

**FIELD NOTE DESCRIPTION**  
**9.904 ACRES (431,400 SQUARE FEET)**

**BEING** A 9.904 ACRE (431,400 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.), SAID 9.904 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 9.904 ACRE TRACT AND A REMAINDER OF A CALLED 73.753 ACRE TRACT OF LAND CONVEYED TO JAMES K. WISE REAL ESTATE, INC. O.P.R.H.C.TX 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 (220-FOOT RIGHT-OF-WAY) AS RECORDED IN VOL. 4207, PG. 697 O.P.R.H.C.TX., AND VOL. 4215, PG. 334 O.P.R.H.C.TX. 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 9.904 ACRE TRACT AND SAID REMAINDER OF A CALLED 73.753 ACRE TRACT, A DISTANCE OF 445.28 FEET TO A POINT FOR CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 46° 22' 27" EAST 78.38 FEET;

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

1. SOUTH 51° 58' 24" WEST A DISTANCE OF 890.89 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
2. NORTH 38° 01' 35" WEST A DISTANCE OF 260.57 FEET TO A POINT FOR A POINT OF CURVATURE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;
3. ALONG SAID CURVE TO THE RIGHT, 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 NORTH 32° 48' 39" WEST, 45.46 FEET TO A POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
4. NORTH 27° 35' 42" WEST A DISTANCE OF 264.84 FEET TO A POINT ON THE COMMON LINE OF SAID FM 110 AND SAID REMAINDER OF A 54.360 ACRE TRACT FOR CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH RED CAP (ILLEGIBLE) FOUND BEARS SOUTH 59° 58' 31" WEST 635.57 FEET;

**THENCE** NORTH 59° 58' 31" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID 9.904 ACRE TRACT AND SAID FM 110, A DISTANCE OF 557.96 FEET TO A 1/2-INCH IRON ROD WITH RED CAP (ILLEGIBLE) FOUND FOR A POINT OF CURVATURE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;

**THENCE** CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A 54.360 ACRE TRACT AND SAID FM 110, AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,535.00 FEET, AN ARC LENGTH OF 227.00 FEET, A DELTA ANGLE OF 08° 28' 23", AND A CHORD BEARING AND DISTANCE OF NORTH 64° 12' 42" EAST, 226.79 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 9.904 ACRES (431,400 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.

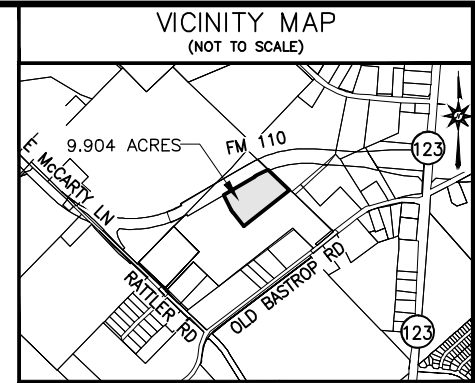


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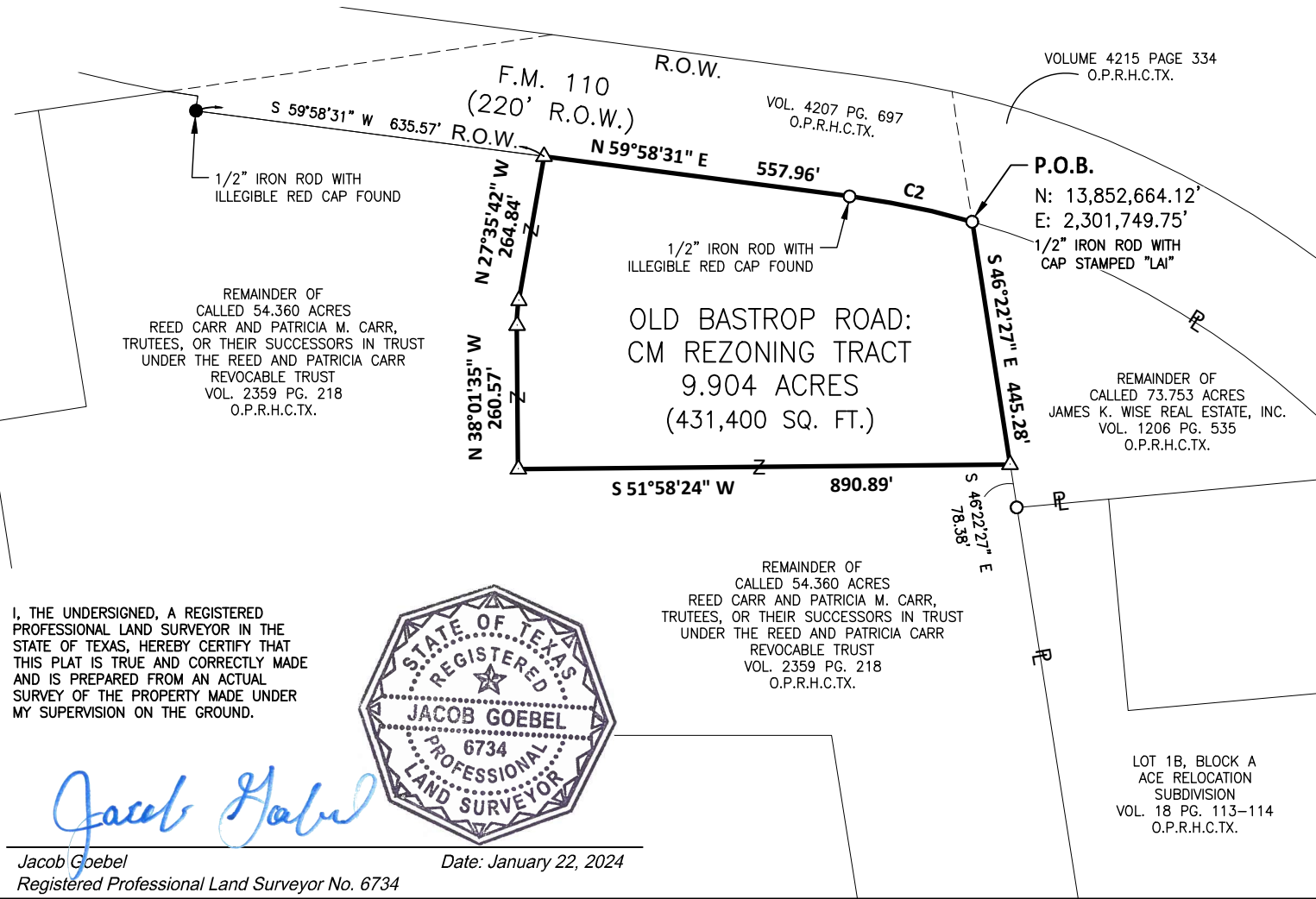
Jacob Goebel  
Registered Professional Land Surveyor No. 6734  
LJA Surveying, Inc.  
9830 COLONNADE BOULEVARD SUITE 300  
SAN ANTONIO, TX 78230  
(210) 503-2700  
TBPELS NO. 10194382

January 22, 2024

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	250.03'	45.52'	10°25'53"	N 32°48'39" W	45.46'
C2	1,535.00'	227.00'	8°28'23"	N 64°12'42" E	226.79'



CYRUS WICKSON SURVEY  
 ABSTRACT NO. 474  
 HAYS COUNTY, TEXAS



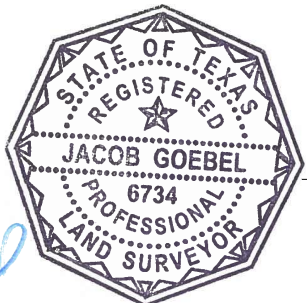
NOTE :

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.

**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

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: January 22, 2024  
 Registered Professional Land Surveyor No. 6734

PAGE 3 OF 3	DATE:	1/22/2024
	DRWN BY:	BC
	CHKD BY:	JG
	PROJ NO.	LJAS001-A634-0405

2516 SOUTH OLD BASTROP ROAD: REZONING SURVEY  
 9.904 ACRES (431,400 SQ.FT.)  
 CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
 HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**  
 9830 COLONNADE BLVD. SUITE 300  
 SAN ANTONIO, TEXAS 78230  
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 TBPELS FIRM NO. 10194382