

FIELD NOTE DESCRIPTION
McCARTY LANE 100 AC
100.6 ACRES (4,381,292 SQUARE FEET)

BEING 100.6 ACRES (4,381,292 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, BEING IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 40.72 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP, LLC (10% INTEREST) AND SM MCCARTY LANE, LLC (90% INTEREST) DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22013800 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), AND A CALLED 59.826 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP 60, LLC (10% INTEREST) AND SM MCCARTY LANE 60, LLC (90% INTEREST), DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22055143 O.P.R.H.C.T., SAID 100.6 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" FOR A NORTH CORNER OF SAID 59.826 ACRE TRACT, SAME BEING THE WEST CORNER OF A REMAINDER OF CALLED 63.00 ACRE TRACT OF LAND CONVEYED TO JULIAN P. PEREZ & MARTINA C. PEREZ DESCRIBED AND RECORDED IN VOLUME 359 AND PAGE 282 O.P.R.H.C.T., AND BEING ON THE SOUTHEAST LINE OF SAID 40.72 ACRE TRACT, HAVING SURFACE COORDINATE VALUES OF NORTH : 13,851,654.27' AND EAST 2,298,560.10';

THENCE SOUTH 44° 02' 38" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 218.85 FEET TO A 1/2-INCH IRON ROD;

THENCE NORTH 43° 44' 51" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 473.67 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" IN THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF EAST MCCARTY LANE, A VARIABLE WIDTH R.O.W., SAME BEING A COMMON CORNER OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT;

THENCE ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 39° 30' 53" EAST A DISTANCE OF 75.02 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
2. SOUTH 41° 07' 12" EAST A DISTANCE OF 333.57 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
3. SOUTH 43° 04' 18" EAST A DISTANCE OF 197.79 FEET TO A 1/2-INCH IRON ROD FOUND;
4. SOUTH 48° 21' 38" EAST A DISTANCE OF 180.14 FEET TO A 1/2-INCH IRON ROD FOUND;
5. SOUTH 45° 24' 15" EAST A DISTANCE OF 50.30 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
6. SOUTH 66° 42' 56" EAST A DISTANCE OF 15.35 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";

7. NORTH 44° 05' 05" EAST A DISTANCE OF 29.64 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
8. SOUTH 46° 04' 01" EAST A DISTANCE OF 325.53 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY" FOR A COMMON CORNER OF SAID 59.826 ACRE TRACT AND A TRACT OF LAND CONVEYED TO ROSSANA Y. PINILLA MURAD DESCRIBED AND RECORDED IN DOCUMENT NUMBER 13006494 O.P.R.H.C.T., SAME BEING LOT 1, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, DESCRIBED AND RECORDED IN VOLUME 8, PAGE 148 OF THE PLAT RECORDS OF HAYS COUNTY TEXAS (P.R.H.C.T.);

THENCE SOUTH 44° 07' 29" WEST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT, AT 120.03 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY" FOR A CORNER OF SAID LOT 1, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, AT 919.74 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH AN ILLEGIBLE CAP FOR THE A CORNER OF A TRACT OF LAND CONVEYED TO ISAAC MARTINEZ, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 18019602 O.P.R.H.C.T., SAME BEING LOT 9, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, SAME BEING A CORNER OF A CALLED 35.40 ACRE TRACT OF LAND CONVEYED TO ELGIN VENTURES, LLC DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22034744 O.P.R.H.C.T., AT 1,617.04' PASSING A 1/2-INCH IRON ROD FOUND FOR A CORNER OF SAID 35.40 ACRE TRACT, SAME BEING A CORNER OF A CALLED 10.18 ACRE TRACT OF LAND CONVEYED TO BLAKE JAMES BURNS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22010306 O.P.R.H.C.TX., FOR A TOTAL DISTANCE OF 1,961.74' TO A COMMON CORNER OF SAID 59.826 ACRE TRACT AND SAID 10.18 ACRE TRACT, BEING ON THE NORTHEAST LINE OF A CALLED 495.23 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS LP DESCRIBED AND RECORDED IN DOCUMENT NUMBER 23041437 O.P.R.H.C.T., FROM WHICH A RAILROAD SPIKE BEARS NORTH 52° 13' 05" WEST A DISTANCE OF 0.57 FEET;

THENCE NORTH 46° 12' 17" WEST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 1,389.91 FEET TO A MAGNAIL FOUND IN A 0.5' DIAMETER WOOD POST;

THENCE NORTH 44° 06' 36" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 0.75 FEET TO A POINT FOR THE COMMON CORNER OF SAID 59.826 ACRE TRACT, SAID 495.23 ACRE TRACT AND SAID 40.72 ACRE TRACT;

THENCE NORTH 46° 26' 08" WEST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 602.67 FEET TO A BRASS DISK SET IN CONCRETE STAMPED "L.C.R.A. SURVEY" FOR A CORNER OF A CALLED 6.11 ACRE TRACT OF LAND CONVEYED TO LCRA TRANSMISSION SERVICES CORPORATION, DESCRIBED AND RECORDED IN VOLUME 247 AND PAGE 378 O.P.R.H.C.T.;

THENCE ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 6.11 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 43° 48' 12" EAST A DISTANCE OF 440.00 FEET TO 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716";
2. NORTH 46° 01' 48" WEST A DISTANCE OF 460.27 FEET TO 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716";

3. NORTH 43° 48' 12" EAST A DISTANCE OF 1,306.80 FEET TO A 1/2-INCH IRON ROD FOUND WITH ALUMINUM CAP STAMPED "M.W.M." FOR A CORNER OF A CALLED 0.058 ACRE TRACT OF LAND CONVEYED TO THE CITY OF SAN MARCOS, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 10004910 O.P.R.H.C.T.;

THENCE NORTH 73° 11' 27" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 0.058 ACRE TRACT, A DISTANCE OF 91.89 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 43° 22' 13" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 0.058 ACRE TRACT, A DISTANCE OF 16.05 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE;

THENCE SOUTH 46° 05' 00" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE, A DISTANCE OF 528.38 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716" FOR A POINT OF CURVATURE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,728.00 FEET, AN ARC LENGTH OF 506.92 FEET, A DELTA ANGLE OF 16°48'29", AND A CHORD BEARING SOUTH 54° 29' 15" EAST A DISTANCE OF 505.11 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716", SAME BEING THE COMMON CORNER OF SAID 40.72 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT;

THENCE SOUTH 44° 06' 36" WEST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 409.20 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 100.6 OF AN ACRE (4,381,292 SQUARE FEET) OF LAND, MORE OR LESS.

CYRUS WICKSON SURVEY
ABSTRACT NO. 474
HAYS COUNTY, TX

MAY 5, 2025
S001-A634-0401: MCCARTY LANE
PAGE 4 OF 6

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

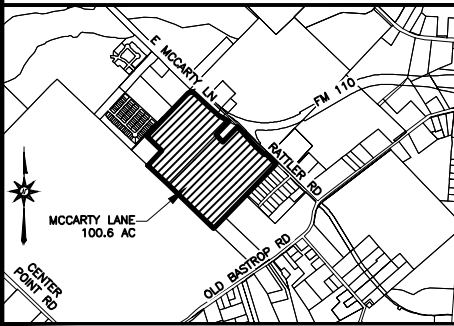
BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE,
NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID
VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017. ALL
DISTANCE UNITS ARE U.S. SURVEY FEET.



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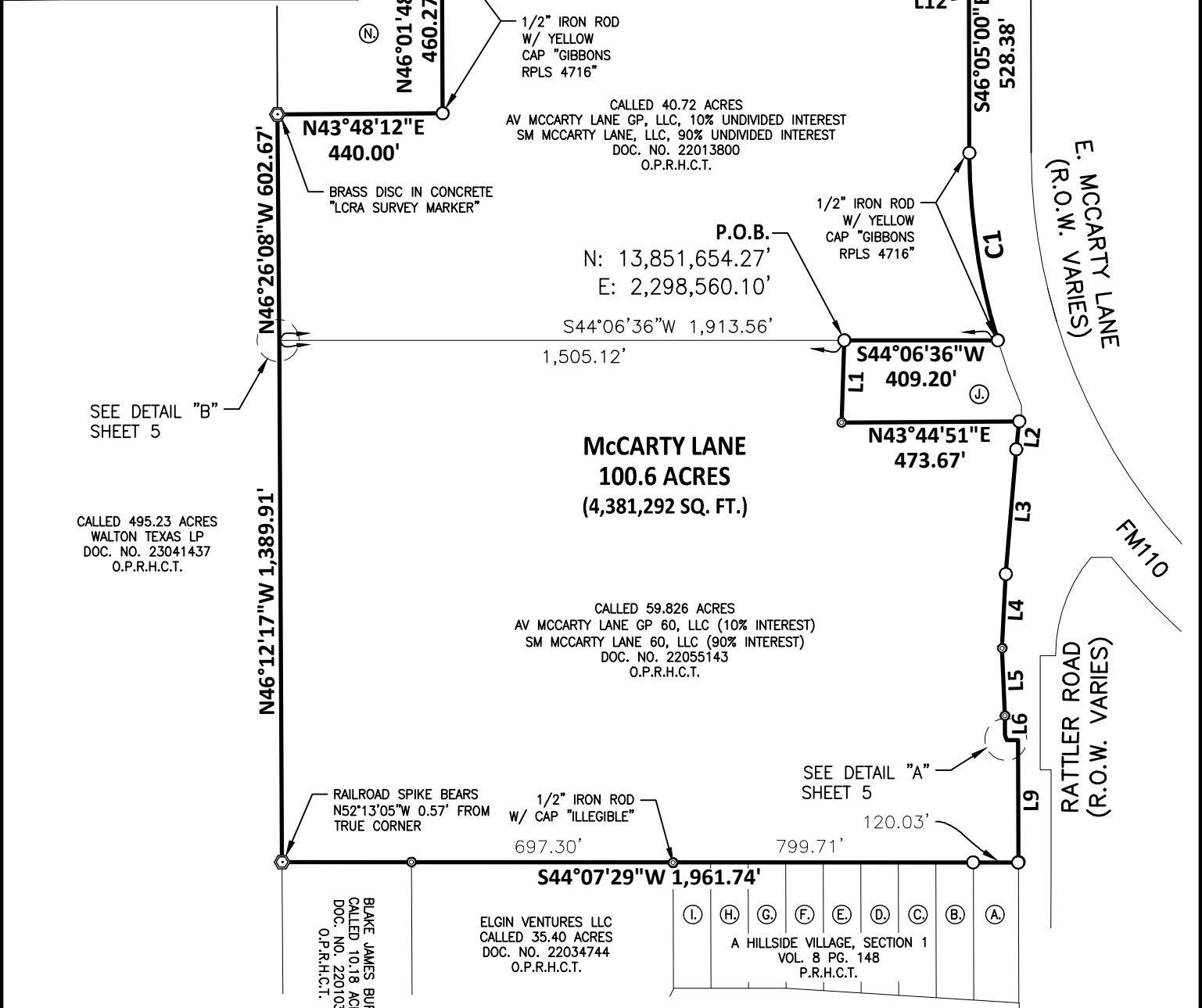
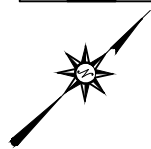
May 5, 2025

VICINITY MAP
(NOT TO SCALE)



CYRUS WICKSON SURVEY
ABSTRACT NO. 474
HAYS COUNTY, TEXAS

0' 200' 400'



NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
2. SEE SHEET 5 FOR LINE AND CURVE TABLES, OWNERSHIP LIST AND DETAIL SKETCHES.

PAGE 5
OF 6

DATE: 5/5/2025
DRWN BY: BC
CHKD BY: GA
PROJ NO: S001-A634-0401

MCCARTY LANE 100 AC
100.6 ACRES (4,381,292 SQ.FT.)
CYRUS WICKSON SURVEY, ABSTRACT NO. 474
HAYS COUNTY, TEXAS

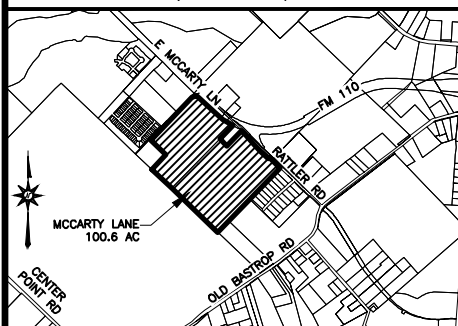


SURVEYING, INC.

9830 COLONNADE BLVD.
Suite 300
SAN ANTONIO, Texas 78230

Phone 210-503-2700
TBPELS Firm No. 10194382

VICINITY MAP (NOT TO SCALE)



NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
2. SEE SHEET 4 FOR PARCEL PLAT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S44° 02' 38"E	218.85'
L2	S39° 30' 53"E	75.02'
L3	S41° 07' 12"E	333.57'
L4	S43° 04' 18"E	197.79'
L5	S48° 21' 38"E	180.14'
L6	S45° 24' 15"E	50.30'
L7	S66° 42' 56"E	15.35'
L8	N44° 05' 05"E	29.64'
L9	S46° 04' 01"E	325.53'
L10	N44° 06' 36"E	0.75'
L11	N73° 11' 27"E	91.89'
L12	N43° 22' 13"E	16.05'

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,728.00	506.92'	16°48'29"	S54° 29' 15"E	505.11'

OWNERSHIP LIST

- (A) = ROSSANA Y. PINILLA MURAD LOT 1 DOC. NO. 13006494 O.P.R.H.C.TX.
- (B) = LUGO MARCOS LOT 2 DOC. NO. 22004596 O.P.R.H.C.TX.
- (C) = ALBERTO & IRENE CHAVEZ LOT 3 DOC. NO. 06012844 O.P.R.H.C.TX.
- (D) = NANCY G. & JOHN M. VILLANUEVA LOT 4 DOC. NO. 80014649 O.P.R.H.C.TX.
- (E) = AUDELINO B. ANGEL & BLANCA E. HERNANDEZ LOT 5 DOC. NO. 15032567 O.P.R.H.C.TX.
- (K) = CALLED 59.826 ACRES AV MCCARTY LANE GP 60, LLC (10% INTEREST) SM MCCARTY LANE 60, LLC (90% INTEREST) DOC. NO. 22055143 O.P.R.H.C.TX.
- (M) = CALLED 0.058 ACRES CITY OF SAN MARCOS DOC. NO. 10004910 O.P.R.H.C.TX.
- (O) = CALLED 40.72 ACRES AV MCCARTY LANE GP, LLC, 10% UNDIVIDED INTEREST SM MCCARTY LANE, LLC, 90% UNDIVIDED INTEREST DOC. NO. 22013800 O.P.R.H.C.TX.
- (F) = MARK P. & BARBARA A. MAYHEW LOT 6 DOC. NO. 90001674 O.P.R.H.C.TX.
- (G) = RAMON & RUTH MATA LOT 7 DOC. NO. 03011481 O.P.R.H.C.TX.
- (H) = ANNA NGO LOT 8 DOC. NO. 13033354 O.P.R.H.C.TX.
- (I) = ISAAC MARTINEZ LOT 9 DOC. NO. 18019602 O.P.R.H.C.TX.
- (J) = JULIAN P. PEREZ & MARTINA C. PEREZ REMAINDER OF CALLED 63.000 ACRES VOL. 359 PG. 282 O.P.R.H.C.TX.
- (L) = ELGIN VENTURES LLC CALLED 35.40 ACRES DOC. NO. 22034744 O.P.R.H.C.TX.
- (N) = CALLED 6.11 ACRES LCRA TRANSMISSION SERVICES CORPORATION VOL. 247 PG. 378 O.P.R.H.C.TX.
- (P) = CALLED 495.23 ACRES WALTON TEXAS LP DOC. NO. 23041437 O.P.R.H.C.TX.

LEGEND

- 1/2" IRON ROD FOUND W/ YELLOW CAP "BYRN SURVEYING"
- ⊙ 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ RAILROAD SPIKE FOUND
- Ⓜ MAG NAIL FOUND
- △ CALCULATED POINT

— BOUNDARY LINE
— ADJOINER LINE

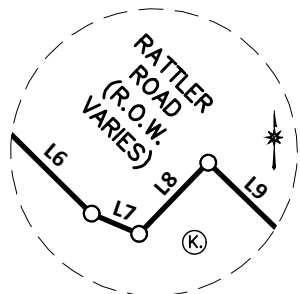
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS
HAYS COUNTY TEXAS

P.R.H.C.T. PLAT RECORDS
HAYS COUNTY TEXAS

DOC. NO. DOCUMENT NUMBER

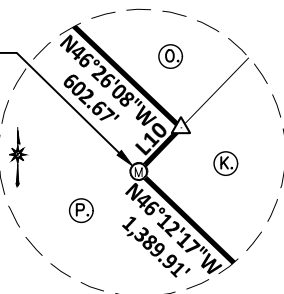
VOL. / PG. VOLUME / PAGE

P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
Z LAND HOOK (SAME OWNERSHIP)
(X) OWNERSHIP LIST (SHEET 5)



DETAIL "A"
(NOT TO SCALE)

MAG NAIL FOUND IN 6"
WOOD FENCE POST



DETAIL "B"
(NOT TO SCALE)

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.



Gordon N. Anderson

Date: May 5, 2025

Registered Professional Land Surveyor No. 6617

PAGE 6
OF 6

DATE: 5/5/2025
DRWN BY: BC
CHKD BY: GA
PROJ NO. S001-A634-0401

MCCARTY LANE 100 AC EXHIBIT
100.6 ACRES (4,381,292 SQ.FT.)
CYRUS WICKSON SURVEY, ABSTRACT NO. 474
HAYS COUNTY, TEXAS



SURVEYING, INC.

9830 COLONNADE BLVD.
Suite 300
SAN ANTONIO, Texas 78230

Phone 210-503-2700
TBPELS Firm No. 10194382

**FIELD NOTE DESCRIPTION
MCCARTY INDOOR / OUTDOOR RECREATION AREA
6.304 ACRES (274,612 SQUARE FEET)**

BEING 6.304 ACRE (274,612 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, BEING IN HAYS COUNTY, TEXAS, BEING ALL OUT OF A CALLED 59.826 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP, LLP (10% INTEREST) AND SM MCCARTY LANE, LLC (90% INTEREST) DESCRIBED AND RECORDED IN DOCUMENT NUMBER (DOC. NO.) 22055143 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 6.304 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" FOR A NORTH CORNER OF SAID 59.826 ACRE TRACT, SAME BEING WEST CORNER OF THE REMAINDER OF CALLED 63.000 ACRE TRACT OF LAND CONVEYED TO JULIAN P. PEREZ & MARTINA C. PEREZ DESCRIBED AND RECORDED IN VOLUME 359 AND PAGE 282 O.P.R.H.C.T., AND BEING ON THE SOUTHEAST LINE OF A CALLED 40.72 ACRE TRACT CONVEYED AV MCCARTY LANE GP, LLC 10% UNDIVIDED INTEREST AND SM MCCARTY LANE, LLC 90% UNDIVIDED INTEREST DESCRIBED AND RECORDED IN DOC. NO. 22013800 O.P.R.H.C.T.;

THENCE SOUTH 44° 06' 36" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 40.72 ACRE TRACT, A DISTANCE OF 718.43 FEET TO A POINT FROM WHICH A MAGNAIL FOUND IN A 0.5' DIAMETER WOOD POST BEARS SOUTH 44° 06' 36" WEST, A DISTANCE OF 786.68 FEET FOR A COMMON CORNER OF SAID 59.826 ACRE TRACT AND A CALLED 495.23 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS LP DESCRIBED AND RECORDED IN DOC. NO. 23041437 O.P.R.H.C.TX.;

THENCE SOUTH 46° 11' 29" EAST, OVER AND ACROSS SAID 59.826 ACRE TRACT, A DISTANCE OF 342.79 FEET TO A POINT OF CURVATURE TO THE RIGHT FOR THE **POINT OF BEGINNING**, HAVING SURFACE COORDINATE VALUES OF NORTH: 13,850,901.14' AND EAST: 2,298,307.42';

THENCE OVER AND ACROSS SAID 59.826 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCE:

1. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.85 FEET, A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 89° 59' 59", AND A CHORD BEARING NORTH 01° 11' 29" WEST A DISTANCE OF 7.07 FEET TO A POINT TANGENCY;
2. NORTH 43° 48' 30" EAST A DISTANCE OF 518.46 FEET TO A POINT OF CURVATURE TO THE RIGHT;
3. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.85 FEET, A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD BEARING NORTH 88° 48' 30" EAST A DISTANCE OF 7.07 FEET TO A POINT OF TANGENCY;
4. SOUTH 46° 11' 30" EAST A DISTANCE OF 12.09 FEET TO A POINT OF CURVATURE TO THE LEFT;
5. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 248.98 FEET, A RADIUS OF 283.00 FEET, A DELTA ANGLE OF 50° 24' 29", AND A CHORD BEARING SOUTH 71° 23' 44" EAST A DISTANCE OF 241.03 FEET TO A POINT OF TANGENCY;

6. SOUTH $06^{\circ} 50' 06''$ WEST A DISTANCE OF 68.90 FEET TO A NON-TANGENT POINT OF A CURVE TO THE RIGHT;
7. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 453.17 FEET, A RADIUS OF 265.03 FEET, A DELTA ANGLE OF $97^{\circ} 58' 02''$, AND A CHORD BEARING SOUTH $07^{\circ} 23' 48''$ WEST A DISTANCE OF 399.95 FEET TO A NON-TANGENT POINT;
8. SOUTH $09^{\circ} 36' 52''$ WEST A DISTANCE OF 68.35 FEET TO A POINT NON-TANGENT OF A CURVE TO THE LEFT;
9. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 54.51 FEET, A RADIUS OF 283.00 FEET, A DELTA ANGLE OF $11^{\circ} 02' 10''$, AND A CHORD BEARING NORTH $85^{\circ} 20' 30''$ WEST A DISTANCE OF 54.43 FEET TO A POINT OF TANGENCY;
10. SOUTH $89^{\circ} 08' 25''$ WEST, DISTANCE OF 159.27 FEET TO A POINT OF CURVATURE TO THE RIGHT;
11. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 169.18 FEET, A RADIUS OF 217.00 FEET, A DELTA ANGLE OF $44^{\circ} 40' 06''$, AND A CHORD BEARING NORTH $68^{\circ} 31' 32''$ WEST A DISTANCE OF 164.92 FEET TO A POINT OF TANGENCY;
12. NORTH $46^{\circ} 11' 29''$ WEST A DISTANCE OF 251.23 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 6.304 OF AN ACRE (274,612 SQUARE FEET) OF LAND.

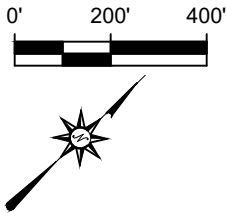
THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE HEREON DESCRIBED TRACT.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017. ALL DISTANCE UNITS ARE U.S. SURVEY FEET.



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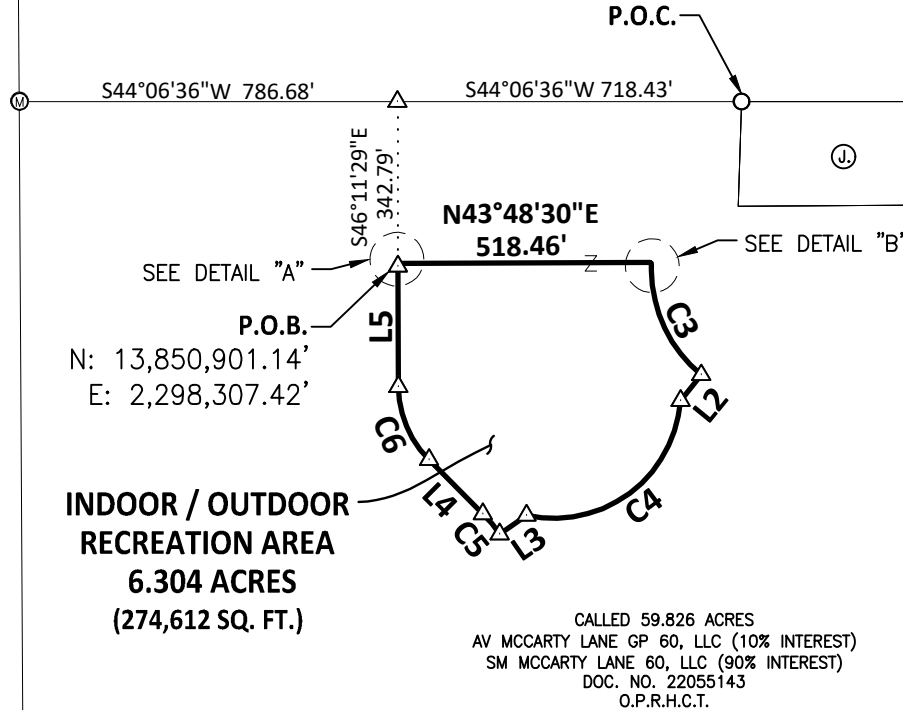
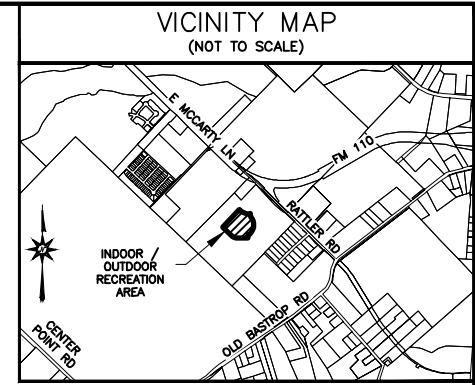
May 5, 2025



CYRUS WICKSON SURVEY
ABSTRACT NO. 474
HAYS COUNTY, TEXAS

CALLED 40.72 ACRES
AV MCCARTY LANE GP, LLC, 10% UNDIVIDED INTEREST
SM MCCARTY LANE, LLC, 90% UNDIVIDED INTEREST
DOC. NO. 22013800
O.P.R.H.C.T.

E. MCCARTY LANE
(R.O.W. VARIES)



CALLED 495.23 ACRES
WALTON TEXAS LP
DOC. NO. 23041437
O.P.R.H.C.T.

**INDOOR / OUTDOOR
RECREATION AREA
6.304 ACRES
(274,612 SQ. FT.)**

CALLED 59.826 ACRES
AV MCCARTY LANE GP 60, LLC (10% INTEREST)
SM MCCARTY LANE 60, LLC (90% INTEREST)
DOC. NO. 22055143
O.P.R.H.C.T.

BLAKE JAMES BURNS
CALLED 10.18 ACRES
DOC. NO. 22010306
O.P.R.H.C.T.

ELGIN VENTURES LLC
CALLED 35.40 ACRES
DOC. NO. 22034744
O.P.R.H.C.T.

(I) (H) (G) (F) (E) (D) (C) (B) (A)
A HILLSIDE VILLAGE, SECTION 1
VOL. 8 PG. 148
P.R.H.C.T.

RATTLER ROAD
(R.O.W. VARIES)

LEGEND

- 1/2" IRON ROD FOUND W/ YELLOW CAP "BYRN SURVEYING"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- Ⓜ MAG NAIL FOUND
- △ CALCULATED POINT
- BOUNDARY LINE
- ADJOINER LINE
- TIE LINE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- Z LAND HOOK (SAME OWNERSHIP)
- (X) OWNERSHIP LIST (SHEET 4)

NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
2. SEE SHEET 4 FOR OWNERSHIP LIST, LINE AND CURVE TABLES.

PAGE 4
OF 5

DATE: 5/5/2025
DRWN BY: BC
CHKD BY: GA
PROJ NO. S001-A634-0401

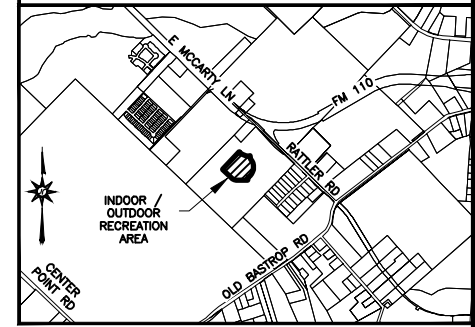
**MCCARTY LANE
INDOOR / OUTDOOR RECREATION AREA
6.304 ACRES (274,612 SQ.FT.)**
CYRUS WICKSON SURVEY, ABSTRACT NO. 474
HAYS COUNTY, TEXAS

LJA SURVEYING, INC.
9830 COLONNADE BLVD. Suite 300
SAN ANTONIO, Texas 78230
Phone 210-503-2700
TBPELS Firm No. 10194382

OWNERSHIP LIST

- (A) = ROSSANA Y. PINILLA MURAD
LOT 1
DOC. NO. 13006494
O.P.R.H.C.TX.
- (B) = LUGO MARCOS
LOT 2
DOC. NO. 22004596
O.P.R.H.C.TX.
- (C) = ALBERTO & IRENE CHAVEZ
LOT 3
DOC. NO. 06012844
O.P.R.H.C.TX.
- (D) = NANCY G. & JOHN M. VILLANUEVA
LOT 4
DOC. NO. 80014649
O.P.R.H.C.TX.
- (E) = AUDELINO B. ANGEL & BLANCA E. HERNANDEZ
LOT 5
DOC. NO. 15032567
O.P.R.H.C.TX.
- (K) = CALLED 59.826 ACRES
AV MCCARTY LANE GP 60, LLC (10% INTEREST)
SM MCCARTY LANE 60, LLC (90% INTEREST)
DOC. NO. 22055143
O.P.R.H.C.TX.

- (F) = MARK P. & BARBARA A. MAYHEW
LOT 6
DOC. NO. 90001674
O.P.R.H.C.TX.
- (G) = RAMON & RUTH MATA
LOT 7
DOC. NO. 03011481
O.P.R.H.C.TX.
- (H) = ANNA NGO
LOT 8
DOC. NO. 13033354
O.P.R.H.C.TX.
- (I) = ISAAC MARTINEZ
LOT 9
DOC. NO. 18019602
O.P.R.H.C.TX.
- (J) = JULIAN P. PEREZ & MARTINA C. PEREZ
REMAINDER OF
CALLED 63.000 ACRES
VOL. 359 PG. 282
O.P.R.H.C.TX.
- (L) = ELGIN VENTURES LLC
CALLED 35.40 ACRES
DOC. NO. 22034744
O.P.R.H.C.TX.

VICINITY MAP
(NOT TO SCALE)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46° 11' 30"E	12.09'
L2	S6° 50' 06"E	68.90'
L3	S9° 36' 52"W	68.35'
L4	S89° 08' 25"W	159.27'
L5	N46° 11' 29"W	251.23'

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	5.00	7.85'	89°59'59"	N01° 11' 29"W	7.07'
C2	5.00	7.85'	90°00'00"	N88° 48' 30"E	7.07'
C3	283.00	248.98'	50°24'29"	S71° 23' 44"E	241.03'
C4	265.03	453.17'	97°58'02"	S07° 23' 48"W	399.95'
C5	283.00	54.51'	11°02'10"	N85° 20' 30"W	54.43'
C6	217.00	169.18'	44°40'06"	N68° 31' 32"W	164.92'

P.O.B.

N: 13,850,901.14'
E: 2,298,307.42'

DETAIL "A"
(NOT TO SCALE)

DETAIL "B"
(NOT TO SCALE)

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.



Gordon N. Anderson
Registered Professional Land Surveyor No. 6617

Date: May 5, 2025

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OF 5

DATE:	5/5/2025
DRWN BY:	BC
CHKD BY:	GA
PROJ NO.	S001-A634-0401

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- SEE SHEET 3 FOR PARCEL PLAT.