

FIELD NOTE DESCRIPTION
36.91 ACRES (1,607,977 SQUARE FEET)

BEING A 36.91 ACRE (1,607,977 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 A REMAINDER OF A CALLED 228.51 ACRE TRACT, SAID 36.91 ACRE TRACT CONVEYED TO ALEX FORSHAGE, JR. AS RECORDED IN VOLUME 133, PAGE 404 O.P.R.H.C.TX., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 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 FM 110 ALSO KNOWN AS McCARTY LANE (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN VOL. 4207, PG. 697 O.P.R.H.C.TX. AND VOL. 3934, PG. 447 O.P.R.H.C.TX.;

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, A DISTANCE OF 455.28 FEET TO A POINT FOR THE **POINT OF BEGINNING** OF SAID 36.91 ACRE TRACT, WITH GRID COORDINATE VALUES OF NORTH: 13,850,556.33 AND EAST: 2,301,772.84;

THENCE SOUTH 46° 22' 27" EAST, CONTINUING 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 78.38 FEET, PASSING A 1/2-INCH IRON ROD FOUND FOR CORNER OF LOT 1B, BLOCK A OF ACE RELOCATION SUBDIVISION RECORDED IN VOL. 18, PG. 113 O.P.R.H.C.TX., FOR AN OVERALL DISTANCE OF 894.49 FEET TO A POINT FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID LOT 1B, AND SITUATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID OLD BASTROP ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN VOL. 1231, PG. 684 O.P.R.H.C.TX., FROM SAID POINT A 1/2-INCH IRON ROD (BENT) BEARS NORTH 46° 22' 27" WEST, A DISTANCE OF 1.02 FEET;

THENCE SOUTH 52° 28' 14" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND 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 OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID OLD BASTROP ROAD, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, AN ARC LENGTH OF 193.10 FEET, A DELTA ANGLE OF 10° 38' 17", AND A CHORD BEARING AND DISTANCE OF SOUTH 47° 09' 05" WEST, 192.82 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF REVERSE CURVATURE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID OLD BASTROP ROAD, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 9.01 FEET, A DELTA ANGLE OF 00° 32' 16", AND A CHORD BEARING AND DISTANCE OF SOUTH 43° 06' 06" WEST, 9.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND THE REMAINDER OF A CALLED 5.00 ACRE TRACT OF LAND CONVEYED TO RAUL ESPINOZA AND ROSA ESPINOZA DESCRIBED AND RECORDED IN DOCUMENT NO. 708998 O.P.R.H.C.TX.;

THENCE NORTH 46° 22' 27" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 5.00 ACRE TRACT, A DISTANCE OF 418.48 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 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 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 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 AND LOT 2 OF SAID SALINAS ESTATES SUBDIVISION, 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 SAID REMAINDER OF A 228.51 ACRE TRACT AND LOT 1 OF SAID SALINAS ESTATES SUBDIVISION;

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

THENCE NORTH 46°17'07" WEST, ALONG THE COMMON LINE OF THE SAID REMAINDER 228.51 ACRE TRACT AND SAID RATTLERS ROAD, A DISTANCE OF 22.96 FEET TO A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER 228.51 ACRE TRACT AND SAID RATTLERS ROAD, ALONG WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,031.00 FEET, AT AN ARC LENGTH OF 17.43 FEET PASSING A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND, CONTINUING FOR AN ARC LENGTH OF 18.53 FEET, A DELTA ANGLE OF $00^{\circ}31'22''$, AND CHORD BEARING AND DISTANCE OF NORTH $46^{\circ}32'48''$ WEST, 18.53 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET AT THE COMMON CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND A REMAINDER OF A CALLED 10 ACRE TRACT CONVEYED TO JUDITH M. TELFORD AND BILLY H. TELFORD, DESCRIBED AND RECORDED IN VOLUME 214, PAGE 195 O.P.R.H.C.TX.;

THENCE NORTH $43^{\circ} 20' 34''$ EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT, A DISTANCE OF 584.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT;

THENCE NORTH $43^{\circ} 20' 34''$ EAST, 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 179.13 FEET TO A 5/8-INCH IRON ROD WITH 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 $46^{\circ} 39' 26''$ 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 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 $44^{\circ} 06' 34''$ 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 RATTLER ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN DOCUMENT NO. 90002041 O.P.R.H.C.TX.;

THENCE NORTH $44^{\circ} 06' 34''$ 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 SITUATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID FM 110 (166-FOOT RIGHT-OF-WAY), FOR A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT, FROM SAID POINT A 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER" WAS FOUND BEARING SOUTH $62^{\circ} 58' 11''$ WEST, A DISTANCE OF 0.85 FEET.

THENCE ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID FM 110, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,728.00', AN ARC LENGTH OF 54.33 FEET, A DELTA ANGLE OF $01^{\circ} 48' 05''$, AND A CHORD BEARING AND DISTANCE OF NORTH $60^{\circ} 51' 22''$ EAST, 54.33 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED (ILLEGIBLE) FOUND FOR THE BEGINNING OF A JOG IN SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID FM 110;

THENCE SOUTH 30° 01' 29" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID FM 110, A DISTANCE OF 27.01 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED (ILLEGIBLE) FOUND FOR THE END OF A JOG IN SAID SOUTHEASTERLY RIGHT-OF-WAY OF SAID FM 110 (220-FOOT RIGHT-OF-WAY AT THIS POINT);

THENCE NORTH 59° 58' 31" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID FM 110, A DISTANCE OF 635.57 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID FM 110, OVER AND ACROSS SAID REMAINDER OF A 54.360 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 27° 35' 42" EAST A DISTANCE OF 264.84 FEET TO A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.03 FEET, AN ARC LENGTH OF 45.52 FEET, A DELTA ANGLE OF 10° 25' 53", AND A CHORD BEARING AND DISTANCE OF SOUTH 32° 48' 39" EAST, 45.46 FEET TO A POINT, FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
3. SOUTH 38° 01' 35" EAST A DISTANCE OF 260.57 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
4. NORTH 51° 58' 24" EAST A DISTANCE OF 890.89 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 36.91 ACRES (1,607,977 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.

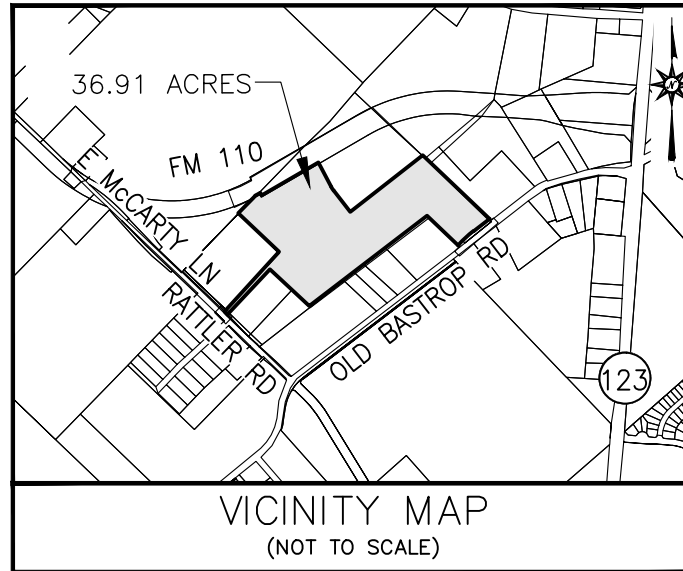
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. COORDINATES SHOWN HEREIN ARE IN GRID VALUES, AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A SURFACE FACTOR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



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
Registered Professional Land Surveyor No. 6734

Date: April 12, 2024

NOTE :

1. 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.
2. SURVEY OBSERVATIONS WERE MADE ON THE GROUND USING A COMBINATION OF RTK AND STATIC NETWORKS.
3. SURVEY REVISION: 7/17/2024 ADDRESSING COMMENTS FROM THE CITY OF SAN MARCOS, TEXAS.

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

2516 SOUTH OLD BASTROP ROAD: REZONING SURVEY
36.91 ACRES (1,607,997 SQ.FT.)
CYRUS WICKSON SURVEY, ABSTRACT NO. 474
HAYS COUNTY, TEXAS

LJA SURVEYING, INC.

9830 COLONNADE BLVD.
SUITE 300
SAN ANTONIO, TEXAS 78230

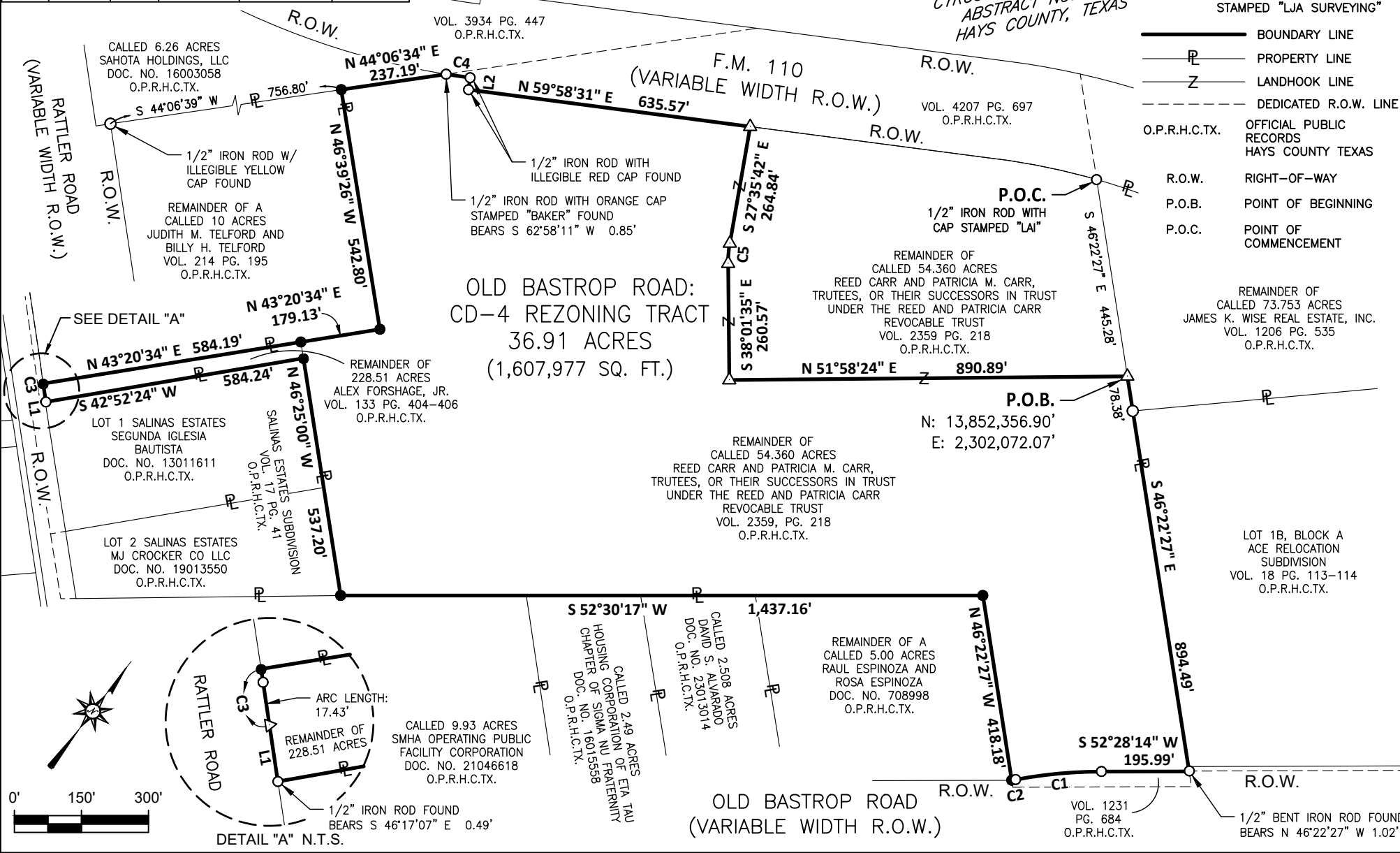
PHONE 210-503-2700
TBPELS FIRM NO. 10194382

Curve Table						Curve Table						Line Table		
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Line #	Bearing	Distance
C1	1,040.00'	193.10'	10°38'17"	S 47°09'05" W	192.82'	C4	1,728.00'	54.33'	1°48'05"	N 60°51'22" E	54.33'	L1	N 46°17'07" W	22.96'
C2	960.00'	9.01'	0°32'16"	S 43°06'06" W	9.01'	C5	250.03'	45.52'	10°25'53"	S 32°48'39" E	45.46'	L2	S 30°01'29" E	27.01'
C3	2,031.00'	18.53'	00°31'22"	N 46°32'48" W	18.53'									

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD W/ CAP STAMPED "LJA SURVEYING"
- BOUNDARY 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
- REMAINDER OF CALLED 73.753 ACRES JAMES K. WISE REAL ESTATE, INC. VOL. 1206 PG. 535 O.P.R.H.C.TX.

CYRUS WICKSON SURVEY
 ABSTRACT NO. 474
 HAYS COUNTY, TEXAS



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

2516 SOUTH OLD BASTROP ROAD: REZONING SURVEY
 36.91 ACRES (1,607,977 SQ. FT.)
 CYRUS WICKSON SURVEY, ABSTRACT NO. 474
 HAYS COUNTY, TEXAS

LJA SURVEYING, INC.

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