755.00 | 159.05' | 5°11'33" | N62° 34' 17"E | 159.00' |

| Line Table | | |
|------------|---------------|----------|
| Line # | Bearing | Distance |
| L1 | S36° 50' 47"E | 80.26' |
| L2 | N46° 22' 27"W | 80.00' |
| L3 | S42° 52' 24"W | 81.19' |
| L4 | N46° 06' 15"W | 42.16' |
| L5 | N43° 20' 34"E | 80.96' |
| L6 | S30° 01' 29"E | 27.01' |

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD W/ CAP STAMPED "LJA SURVEYING"
- ANNEXATION LINE
- P — PROPERTY LINE
- Z — LANDHOOK LINE
- DEDICATED R.O.W. LINE
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



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.



Jacob Goebel

Jacob Goebel Date: April 12, 2024
Registered Professional Land Surveyor No. 6734

NOTE :

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. COORDINATES SHOWN ARE IN SURFACE VALUES, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE FACTOR OF 0.999870017. DISTANCES SHOWN ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.
- SURVEY OBSERVATIONS WERE MADE ON THE GROUND USING A COMBINATION OF RTK AND STATIC NETWORKS.
- SURVEY REVISION: 7/17/2024 ADDRESSING COMMENTS FROM THE CITY OF SAN MARCOS, TEXAS.

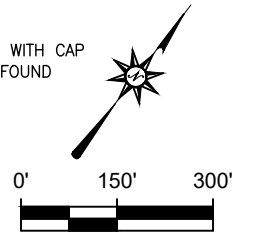
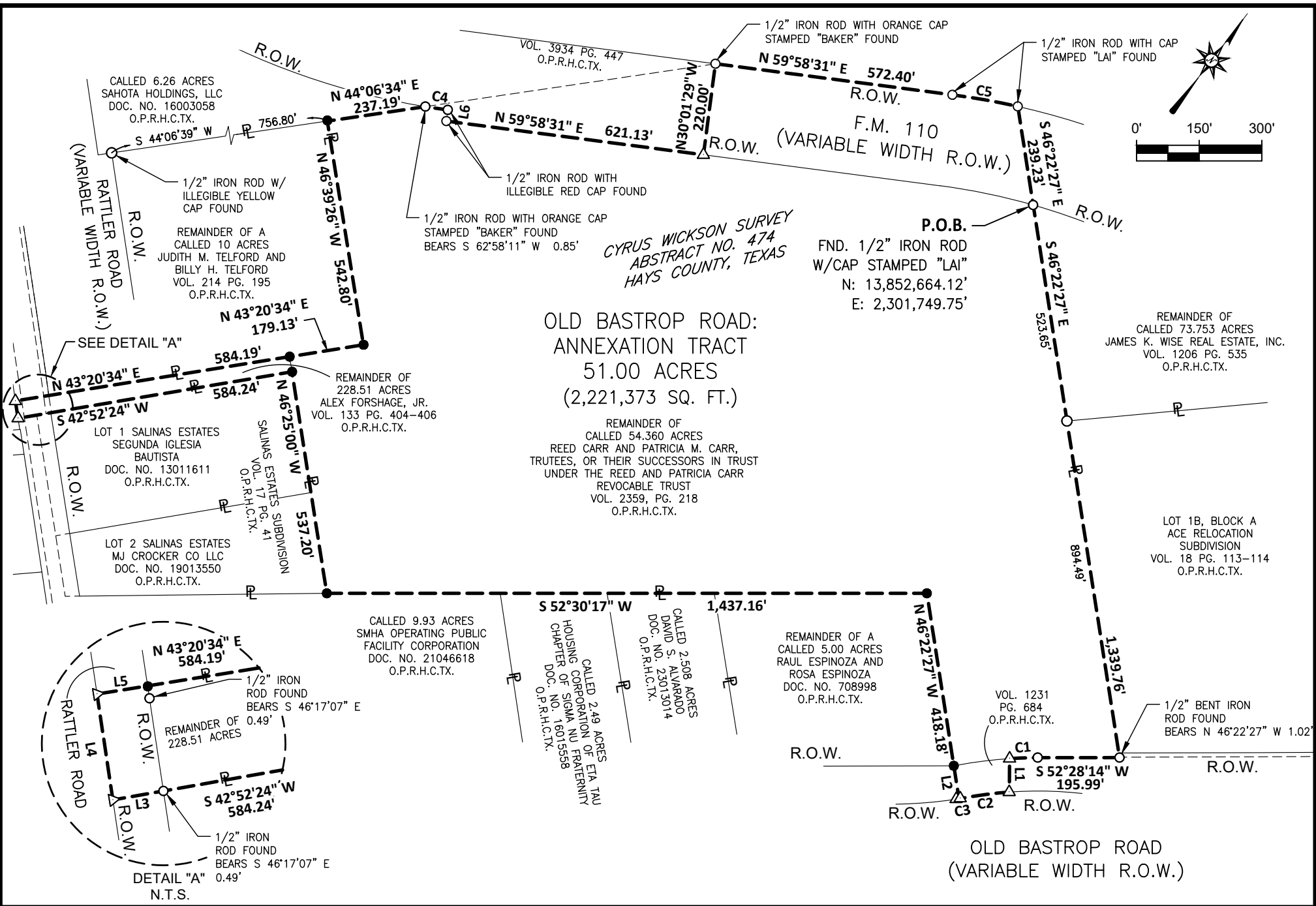
PAGE 5
OF 6

| | |
|----------|-------------------|
| DATE: | 4/12/2024 |
| DRWN BY: | BC/RSJ |
| CHKD BY: | JG |
| PROJ NO. | LJAS001-A634-0405 |

2516 SOUTH OLD BASTROP ROAD: ANNEXATION SURVEY
51.00 ACRES (2,221,373 SQ.FT.)
CYRUS WICKSON SURVEY, ABSTRACT NO. 474
HAYS COUNTY, TEXAS



9830 COLONNADE BLVD. PHONE 210-503-2700
SUITE 300
SAN ANTONIO, TEXAS 78230 TBPOLS FIRM NO. 10194382



**OLD BASTROP ROAD:
ANNEXATION TRACT
51.00 ACRES
(2,221,373 SQ. FT.)**

REMAINDER OF
CALLED 54.360 ACRES
REED CARR AND PATRICIA M. CARR,
TRUSTEES, OR THEIR SUCCESSORS IN TRUST
UNDER THE REED AND PATRICIA CARR
REVOCABLE TRUST
VOL. 2359, PG. 218
O.P.R.H.C.TX.

CALLED 9.93 ACRES
SMHA OPERATING PUBLIC
FACILITY CORPORATION
DOC. NO. 21046618
O.P.R.H.C.TX.

CALLED 2.49 ACRES
HOUSING CORPORATION OF ETA TAU
CHAPTER OF SIGMA NU FRATERNITY
DOC. NO. 16015558
O.P.R.H.C.TX.

CALLED 2.508 ACRES
DAVID S. ALVARADO
DOC. NO. 23013014
O.P.R.H.C.TX.

REMAINDER OF A
CALLED 5.00 ACRES
RAUL ESPINOZA AND
ROSA ESPINOZA
DOC. NO. 708998
O.P.R.H.C.TX.

VOL. 1231
PG. 684
O.P.R.H.C.TX.

LOT 1B, BLOCK A
ACE RELOCATION
SUBDIVISION
VOL. 18 PG. 113-114
O.P.R.H.C.TX.

REMAINDER OF
CALLED 73.753 ACRES
JAMES K. WISE REAL ESTATE, INC.
VOL. 1206 PG. 535
O.P.R.H.C.TX.

CALLED 6.26 ACRES
SAHOTA HOLDINGS, LLC
DOC. NO. 16003058
O.P.R.H.C.TX.

REMAINDER OF A
CALLED 10 ACRES
JUDITH M. TELFORD AND
BILLY H. TELFORD
VOL. 214 PG. 195
O.P.R.H.C.TX.

REMAINDER OF
228.51 ACRES
ALEX FORSHAGE, JR.
VOL. 133 PG. 404-406
O.P.R.H.C.TX.

LOT 1 SALINAS ESTATES
SEGUNDA IGLESIA
BAUTISTA
DOC. NO. 13011611
O.P.R.H.C.TX.

LOT 2 SALINAS ESTATES
MJ CROCKER CO LLC
DOC. NO. 19013550
O.P.R.H.C.TX.

SALINAS ESTATES SUBDIVISION
VOL. 17 PG. 41
O.P.R.H.C.TX.

DETAIL "A"
N.T.S.

| | | | |
|------------|---|----------|-------------------|
| PAGE OF | 6 | DATE: | 4/12/2024 |
| | 6 | DRWN BY: | BC/RSJ |
| | | CHKD BY: | JG |
| | | PROJ NO. | LJAS001-A634-0405 |

2516 SOUTH OLD BASTROP ROAD: ANNEXATION SURVEY
51.00 ACRES (2,221,373 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

AGREEMENT FOR THE PROVISION OF SERVICES
(Pursuant to Tex. Local Gov't Code §43.0672)

Date: August 20, 2024

Owner: AV McCarty Lane GP 46, LLC &, SM McCarty Lane 46, LLC, 1801 Lavaca Street #116, Austin, Texas 78701

City: City of San Marcos, Texas, a home rule municipal corporation, 630 East Hopkins Street, San Marcos, Texas 78666

Property: As described in Exhibit A.

1. The Owner has petitioned the City and the City has elected to annex the Property into the corporate limits of the City. Pursuant to Tex. Local Gov't Code §43.0672, the Owner and the City enter this agreement (the "Agreement") for the provision of services to the Property when annexed.

2. By this Agreement, the Owner affirms its consent to such annexation of the Property by the City and that Owner does not wish to enter into and has declined the offer from the City of a development agreement under Sections 43.016 and 212.172 of the Texas Local Government Code

3. In consideration of the mutual benefits to the Owner and the City arising from the annexation of the Property, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Owner and the City enter into this Agreement and agree that services to the Property will be provided as described in Exhibit B.

4. This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas. Venue for any legal proceedings shall lie in state courts located in Hays County, Texas. Venue for any matters in federal court will be in the United States District Court for the Western District of Texas.

5. If any word, phrase, clause, sentence, or paragraph of this Agreement is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this Agreement will continue in force if they can be given effect without the invalid portion.

6. This Agreement shall be binding upon Owner, and Owner's heirs, successors and assigns, and all future owners of all or any portion of the Property.

7. This Agreement will become effective as of the date an ordinance annexing the Property is finally passed, approved, and adopted by the City's city council (the Effective Date).

[SIGNATURES ON NEXT PAGE]

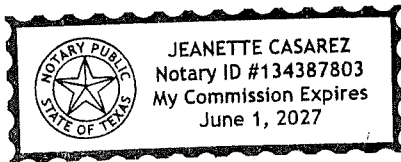
CITY:

By: Stephanie Reyes
Name: Stephanie Reyes
Title: City Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on August 22, 2024, by Stephanie Reyes, City Manager of the City of San Marcos, in such capacity, on behalf of said municipality.



Jeanette Casarez
Notary Public, State of Texas

OWNER:

By: PSH

Name: Shravan Parsi

Title: manager

ACKNOWLEDGMENT

STATE OF Tx §

COUNTY OF Travis §

This instrument was acknowledged before me on August 14th, 2024 by Shravan Parsi, manager of American Ventures in such capacity on behalf of said entity.

Lucy Litteaur
Notary Public, State of Texas

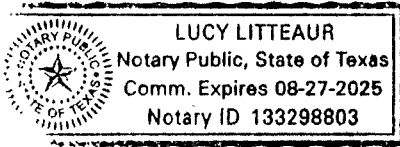


EXHIBIT A
(Legal Description)

FIELD NOTE DESCRIPTION
51.00 ACRES (2,221,373 SQUARE FEET)

BEING A 51.00 ACRE (2,221,373 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474 SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 54.360 ACRE TRACT OF LAND CONVEYED TO REED CARR AND PATRICIA M. CARR, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REED AND PATRICIA CARR REVOCABLE TRUST, DESCRIBED AND RECORDED IN VOL. 2359, PG. 218 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), AND THE REMAINDER OF A CALLED 228.51 ACRE TRACT OF LAND CONVEYED TO ALEX FORSHAGE, JR. DESCRIBED AND RECORDED IN VOL. 133, PG. 404 O.P.R.H.C.TX., SAID 51.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "LAI" FOUND FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND THE REMAINDER OF A CALLED 73.753 ACRE TRACT OF LAND CONVEYED TO JAMES K. WISE REAL ESTATE, INC. DESCRIBED AND RECORDED IN VOL. 1206, PG. 535 O.P.R.H.C.TX. BEING SITUATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 110 ALSO KNOWN AS McCARTY LANE (VARIABLE WIDTH RIGHT-OF-WAY) WITH GRID COORDINATE VALUES OF NORTH: 13,850,863.51' AND EAST: 2,301,450.56';

THENCE SOUTH 46° 22' 27" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A CALLED 73.753 ACRE TRACT, AT A DISTANCE OF 523.65 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR CORNER OF LOT 1B, BLOCK A OF THE ACE RELOCATION SUBDIVISION RECORDED IN VOL. 18, PG. 113 O.P.R.H.C.TX., AT A DISTANCE OF 1,338.74 FEET PASSING A 1/2-INCH IRON ROD ROUND (BENT) FOUND, FOR AN OVERALL DISTANCE OF 1,339.76 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF OLD BASTROP ROAD (VARIABLE WIDTH R.O.W.);

THENCE SOUTH 52° 28' 14" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND THE NORTHWESTERLY R.O.W. OF SAID OLD BASTROP ROAD, A DISTANCE OF 195.99 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE TO THE LEFT;

THENCE CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND THE NORTHWESTERLY R.O.W. OF SAID OLD BASTROP ROAD, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, AN ARC LENGTH 67.29 FEET, A DELTA ANGLE OF 03° 42' 26" AND A CHORD BEARING AND DISTANCE OF SOUTH 50° 37' 01" WEST 67.28 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 36° 50' 47" EAST, OVER AND ACROSS SAID R.O.W. OF OLD BASTROP ROAD, A DISTANCE OF 80.26 FEET TO A POINT OF CURVATURE TO THE LEFT, ON THE SOUTHEASTERLY R.O.W. OF SAID OLD BASTROP ROAD;

THENCE ALONG THE SOUTHEASTERLY R.O.W. OF SAID OLD BASTROP ROAD, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 110.75 FEET, A DELTA ANGLE OF 06° 36' 36", AND A CHORD BEARING AND DISTANCE OF SOUTH 45° 05' 30" WEST, 110.69 FEET, TO A POINT OF REVERSE CURVATURE TO THE RIGHT;

THENCE CONTINUING ALONG THE SOUTHEASTERLY R.O.W. OF SAID OLD BASTROP ROAD, AND SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 1,040.00 FEET, AN ARC LENGTH OF 10.75 FEET, A DELTA ANGLE OF 00° 35' 32", AND A CHORD BEARING AND DISTANCE OF SOUTH 43° 05' 19" WEST, 10.75 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 46° 22' 27" WEST, OVER AND ACROSS SAID R.O.W. OF OLD BASTROP ROAD, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND A REMAINDER OF A CALLED 5.00 ACRE TRACT CONVEYED TO RAUL ESPINOZA AND ROSA ESPINOZA, RECORDED IN DOCUMENT NO. 708998 O.P.R.H.C.TX., ON THE NORTHWESTERLY R.O.W. LINE OF SAID OLD BASTROP ROAD;

THENCE NORTH 46° 22' 27" WEST, ALONG THE COMMON LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A CALLED 5.00 ACRE TRACT, FOR A DISTANCE OF 418.18 TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CONER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER A CALLED 5.00 ACRE TRACT;

THENCE SOUTH 52° 30' 17" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A CALLED 5.00 ACRE TRACT, A CALLED 2.508 ACRE TRACT OF LAND CONVEYED TO DAVID S. ALVARADO DESCRIBED AND RECORDED IN DOCUMENT NO. 23013014 O.P.R.H.C.TX., A CALLED 2.49 ACRE TRACT OF LAND CONVEYED TO HOUSING CORPORATION OF ETA TAU CHAPTER OF SIGMA NU FRATERNITY DESCRIBED AND RECORDED IN DOCUMENT NO. 16015558 O.P.R.H.C.TX. AND A CALLED 9.93 ACRE TRACT OF LAND CONVEYED TO SMHA OPERATING PUBLIC FACILITY CORPORATION DESCRIBED AND RECORDED IN DOCUMENT NO. 21046618 O.P.R.H.C.TX., A DISTANCE OF 1,437.16 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND LOT 2 OF THE SALINAS ESTATES SUBDIVISION RECORDED IN VOL. 17, PG. 41 O.P.R.H.C.TX., CONVEYED TO MJ CROCKER CO. LLC DESCRIBED AND RECORDED IN DOCUMENT NO. 19013550 O.P.R.H.C.TX, AND SITUATED ON THE NORTHWEST LINE OF SAID 9.93 ACRE TRACT;

THENCE NORTH 46° 25' 00" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT, LOT 2 OF SAID SALINAS ESTATES SUBDIVISION, AND LOT 1 OF SAID SALINAS ESTATES SUBDIVISION CONVEYED TO SEGUNDA IGLESIA BAUTISTA DESCRIBED AND RECORDED IN DOCUMENT NO. 13011611 O.P.R.H.C.TX., A DISTANCE OF 537.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR THE COMMON CORNER OF LOT 1 OF SAID SALINAS ESTATES SUBDIVISION, AND SIAD REMAINDER OF A CALLED 228.51 ACRE TRACT, SAME BEING SITUATED ON THE SOUTHWESTERLY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT;

THENCE SOUTH 42° 52' 24" WEST, ALONG THE COMMON BOUNDARY LINE OF LOT 1 OF SAID SALINAS ESTATES SUBDIVISION AND SAID REMAINDER OF A CALLED 228.51 ACRE TRACT, A DISTANCE OF 584.24 FEET TO A POINT FOR CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT, AND LOT 1 OF SAID SALINAS ESTATES SUBDIVISION, ON THE NORTHEASTERLY R.O.W. LINE OF RATTLER ROAD (VARIABLE WIDTH R.O.W.), FROM SAID POINT A 1/2-INCH IRON ROD FOUND BEARS SOUTH 46° 17' 07" EAST, A DISTANCE OF 0.49 FEET;

THENCE SOUTH 42° 52' 24" WEST, OVER AND ACROSS SAID R.O.W. OF RATTLER ROAD, A DISTANCE OF 81.19 FEET TO A POINT FOR CORNER ON THE SOUTHWESTERLY R.O.W. LINE OF SAID RATTLER ROAD.;

THENCE NORTH 46° 06' 15" WEST, ALONG THE SOUTHWESTERLY R.O.W OF SAID RATTLER ROAD AND SAID LOT 1, A DISTANCE OF 42.16 FEET TO A POINT FOR CORNER;

THENCE NORTH 43° 20' 34" EAST, OVER AND ACROSS SAID R.O.W. OF RATTLER ROAD, A DISTANCE OF 80.96 FEET TO A POINT FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT, AND A REMAINDER OF A CALLED 10 ACRE TRACT OF LAND CONVEYED TO JUDITH M. TELFORD AND BILLY H. TELFORD, AS RECORDED IN VOLUME 214, PAGE 195 O.P.R.H.C.TX., ON THE NORTHEASTERLY R.O.W. LINE OF SAID RATTLER ROAD, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 46° 17' 07" EAST, A DISTANCE OF 0.49 FEET;

THENCE NORTH 43° 20' 34" EAST, ALONG THE COMMON LINE OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND SAID REMAINDER OF A CALLED 10 ACRE TRACT, A DISTANCE OF 584.19 FEET TO A POINT FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT, SAID REMAINDER OF A CALLED 10 ACRE TRACT, AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT;

THENCE NORTH 43° 20' 34" EAST, ALONG THE COMMON LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT, A DISTANCE OF 179.13 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT;

THENCE NORTH 46° 39' 26" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT, A DISTANCE OF 542.80 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT AND SITUATED ON THE SOUTHEASTERLY LINE OF A CALLED 6.26 ACRE TRACT OF LAND CONVEYED TO SAHOTA HOLDINGS, LLC DESCRIBED AND RECORDED IN DOCUMENT NO. 16003058 O.P.R.H.C.TX, FROM WHICH A 1/2-INCH IRON ROD WITH YELLOW CAP (ILLEGIBLE) WAS FOUND BEARING SOUTH 44° 06' 34" WEST, A DISTANCE OF 756.80 FEET TO THE SOUTHWEST CORNER OF SAID REMAINDER OF A 10 ACRE TRACT, SITUATED ON THE SOUTHEASTERLY LINE OF SAID 6.26 ACRE TRACT AND SITUATED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID RATTLER ROAD;

THENCE NORTH 44° 06' 34" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID 6.26 ACRE TRACT, A DISTANCE OF 237.19 FEET TO A POINT FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID 6.26 ACRE TRACT AND ON THE SOUTHEASTERLY R.O.W. LINE OF SAID FM 110, FOR A POINT OF CURVATURE TO THE LEFT, FROM WHICH A 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER" WAS FOUND BEARS SOUTH 62° 58' 11" WEST, A DISTANCE OF 0.85 FEET.

THENCE ALONG THE COMMON LINE OF THE SOUTHEASTERLY R.O.W. OF SAID FM 110 AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,728.00 FEET, AN ARC LENGTH OF 54.33 FEET, A DELTA ANGLE OF 01° 48' 05", AND A CHORD BEARING AND DISTANCE OF NORTH 60° 51' 22" EAST, 54.33 FEET, TO A 1/2-INCH IRON ROD WITH CAP FOUND FOR A POINT OF TANGENCY;

THENCE SOUTH 30° 01' 29" EAST, ALONG THE COMMON LINE OF THE SOUTHEASTERLY R.O.W. OF SAID FM 110 AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT, A DISTANCE OF 27.01 FEET TO A 1/2-INCH IRON ROD WITH CAP FOUND FOR CORNER;

THENCE NORTH 59° 58' 31" EAST, ALONG THE COMMON LINE OF THE SOUTHEASTERLY R.O.W. OF SAID FM 110 AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT, A DISTANCE OF 621.13 FEET TO A POINT FOR CORNER;

THENCE NORTH 30° 01' 29" WEST, OVER AND ACROSS THE R.O.W. OF SAID FM 110, A DISTANCE OF 220.00 FEET TO A POINT ON THE NORTHWESTERLY R.O.W. LINE OF SAID FM 110;

THENCE NORTH 59° 58' 31" EAST, ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID FM 110, A DISTANCE OF 572.40 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LAI" FOUND FOR A POINT OF CURVATURE TO THE RIGHT;

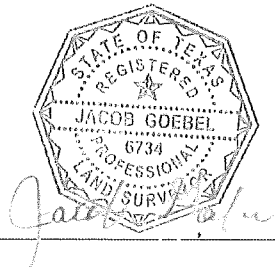
THENCE ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID FM 110 AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,755.00 FEET, AN ARC LENGTH OF 159.05 FEET, A DELTA ANGLE OF 05° 11' 33", AND A CHORD BEARING AND DISTANCE OF NORTH 62° 34' 17" EAST, 159.00 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LAI" FOUND FOR A POINT OF TANGENCY;

THENCE SOUTH 46° 22' 27" EAST, OVER AND ACROSS THE R.O.W. OF SAID FM, A DISTANCE OF 239.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 51.00 ACRES (2,221,373 SQUARE FEET) OF LAND, MORE OR LESS.

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

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. COORDINATES SHOWN HEREIN ARE IN GRID VALUES, AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A SURFACE FACTOR OF 0.999870017. DISTANCES ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.

SURVEY REVISION: 7/17/2024 -- ADDRESSING COMMENTS FROM THE CITY OF SAN MARCOS, TX



JACOB GOEBEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6734
LJA SURVEYING, INC.
9830 COLONNADE BOULEVARD SUITE 300
SAN ANTONIO, TX 78230
(210) 503-2700
TBPELS NO. 10194382

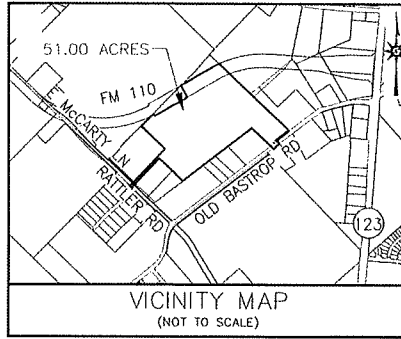
APRIL 12, 2024

| Curve Table | | | | | |
|-------------|----------|------------|---------|----------------|----------------|
| Curve # | Radius | Arc Length | Delta | Chord Bearing | Chord Distance |
| C1 | 1,043.69 | 67.29 | 3.4236° | S50° 37' 01" W | 67.25 |
| C2 | 560.09 | 110.75 | 6.3636° | S45° 05' 59" W | 110.69 |
| C3 | 1,040.69 | 10.75 | 0.3532° | S43° 05' 19" W | 10.73 |
| C4 | 1,728.69 | 54.53 | 1.4815° | N50° 51' 12" E | 54.33 |
| C5 | 1,755.00 | 139.05 | 5.1133° | N52° 34' 17" E | 139.63 |

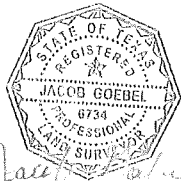
| Line Table | | |
|------------|----------------|----------|
| Line # | Bearing | Distance |
| L1 | S36° 50' 47" E | 80.26' |
| L2 | N40° 22' 27" W | 89.00' |
| L3 | S42° 52' 24" W | 81.19' |
| L4 | N46° 06' 15" W | 42.16' |
| L5 | N43° 20' 34" E | 80.96' |
| L6 | S30° 01' 29" E | 27.01' |

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD W/ CAP STAMPED "LJA SURVEYING"
- ANNEXATION LINE
- PROPERTY LINE
- LANDHOOK LINE
- DEDICATED R.O.W. LINE
- O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



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.



Jacob Goebel
Registered Professional Land Surveyor No. 6734

Date: April 12, 2024

NOTE :

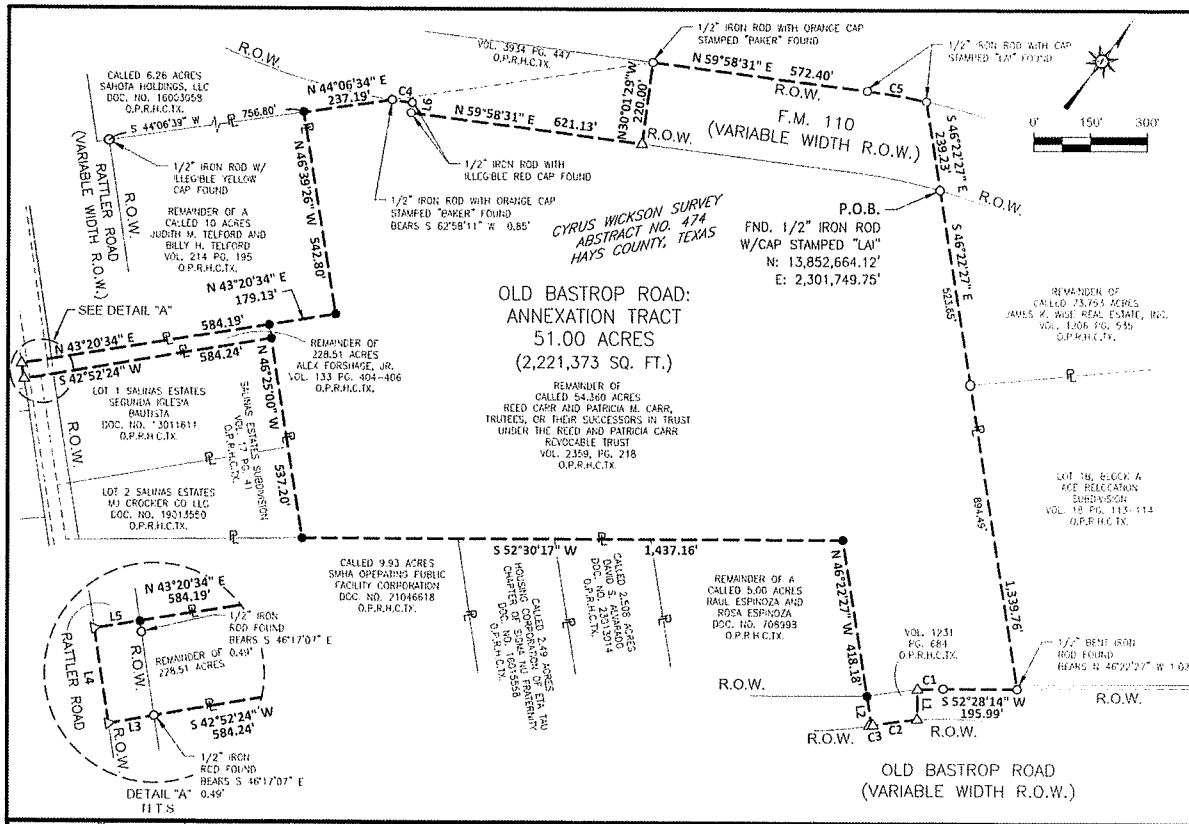
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. COORDINATES SHOWN ARE IN SURFACE VALUES, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE FACTOR OF 0.999870017. DISTANCES SHOWN ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.
- SURVEY OBSERVATIONS WERE MADE ON THE GROUND USING A COMBINATION OF RTK AND STATIC NETWORKS.
- SURVEY REVISION: 7/17/2024 ADDRESSING COMMENTS FROM THE CITY OF SAN MARCOS, TEXAS.

| | | |
|----------------|----------|------------------|
| PAGE 5 OF 6 | DATE: | 4/12/2024 |
| | DRWN BY: | BC/RSJ |
| | CHKD BY: | JG |
| | PROJ NO. | LJA001-A634-0405 |

2516 SOUTH OLD BASTROP ROAD: ANNEXATION SURVEY
51.00 ACRES (2,221,373 SQ.FT.)
CYRUS WICKSON SURVEY, ABSTRACT NO. 474
HAYS COUNTY, TEXAS

LJA SURVEYING, INC.

1000 W. 10TH STREET, SUITE 100
SAN MARCOS, TEXAS 78068
TEL: 787-411-1111 FAX: 787-411-1112



**OLD BASTROP ROAD:
ANNEXATION TRACT
51.00 ACRES
(2,221,373 SQ. FT.)**

PAGE 6
OF 6

| | |
|----------|------------------|
| DATE: | 4/12/2024 |
| DRWN BY: | BC/RSJ |
| CHKD BY: | JG |
| PROJ NO. | LJA001-A634-0405 |

2516 SOUTH OLD BASTROP ROAD: ANNEXATION SURVEY
51.00 ACRES (2,221,373 SQ.FT.)
CYRUS WICKSON SURVEY, ABSTRACT NO. 474
HAYS COUNTY, TEXAS

LJA SURVEYING, INC.

12207 W. STATE HIGHWAY 100, SUITE 200, DALLAS, TEXAS 75244
PHONE: 214-351-1700
FAX: 214-351-1701
WWW.LJASURVEYING.COM

EXHIBIT B

When the Property is annexed, services will be provided to the Property as follows:

1. Police Protection

Police services, including patrolling, response to calls and other routine services, will begin on the Effective Date of the annexation using existing personnel and equipment.

2. Fire Protection

Fire protection services, including emergency response calls, will begin on the Effective Date of the annexation using existing personnel and equipment and within the limitations of the available water supply.

3. Emergency Medical Services

The City of San Marcos contracts for emergency medical services through the San Marcos – Hays County EMS, which already provides service to the area being annexed.

4. Solid Waste Collection

Solid waste collection services, provided under contract with a private company, will be made available to all properties on the Effective Date of the annexation. Residents of the Property may elect to continue using the services of a private solid waste hauler for a period of two years after the Effective Date of the annexation. Businesses and institutions must make arrangements with private solid waste haulers.

5. Operation and Maintenance of Water and Wastewater Facilities

a. Water. The Property is located within an area over which the City of San Marcos holds a Certificate of Convenience and Necessity (CCN) for water service. The City will make water service available to the Property on the Effective Date of the annexation on the same basis as available to other owners of property in the City, i.e., the Owner is solely responsible for the cost to construct and extend all infrastructure, facilities, and lines necessary to serve the Property.

b. Wastewater. The Property is not covered by a CCN for wastewater service; however, the City of San Marcos has wastewater lines in the vicinity of the Property and agrees to make wastewater service available to the Property on the Effective Date of the annexation on the same basis as available to other owners of property in the City, i.e., the Owner is solely responsible for the cost to construct and extend all infrastructure, facilities, and lines necessary to serve the Property.

6. Construction, Operation and Maintenance of Roads and Streets

As new development occurs within the Property, the Owner(s) of Property will be required to construct streets at the Owner's sole expense in accordance with applicable ordinances of the City.

7. Electric Service

The Property is located within the Bluebonnet Electric service area. Thus, the City will not provide electric service to the Property.

8. Operation and Maintenance of Parks, Playgrounds, and/or Swimming Pools

No parks, playgrounds, and/or swimming pools currently exist within the Property. The same standards and policies now established and in force within the city limits will be followed in maintaining and expanding recreational facilities to serve the Property. Upon annexation, the owners and residents of property located within the Property shall be entitled to the use of all municipal parks and recreational facilities, subject to the same restrictions, fees, and availability that pertains to the use of those facilities by other citizens of the city.

9. Operation and Maintenance of Other Public Facilities, Buildings, and Services

No other public facilities, buildings, or services currently exist within the Property. The same standards and policies now established and in force within the city limits will be followed in maintaining and expanding other public facilities, building, and services. Upon annexation, the owners and residents of property located within the Property shall be entitled to the use of all municipal facilities, buildings, and services, subject to the same restrictions, fees, and availability that pertains to the use of those facilities and services by other citizens of the city.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

OWNER'S CONSENT TO ANNEXATION OF LAND

Date:

City: City of San Marcos, Texas, a home rule municipal corporation

Owner: SM McCarty Lane 46 LLC and AV McCarty Lane GP 46 LLC

Property: BEING A 46.29 ACRE TRACT OF LAND (AND 1/2 OF THE ADJACENT ROW), LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474 SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 54.360 ACRE TRACT OF LAND CONVEYED TO REED CARR AND PATRICIA M. CARR, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REED AND PATRICIA CARR REVOCABLE TRUST, DESCRIBED AND RECORDED IN VOL. 2359, PG.218 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.)

*

BEING A 0.5244 OF AN ACRE (22,841 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474 SITUATED IN HAYS COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 228.51 ACRE TRACT OF LAND CONVEYED TO ALEX FORSHAGE, JR., DESCRIBED AND RECORDED IN VOL. 133, PG. 404 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.)

Owner petitioned the City to initiate proceedings to annex the Property. Owner acknowledges and agrees that, in connection with annexation of the Property:

1. Owner does not wish to enter into a development agreement with the City under Section 212.172 and has declined the offer by the City of such a development agreement.
2. Unless specifically authorized by a written agreement with Owner approved by the City Council under applicable ordinances, the City has no obligation to extend water, wastewater, or electric utility services, roads, or other infrastructure to the Property at the City's expense, and the City has made no offers, representations or promises that the City will, at the City's expense, extend water, wastewater, or electric utility services, roads, or other infrastructure to the Property. Such extensions to the Property shall be made available in the same manner and on the same basis as available to other areas of the City, whereby it shall be Owner's sole obligation, and at Owner's sole expense, to construct and install all infrastructure necessary to extend such services to the Property under applicable ordinances.
3. Owner waives any and all rights of Owner to assert any claim or demand, or to file suit against, and covenants not to sue, the City on the basis that the annexation of the Property by the City is invalid, void or voidable, in whole or in part.
4. This instrument is made, and shall be construed and interpreted under the laws of the State of Texas. Venue for any legal proceedings concerning this instrument shall lie in State courts having jurisdiction located in Hays County, Texas. Venue for any matters in federal court will be in the United States District Court for the Western District of Texas.

5. If any word, phrase, clause, sentence, or paragraph of this instrument is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this instrument will continue in force if they can be given effect without the invalid portion.

6. This instrument may be recorded in the Official Public Records of the County or Counties in which the Property is located and is binding on Owner's successors, heirs and assigns, and any future owners of the Property.

[SIGNATURE(S) ON NEXT PAGE]

OWNER:

By: SM McCarty Lane 46 LLC and AV McCarty Lane GP 46 LLC

Name: Shravan Parsi

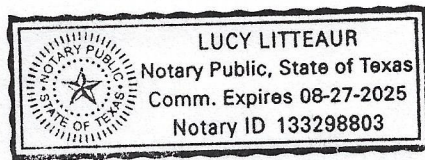
Title: Manager

ACKNOWLEDGMENT

STATE OF Tx §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on July 25th, 2024 by Shravan Parsi, _____ of American Ventures in such capacity on behalf of said entity.

Lucy Litter
Notary Public, State of Texas



DECLINATION OF OFFER OF DEVELOPMENT AGREEMENT

The attached Development Agreement was offered by the City of San Marcos to the owner of the property subject to the following application/petition (check one):

Out of City Utility Connection of Extension Application

Petition for Annexation (without OCU Request)

By signing below, the owner of the subject property declines the offer to enter into such Development Agreement.

OWNER (individual):

Date: _____

OWNER (Entity):

X **By:** SM McCarty Lane 46 LLC and AV McCarty Lane GP 46 LLC

Name: Shravan Parsi

Title: Managaer

Date: July 25th, 2024

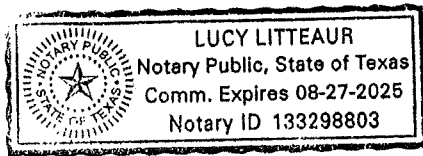
[OR]

ACKNOWLEDGMENT

STATE OF Tx §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on July 25th, 2024 by Shravan Parsi.

Lucy Litteaur
Notary Public, State of Texas



Case No. AN-24-07 (to be inserted by City Staff)