LEGAL DESCRIPTION: BEING 19.97 ACRES OF LAND LOCATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NUMBER 471, HAYS COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 20.02 ACRE TRACT DESCRIBED TO RONALD K. HART IN DEED RECORDED IN VOLUME 1225, PAGE 828 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 19.97 ACRES BEING MORE PARTICULARLY DESCRIBED BY THE ACCOMPANYING METES AND BOUNDS DESCRIPTION. 199.46 279.99' 297.60' 312.13' 380.76' 410.39' N 47°54'44" W N 42°48'34" E N 42°07'35" E N 41°56'04" E TITLE COMMITMENT NOTES: COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, GF. NO. 1861127, EFFECTIVE DATE OF 10/17/2022, AND ISSUED ON 11/4/2022. N 41'55'12" E S 45'45'50" E S 46'13'24" E 555.96 280.97 215.67 SNYDER HILL DR THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS $\verb|LISTED| ARE WORDED| ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYORS NOTES SHOWN IN BRACKETS []. \\$ S 42°07'57" W 1,907.78' 1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING CITY OF SAN MARCOS THOSE RECORDED IN/UNDER VOLUME 318, PAGE 869; VOLUME 419, PAGE 360; VOLUME 422, PAGE 288 AND VOLUME 1225, PAGE 828 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; LOT 33 [SUBJECT TO - SEE DOCUMENTS] [SEPTIC AND BUILDING SETBACKS - SHOWN HEREON] [PORTION OF TRACT RELEASES FROM PRIOR RESTRICTIONS (13.428 ACRE PARCEL) - SHOWN HEREON] 3/8" IRON ROD 1/2" IRON ROD *BEARS S 45'45'50" 3.32' FROM CORNER *BEARS S 41°55'12"W, 6.46' FROM CORNER 10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.): 1/2" IRON ROD UNDER CEDAR *SIESTA VERDE EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN GENE SCRUTCHIN AND THE TEXAS PIPE LINE COMPANY, BY INSTRUMENT DATED 12/28/1928, FILED 2/5/1929, RECORDED IN/UNDER VOLUME 97, PAGE 537, AS AMENDED IN DOCUMENT RECORDED IN/UNDER VOLUME 479, PAGE 590, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. **VICINITY MAP** NOT TO SCALE FENCE EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN HAROLD H. FEHLIS AND WIFE, ANNIE S. FEHLIS, WALTER W. FEHLIS AND WIFE, EMILY MAE FEHLIS AND LOWER COLORADO RIVER AUTHORITY, BY INSTRUMENT DATED 2/15/1971, FILED 2/15/1971, RECORDED IN/UNDER VOLUME 241, PAGE 922, AMENDMENT FILED 8/14/1998, RECORDED IN/UNDER VOLUME 1444, PAGE 843, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. 1/2" IRON ROD BENT EDGE OF WALL *SIESTA VERDE EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN DOROTHY YARBROUGH THROWER AND PEDERNALES ELECTRIC COOPERATIVE, INC., BY INSTRUMENT FILED 7/25/1988, RECORDED IN/UNDER VOLUME 743, PAGE 180, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. AFFIDAVIT RECORDED IN/UNDER CLERK'S FILE NO. 9928437 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IRON ROD W/ ALUM GIVING NOTICE OF ON-SITE SEWAGE FACILITIES LOCATED ON THE SUBJECT PROPERTY AND THE TERMS AND CONDITIONS LOT 34 1/2" IRON ROD IN STW *NOT HELD IRON ROD W/ "BYRN" CAP *BEARS S 42°07'57" W, 1.81' FROM CORNER SURVEYOR'S NOTES: AS IS EVIDENCED BY THE EXISTING FENCE LINES AND FOUND BOUNDARY MONUMENTATION THERE IS AN APPARENT GAP IN THE BOUNDARY BETWEEN THE NORTHWEST BOUNDARY LINE OF THE SUBJECT TRACT AND THE SOUTHEAST PERIMETER BOUNDARY OF SIESTA VERDE SUBDIVISION. IT IS OF THE OPINION OF THE SURVEYOR THAT THE ORIGINAL INTENT WAS TO SHARE A COMMON BOUNDARY LINE AND NOT CREATE A GAP. THE BOUNDS FOR THE ORIGINAL DEED LINES AND SUBSEQUENT DEEDS REFER TO THE STONE WALL ALONG THAT COMMON BOUNDARY LINE. THE NORTHWEST BOUNDARY LINE OF THIS SUBJECT TRACT MORE OR LESS FOLLOWS THE CENTERLINE OF SAID STONE WALL. 1/2" IRON ROD SIDE OF ROCK WALL *SIESTA WERDE /2" IRON ROD IN CL RCK WALL APPROXIMATE CENTERLINE PIPELINE EASEMENT (POSSIBLY RELEASED, WIDTH UNKNOWN) *PER TEXAS RAILROAD COMMISSION, PIPELINE HAS BEEN ABANDONED VO. 97, PG. 533 – 10b. PORTION OF 13.428 ACRE PARCEL (422/288) ACROSS SUBJECT TRACT SIESTA VERDE VOL. 1, PG. 303 P.R.H.C.T. 1/2" IRON ROD CL ROCK WALL *MARKS CORNER OF 13.428 ACRE PARCEL "EXHIBIT A" VOL.422, PG.288 D.R.H.C.T. *NOT HELD FOR SUBJECT BOUNDARY LOT 35 ZONE AE 35 BUIDING SE BACK A PART OF THE SECONDARY CO. ਲ 1/2" IRON ROD/ CL RCK WALL LOT 36 1/2" IRON ROD *SIESTA VERDE REMAINDER OF CALLED 20.02 ACRES RONALD HART VOL. 1225, PG. 828 O.P.R.H.C.T. REMAINDER OF CALLED 12.50 ACRES DOROTHY THROWER VOL. 277, PG. 462 *DRY CREEK BED/DRAINAGE DITCH LOT 41 100' LCRA EASEMENT VOL.1444, PG.843 D.R.H.C.T. - 10c. ±2' TO LOT 41 LINE CONTROL NOTE: BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEIOD18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY AN INVERSED COMBINED SCALE FACTOR OF 1.00012609. FLOODPLAIN NOTE CALLED 2.04 ACRES LCRA VOL. 241, PG. 916 D.R.H.C.T. 1/2" IRON ROD PER FEMA, A PORTION OF THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN SHADED ZONE "X", AND ZONE "AE", AS SHOWN ON F.I.R.M. PANEL NO. 48209C0476F , HAYS COUNTY, TEXAS DATED 9/2/2005. PER FEMA, SHADED ZONE "X" IS A FLOOD HAZARD AREA WITHIN THE 0.2% ANNUAL CHANCE OF FLOOD. PER FEMA, ZONE "AE" IS A SPECIAL FLOOD HAZARD AREA WITHIN THE 1% ANNUAL CHANCE OF FLOOD. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE CALLED 5.10 ACRES SCOTT YARBROUGH DOC.# 9928657 O.P.R.H.C.T. 3/8" IRON ROD BEARS N 42'07'42" E, 1.85' FROM SOUTHWEST BOUNDARY CORNER 1/2" IRON ROD *FORMER ROW BEARS S 42'07'42" W, 15.16' FROM 3/8" IRON ROD LEGEND SUBJECT BOUNDARY **BUILDING SETBACK LINE** P.E.C. EASE. VOL.743, PG.180 D.R.H.C.T. – 10d. *NO WIDTH GIVEN EASEMENT DRY STACK STONE WALL WIRE FENCE FEMA FLOOD ZONE OVERHEAD WIRE EDGE OF ASPHALT IRON ROD FOUND (AS NOTED) 1/2" IRON ROD *HELD FOR SOUTHEAST CORNER 1/2" IRON ROD SET "RPLS 6714" WITH CAP 19.97 ACRE 1/2" IRON ROD * FORMER ROW BEARS S 42"0"57" W, 12.16' FROM 1/2" IRON ROD FOUND FOR SOUTHEAST BOUNDARY CORNER 0 CALCULATED POINT LAND TITLE SURVEY 6 GAS PIPELINE MARKER SEPTIC LID HAYS COUNTY, TEXAS SEPTIC CLEANOUT UTILITY POLE Date: 12/14/2022 GF No. 1861127 **GUY WIRE** TO: LAND SALE TEXAS, LLC; STEWART TITLE GUARANTY COMPANY; STEWART TITLE OF AUSTIN, LLC Job No. 112-HY471A2 Scale: 1"=100' Size: 18x24 0 F METER POLE Address: 1660 W. McCARTY LN Drawn By:GC City: SAN MARCOS Zip: 78666 Rev: -I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS POB GATE POST POINT OF BEGINNING PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL DEED RECORDS HAYS COUNTY, TEXAS D.R.H.C.T. URVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II PLAT RECORDS HAYS COUNTY, TEXAS GARRETT CAVAIUOLOD OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS O.P.R.H.C.T. 6714 F. 6714 RECORD BEARING AND DISTANCE (....) 79 S. Wynnoak Cir., Spring TX 77382 Mobile: 737-202-8333 Email: Garrett@mesurveytx.com www.MCSurveyTX.com TBPELS FIRM # 10194678 200 12/14/2022 GABRETT CAVAIUOLO SEGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6714 TBPELS FIRM REG. NO. 10194678



MC SURVEYING, LLC

79 S. Wynnoak Cir., TX 77382 Phone: (737) 202-8333 TBPELS FIRM REG # 10194678

METES & BOUNDS DESCRIPTION

BEING 19.97 ACRES OF LAND LOCATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NUMBER 471, HAYS COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 20.02 ACRE TRACT DESCRIBED TO RONALD K. HART IN VOLUME 1225, PAGE 828 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.]; SAID 19.97 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD, FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 20.02 ACRE REMAINDER TRACT, AND SAME BEING THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 12.50 ACRE TRACT OF LAND DESCRIBED TO DOROTHY THROWER IN VOLUME 277, PAGE 462 [D.R.H.C.T.], AND SAME BEING IN THE NORTHEAST RIGHT OF WAY LINE OF WEST MCCARTY LANE (COUNTY ROAD 233), A VARIABLE WIDTH RIGHT OF WAY PER DESCRIBED IN VOLUME 1402, PAGE 73 [D.R.H.C.T.];

THENCE, N 52°05'20" W, WITH THE NORTHEAST RIGHT OF WAY LINE OF WEST MCCARTY LANE, SAME BEING THE SOUTHERLY SOUTHWEST LINE OF SAID 20.02 ACRE REMAINDER TRACT, FOR A DISTANCE OF **199.46** FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTH CORNER OF A CALLED 2.04 ACRE TRACT DESCRIBED TO THE LOWER COLORADO RIVER AUTHORITY (LCRA) IN VOLUME 241, PAGE 916 [D.R.H.C.T.];

THENCE, WITH THE COMMON LINES OF SAID 20.02 ACRE REMAINDER TRACT AND SAID 2.04 ACRE LCRA TRACT, THE FOLLOWING COURSES AND DISTANCES:

- 1. N 42°07'42" E, 279.99 FEET TO A 1/2 INCH IRON ROD, FOUND FOR THE NORTHEAST CORNER OF SAID 2.04 ACRE LCRA TRACT,
- 2. N 47°54'44" W, 297.60 FEET TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP, SET FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 20.02 ACRE REMAINDER TRACT, SAME BEING APPROXIMATELY 2 FEET SOUTHEAST FROM THE MONUMENTED AND FENCED SOUTHEAST BOUNDARY LINE OF LOT 41 OF SIESTA VERDE, A PLAT THEREOF RECODED IN VOLUME 1, PAGE 303 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS:

THENCE, MOSTLY FOLLOWING WITH THE CENTERLINE OF AN OLD DRY STACK STONE WALL, AND WITH THE NORTHWEST LINE OF SAID 20.02 ACRE REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, BEING APPROXIMATELY 2-3 FEET SOUTHEAST OF AND MORE OR LESS PARALLEL TO THE SOUTHEAST PERIMETER BOUNDARY LINE OF SAID SIESTA VERDE SUBDIVISION, THE FOLLOWING COURSES AND DISTANCES:

- 1. N 42°48'34" E, 312.13 FEET TO A CALCULATED POINT IN THE CENTER OF SAID STONE WALL;
- 2. N 42°07'35" E, 380.76 FEET TO A 1/2 INCH IRON ROD FOUND IN CENTER OF SAID STONE WALL;
- 3. N 41°56'04" E, 410.39 FEET TO A 1/2 INCH IRON ROD FOUND IN CENTER OF SAID STONE WALL:
- 4. N 41°55'12" E, 555.96 FEET TO CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID 20.02 ACRE REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING IN THE SOUTHEAST LINE OF LOT 33 OF SAID SIESTA VERDE, FROM WHICH A FOUND 3/8 INCH IRON ROD, FOUND FOR REFERENCE, BEARS S 41°55'12" W, 6.46 FEET,



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THENCE, WITH THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, BEING A COMMON LINE WITH A CALLED 25.01 ACRE TRACT DESCRIBED TO HANSEI SERIES, LLC IN DOCUMENT NUMBER 22028963 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES:

- 1. **S 45°45'50"** E, PASSING AT 3.32 FEET, A 1/2 INCH IRON ROD, FOUND FOR THE SOUTHWEST CORNER OF SAID 25.01 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF **280.97** FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP STAMPED "PRO-TECH", FOUND FOR AN ANGLE POINT IN THE CENTERLINE OF A DRY STACK STONE WALL,
- 2. S 46°13'24" E, 215.67 FEET TO A CALCULATED POINT IN THE CENTERLINE OF SAID STONE WALL FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 20.02 ACRE TRACT, AND SAME BEING THE NORTHWEST CORNER OF SAID 12.50 ACRE REMAINDER TRACT;

THENCE, S 42°07'57" W, WITH THE SOUTHEAST LINE OF SAID 20.02 ACRE REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, AND THE NORTHWEST LINE OF SAID 12.50 ACRE REMAINDER TRACT, FOR A DISTANCE OF **1,907.78** FEET BACK TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 19.97 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83. ALL DISTANCES (U.S. SURVEY FEET) ARE GRID AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY AN INVERSED COMBINED SCALE FACTOR OF 1.00012609.

I, GARRETT CAVAIUOLO, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PROPERTY DESCRIPTION AND ACCOMPANYING SURVEY DRAWING OF EVEN DATE, REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND IN THE MONTH OF DECEMBER, 2022.

12/14/2022

GARRETT CAVAIL OLO - RPLS # 6714 GARRETT@MCSURVEYTX.COM

TBPELS# 10194678 PRJ# 0112-HY471A