

LEGAL DESCRIPTION

FIELD NOTES FOR A 26.770 ACRE TRACT OF LAND IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, HAYS COUNTY, TEXAS; BEING OUT OF A CALLED 59.826 ACRE TRACT OF LAND AS CONVEYED UNTO SM MCCARTY LANE, LLC AND AV MCCARTY LANE GP, LLC IN DOCUMENT NUMBER 22055143 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 26.770 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 1/2-inch iron rod with a cap stamped "BYRN" found on the southwest right-of-way line of McCarty Lane (R.O.W. ~ varies) as dedicated in Document Numbers 90001993 and 90029318 of the Official Public Records of Hays County, Texas, at the common corner of said 59.826 acre tract and A Hillside Village Section 1 as recorded in Book 8, Page 148 of the Plat Records of Hays County, Texas; THENCE, N 54°22'21" W, departing said right-of-way line, over and across said 59.826 acre tract, a distance of 219.02 feet to a calculated point for the east corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing over and across the 59.826 acre tract, the following six (6) courses:

- 1)S 43°48'31" W, a distance of 885.89 feet to a calculated point for the south corner of the herein described tract;
- 2) N 46°11'29" W, a distance of 117.36 feet to a calculated point for the beginning of a non-tangent curve of the herein described tract;
- 3) Curving to the left, with a radius of 283.03 feet, an arc length of 222.29 feet, a central angle of 45°00'00", a chord bearing of N 68°21'35" W, and a chord distance of 216.62 feet to a calculated point for a point of tangency of the herein described tract;
- 4) S 89°08'25" W, a distance of 163.18 feet to a calculated point for the beginning of a non-tangent curve of the herein described tract;
- 5) Curving to the right, with a radius of 217.37 feet, an arc length of 174.24 feet, a central angle of 45°55'39", a chord bearing of N 67°52'43" W, and a chord distance of 169.61 feet to a calculated point for the end of this curve of the herein described tract;
- 6) N 46°11'29" W, a distance of 588.27 feet to a calculated point on the common line of the 59.826 acre tract and a called 40.72 acre tract of land as conveyed unto SM McCarty Lane, LLC and AV McCarty Lane GP, LLC in Document Number 22013800 of the Official Public Records of Hays County, Texas, for the west corner of the herein described tract;

THENCE, N 44°06'30" E, coincident with the common line of the 59.826 acre tract and said 40.72 acre tract, a distance of 719.32 feet to a 1/2-inch iron rod with a cap stamped "BYRN" found at the common corner of the 59.826 acre tract and the remainder of a called 63.000 acre tract of land as conveyed unto Julian P. Perez and wife, Martina C. Perez in Volume 359, Page 282 of the Official Public Records of Hays County, Texas, for a northerly corner of the herein described tract;

THENCE, S 44°01'49" E, coincident with the common line of the 59.826 acre tract and the remainder of said 63.000 acre tract, a distance of 218.90 feet to a 1/2-inch iron rod found at the common corner of the 59.826 acre tract and the remainder of the 63.000 acre tract, for a re-entrant corner of the herein described tract;

THENCE, N 43°46'06" E, continuing coincident with said common line, a distance of 473.63 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the aforementioned southwest right-of-way line of McCarty Lane, at the most northerly corner of the 59.826 acre tract, for the most northerly corner of the herein described tract;

THENCE, in a southeasterly direction, coincident with the common line of the 59.826 acre tract and said right-of-way line, the following six (6) courses:

- 1)S 39°31'26" E, a distance of 74.66 feet to a 1/2-inch iron rod with a cap stamped "BYRN" found for an angle point of the herein described tract;
- 2) S 41°10'24" E, a distance of 333.69 feet to a 1/2-inch iron rod with a cap stamped "BYRN" found for an angle point of the herein described tract;
- 3) S 43°05'30" E, a distance of 198.03 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;
- 4) S 48°20'18" E, a distance of 180.22 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;
- 5) S 45°27'02" E, a distance of 49.78 feet to a 1/2-inch iron rod with a cap stamped "BYRN" found for an angle point of the herein described tract;
- 6) S 67°36'08" E, a distance of 7.67 feet to a calculated point for an angle point of the herein described tract;

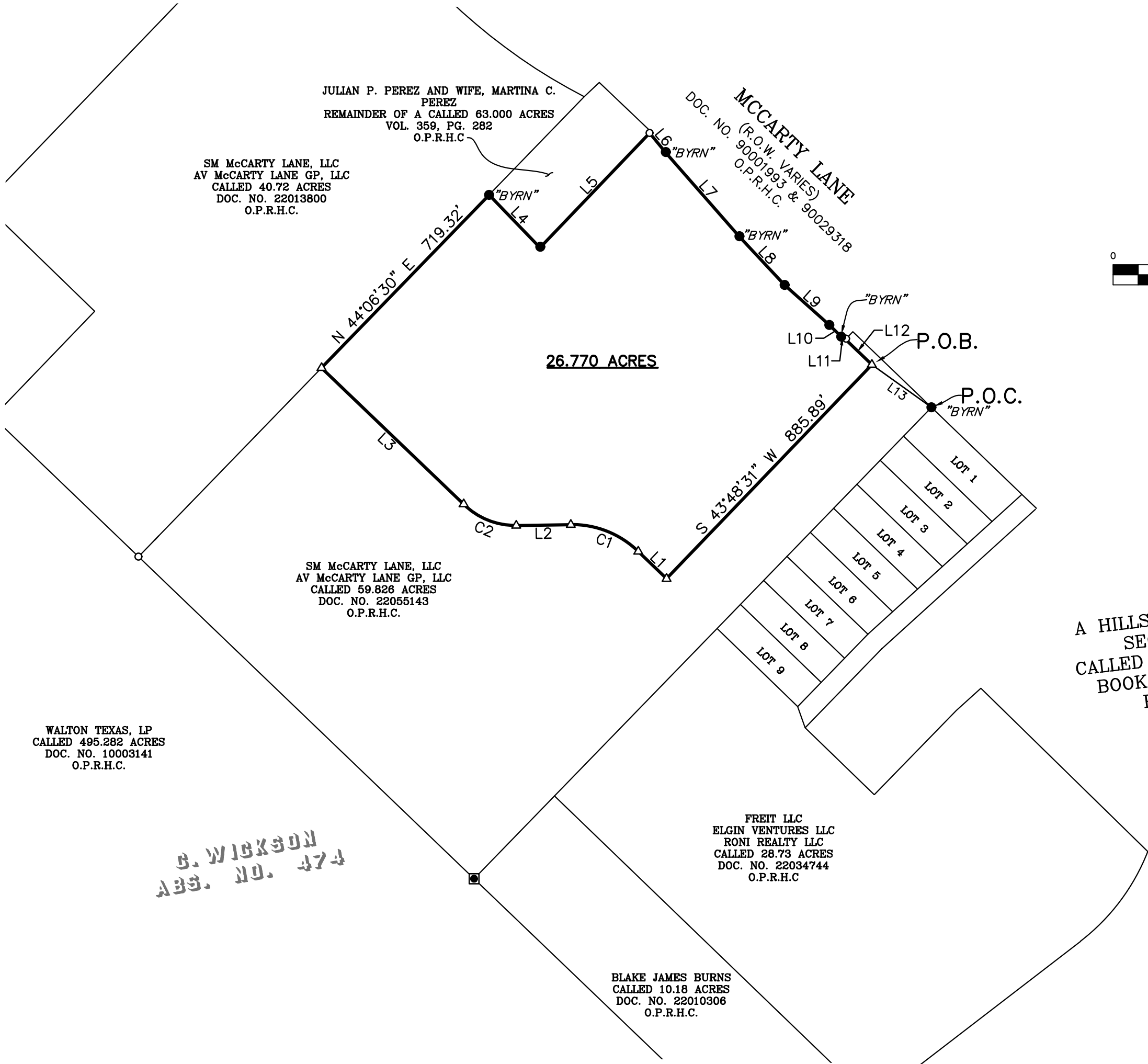
THENCE, S 46°11'29" E, departing said common line, over and across the 59.826 acre tract, a distance of 116.40 feet to the POINT OF BEGINNING and containing 26.770 acres of land, more or less.

LEGEND

DOC. NO. O.P.R.H.C. PG. P.O.B. P.O.C. P.R.H.C. R.O.W. VOL. ● ○ ■ DOCUMENT NUMBER OFFICIAL PUBLIC RECORDS OF HAYS COUNTY PAGE POINT OF BEGINNING POINT OF COMMENCING PLAT RECORDS OF HAYS COUNTY RIGHT-OF-WAY VOLUME FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED) SET 1/2" IRON ROD W/CAP "BGE INC" FOUND RAILROAD SPIKE

GENERAL NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83.
2. A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED BY THE UNDERSIGNED IN CONJUNCTION WITH THIS EXHIBIT.



CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	222.29'	283.03'	45°00'00"	N 68°21'35" W	216.62'
C2	174.24'	217.37'	45°55'39"	N 67°52'43" W	169.61'
C3	174.24'	217.37'	45°55'39"	N 67°52'43" W	169.61'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 46°11'29" W	117.36'
L2	S 89°08'25" W	163.18'
L3	N 46°11'29" W	588.27'
L4	S 44°01'49" E	218.90'
L5	N 43°46'06" E	473.63'
L6	S 39°31'26" E	74.66'
L7	S 41°10'24" E	333.69'
L8	S 43°05'30" E	198.03'
L9	S 48°20'18" E	180.22'
L10	S 45°27'02" E	49.78'
L11	S 67°36'08" E	7.67'
L12	S 46°11'29" E	116.40'
L13	N 54°22'21" W	219.02'

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95 AND DOES REFLECT THE RESULTS OF AN ON THE GROUND SURVEY BUT IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

DION P. ALBERTSON  
DION P. ALBERTSON RPLS NO. 4963  
BGE, INC.



**BGE, Inc.**  
7330 San Pedro Ave., Suite 301, San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Licensed Surveying Firm No. 10106500

ZONING EXHIBIT OF

A 26.770 ACRE TRACT OF LAND IN THE

CYRUS WICKSON SURVEY

ABSTRACT NO 474

SAN MARCOS, HAYS COUNTY, TEXAS

PARTY CHIEF: R.C.

TECHNICIAN: T.S.

R.P.L.S.: D.P.A.

FIELD BOOK NAME:

BASE FILE:

ISSUE DATE: 03/03/2025

SCALE: 1:200

JOB NUMBER: 13782-00

N/A

R:\PROJECTS\

SHEET 1

OF 1

\\bgeinc\data2\00013782-00\SV\04\_Finals\Drawings\13782-00\_Zoning Boundary Exhibit.dwg, 3/3/2025 3:09 PM, Dion Albertson  
DWG To PDF.pc3

LEGAL DESCRIPTION

FIELD NOTES FOR A 26.770 ACRE TRACT OF LAND IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, HAYS COUNTY, TEXAS; BEING OUT OF A CALLED 59.826 ACRE TRACT OF LAND AS CONVEYED UNTO SM MCCARTY LANE, LLC AND AV MCCARTY LANE GP, LLC IN DOCUMENT NUMBER 22055143 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 26.770 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at 1/2-inch iron rod with a cap stamped "BYRN" found on the southwest right-of-way line of McCarty Lane (R.O.W. ~ varies) as dedicated in Document Numbers 90001993 and 90029318 of the Official Public Records of Hays County, Texas, at the common corner of said 59.826 acre tract and A Hillside Village Section 1 as recorded in Book 8, Page 148 of the Plat Records of Hays County, Texas; **THENCE**, N 54°22'21" W, departing said right-of-way line, over and across said 59.826 acre tract, a distance of 219.02 feet to a calculated point for the east corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, continuing over and across the 59.826 acre tract, the following six (6) courses:

- 1) S 43°48'31" W, a distance of 885.89 feet to a calculated point for the south corner of the herein described tract;
- 2) N 46°11'29" W, a distance of 117.36 feet to a calculated point for the beginning of a non-tangent curve of the herein described tract;
- 3) Curving to the left, with a radius of 283.03 feet, an arc length of 222.29 feet, a central angle of 45°00'00", a chord bearing of N 68°21'35" W, and a chord distance of 216.62 feet to a calculated point for a point of tangency of the herein described tract;
- 4) S 89°08'25" W, a distance of 163.18 feet to a calculated point for the beginning of a non-tangent curve of the herein described tract;
- 5) Curving to the right, with a radius of 217.37 feet, an arc length of 174.24 feet, a central angle of 45°55'39", a chord bearing of N 67°52'43" W, and a chord distance of 169.61 feet to a calculated point for the end of this curve of the herein described tract;

- 6) N 46°11'29" W, a distance of 588.27 feet to a calculated point on the common line of the 59.826 acre tract and a called 40.72 acre tract of land as conveyed unto SM McCarty Lane, LLC and AV McCarty Lane GP, LLC in Document Number 22013800 of the Official Public Records of Hays County, Texas, for the west corner of the herein described tract;

THENCE, N 44°06'30" E, coincident with the common line of the 59.826 acre tract and said 40.72 acre tract, a distance of 719.32 feet to a 1/2-inch iron rod with a cap stamped "BYRN" found at the common corner of the 59.826 acre tract and the remainder of a called 63.000 acre tract of land as conveyed unto Julian P. Perez and wife, Martina C. Perez in Volume 359, Page 282 of the Official Public Records of Hays County, Texas, for a northerly corner of the herein described tract;

THENCE, S 44°01'49" E, coincident with the common line of the 59.826 acre tract and the remainder of said 63.000 acre tract, a distance of 218.90 feet to a 1/2-inch iron rod found at the common corner of the 59.826 acre tract and the remainder of the 63.000 acre tract, for a re-entrant corner of the herein described tract;

THENCE, N 43°46'06" E, continuing coincident with said common line, a distance of 473.63 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the aforementioned southwest right-of-way line of McCarty Lane, at the most northerly corner of the 59.826 acre tract, for the most northerly corner of the herein described tract;

THENCE, in a southeasterly direction, coincident with the common line of the 59.826 acre tract and said right-of-way line, the following six (6) courses:

- 1) S 39°31'26" E, a distance of 74.66 feet to a 1/2-inch iron rod with a cap stamped "BYRN" found for an angle point of the herein described tract;
- 2) S 41°10'24" E, a distance of 333.69 feet to a 1/2-inch iron rod with a cap stamped "BYRN" found for an angle point of the herein described tract;
- 3) S 43°05'30" E, a distance of 198.03 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;
- 4) S 48°20'18" E, a distance of 180.22 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;
- 5) S 45°27'02" E, a distance of 49.78 feet to a 1/2-inch iron rod with a cap stamped "BYRN" found for an angle point of the herein described tract;
- 6) S 67°36'08" E, a distance of 7.67 feet to a calculated point for an angle point of the herein described tract;

THENCE, S 46°11'29" E, departing said common line, over and across the 59.826 acre tract, a distance of 116.40 feet to the **POINT OF BEGINNING** and containing 26.770 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code § 138.95 and does reflect the results of an on the ground survey but is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone, NAD-83. An exhibit plat with like job number and date was prepared by the undersigned in conjunction with this metes and bounds description.



Dion P. Albertson RPLS #4963  
BGE, Inc.

7330 San Pedro Ave., Suite 301  
San Antonio, TX. 78216

Telephone: 210-581-3600

TBPELS Licensed Surveying Firm Number 10106500



3/3/2025

Date

Client: AVSM  
Date: March 3, 2025  
Project Number: 13782-00