

EXHIBIT "A"

DESCRIPTION OF 0.93 ACRES, MORE OR LESS, OF LAND AREA, BEING A PORTION OF BLOCK 1, C.C. MITCHELL'S ADDITION TO THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS AS RECORDED IN VOLUME "E" PAGE 505 OF THE HAYS COUNTY DEED RECORDS, BEING ALL OF THAT TRACT DESCRIBED AS PART OF BLOCK 1, IN A DEED FROM SAN MARCOS INDEPENDENT SCHOOL DISTRICT TO THE TRUSTEES OF THE DIOCESE OF WEST TEXAS DATED JANUARY 2, 1951 AND RECORDED IN VOLUME 151, PAGE 84 OF THE HAYS COUNTY DEED RECORDS, ALL OF THAT TRACT DESCRIBED AS PART OF LOT 2, BLOCK 1, IN A DEED FROM JACK DALTON ET UX TO THE EPISCOPAL CHURCH CORPORATION IN WEST TEXAS DATED MARCH 4, 1961 AND RECORDED IN VOLUME 185, PAGE 307 OF THE HAYS COUNTY DEED RECORDS, AND A PORTION OF THAT TRACT DESCRIBED AS PART OF LOT 2, BLOCK 1, IN A DEED FROM NANCY ELLEN ARNOLD TO THE EPISCOPAL CHURCH CORPORATION IN WEST TEXAS DATED FEBRUARY 27, 1961 AND RECORDED IN VOLUME 185, PAGE 312 OF THE HAYS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the west line of the Diocese of West Texas tract for the southeast corner the Episcopal Church Tract recorded in Volume 185, Page 307, and the northeast corner of that tract described as Lots 3 and 4 in a deed from F.H. (Buddy) Martin et al, trustees, to McCarty Student Center dated February 21, 2004 and recorded in Volume 2470, Page 603 of the Hays County Official Public Records;

THENCE leaving the Diocese of West Texas tract and the PLACE OF BEGINNING as shown on that Plat numbered 26320-08-d dated September 11, 2008 prepared for St. Marks Church by Byrn & Associates, Inc. of San Marcos, Texas, with the common north line of the McCarty Student Center tract and south line of the two previously mentioned Episcopal Church Corporation tracts S 80°37'30" W 159.14 feet to a 1/2" iron rod set in the east line of Guadalupe Street and south line of the Episcopal Church Corporation tract described in Volume 185, Page 312 for the southwest corner of this description and southeast corner of that tract described as part of Lot 2 in a deed from Episcopal Church Corporation of West Texas to the Urban Renewal Agency of the City of San Marcos dated August 22, 1966 and recorded in Volume 213, Page 519 of the Hays County Deed Records (said Urban Renewal Agency tract being part of Guadalupe Street), pass at 67 feet the record southwest corner of the Episcopal Church Corporation tract recorded in Volume 185, Page 307 and record southeast corner of the Episcopal Church Corporation tract recorded in Volume 185, Page 312;

THENCE leaving the McCarty Student Center tract crossing the Episcopal Church Corporation tract recorded in Volume 185, Page 312 with the east line of the Urban Renewal Agency tract and Guadalupe Street, N 09°41'30" W 82.00 feet to a 1/2" iron rod set in the south line of Woods Street for the northwest corner of this description;

EXHIBIT "A" cont.

THENCE leaving Guadalupe Street and the Urban Renewal Agency tract with the common south line of Woods Street and north line of the two Episcopal Church Corporation tracts and the Diocese of West Texas tract, N 80°20'30" E 366.95 feet to a ½" iron rod set in the west line of L.B.J. Drive for the northeast corner of this description and the Diocese of West Texas tract, pass at 95.83 the record northeast corner of the Episcopal Church Corporation tract recorded in Volume 185, Page 312 and northwest corner of the Episcopal Church Corporation tract recorded in Volume 185, Page 307, and pass at 162.83 feet the record northeast corner of the Episcopal Church Corporation tract recorded in Volume 185, Page 307 and the northwest corner of the Diocese of West Texas tract;

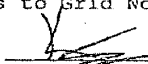
THENCE leaving Woods Street with the common east line of the Diocese of West Texas tract and west line of L.B.J. Drive the following two courses:

1. S 02°12'30" E 83.20 feet to a ½" iron rod set for angle point, and
2. S 04°09'02" E 54.87 feet to a calculated point for the southeast corner of this description and northeast corner of Lot 1, Henry L. Grant Subdivision as recorded in Volume 5, Page 373 of the Hays County Plat Records, from which a 3/8" copper pipe found in concrete as a reference point bears S 03°54'07" E 0.52 feet (a portion of Lot 1, Henry L. Grant Subdivision being a portion of the Diocese of West Texas tract);

THENCE leaving L.B.J. Drive with the common south line of the remaining portion of the Diocese of West tract and north line of Lot 1, Henry L. Grant Subdivision, S 80°15'49" W 186.87 feet to a ½" iron rod found in the east line of Lot 3 and the previously mentioned McCarty Student Center tract for the exterior south corner of this description and northwest corner of Lot 1, Henry L. Grant Subdivision;

THENCE leaving Lot 1, Henry L. Grant Subdivision with the common east line of the McCarty Student Center tract and west line of the Diocese of West Texas Tract, N 14°43'17" W 54.79 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 0.93 acres, more or less, as prepared from public records and a survey made on the ground on September 11, 2008 by Byrn & Associates, Inc., of San Marcos, Texas. All ½" iron rods set are capped with a plastic cap stamped "Byrn Survey". The bearing basis for this survey is based on the Texas State Plane Coordinate System, South Central Zone, and refers to Grid North.



Kyle Smith, R.P.L.S. # 5307

Client: St. Marks Church
Date: September 11, 2008
Subd.: Mitchell's Addition, C.C.
County: Hays, TX.
Job No.: 26320-08
FND0.93

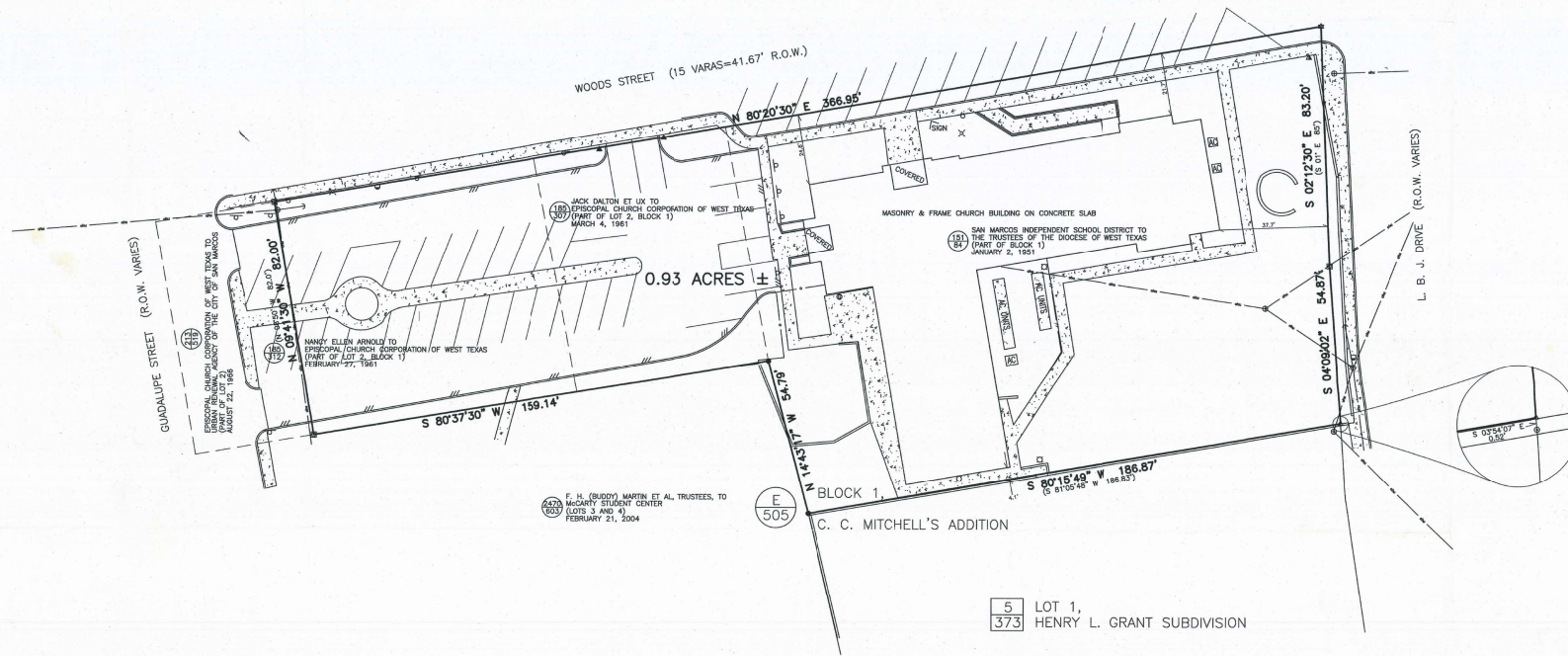
SURVEYOR'S NOTES

1. FENCES MEASURED.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48000-0001P DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT C.F. NO. 0709440-SMA, DATED MAY 2, 2007 PROVIDED BY INDEPENDENCE TITLE COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THE SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH LAND DESCRIPTION DATED SEPTEMBER 11, 2008 PREPARED BY BYRN & ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
6. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH-CENTRAL ZONE, AND REFERS TO GRID NORTH.

ORIGINAL SCALE
1" = 20'

LEGEND

- HAYS COUNTY DEED, REAL PROPERTY OWNERSHIP, PUBLIC RECORDS
- HAYS COUNTY PLAT RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- COTTON SPINDLE SET WITH ALUMINUM WASHER STAMPED "BYRN SURVEY"
- GUARD POST
- CALCULATED POINT
- 3/8" COPPER PIPE FOUND IN CONCRETE
- WOOD FENCE
- WROUGHT IRON FENCE
- UTILITY LINE, POLE AND GUY
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UTILITY PEDESTAL
- CLEANOUT
- LIGHT POLE
- PROPERTY CORNER
- CONCRETE
- GAS METER
- SIGN
- EDGE OF ASPHALT



CLIENT: ST. MARKS CHURCH
DATE: SEPTEMBER 11, 2008
OFFICE: BYRN
CREW: EVERETT, C. SMITH
FIRING: 673.23
PLAT NO. 528350-08-4
JOBS: 08/28350/28350.08

BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-398-2270 FAX 512-392-2945

PLAT OF 0.93 ACRES, MORE OR LESS, IN BLOCK 1, C.C. MITCHELL'S ADDITION TO THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS