

N 43°33'44" E 510.94'

N 43°33'45" E 510.91'

(35.08 ACRES)
#21028985 H.C.O.P.R.

1/2" IRON ROD
W/CAP FOUND

1/2" IRON ROD
W/CAP FOUND

1/2" IRON ROD
W/CAP FOUND

(8.00 ACRES)
#22034379 H.C.O.P.R.

15.475 ACRES
PORTION OF (25.334 ACRES)
#21039328 H.C.O.P.R.

PORTION OF (25.334 ACRES)
#21039328 H.C.O.P.R.

N 48°54'58" W 720.28'

S 48°54'58" E 620.33'

P.O.B.
1/2" IRON ROD
W/CAP FOUND

1/2" IRON ROD
W/CAP FOUND

1/2" IRON ROD
W/CAP FOUND

S 43°35'05" W 610.35'

CITY LIMITS - ORD. #2004-27

S 43°34'11" W
407.13'

FROM WHICH A 1 1/2"
IRON PIPE FOUND BEARS
S43°33'08"W 606.34'

5/8" IRON ROD
W/CAP FOUND

INTERSTATE HIGHWAY NO. 35
(VARIABLE WIDTH ROW)

CITY LIMITS - ORD. #2004-27

LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE

● CALC. POINT
○ MONUMENT FOUND
○ MONUMENT SET

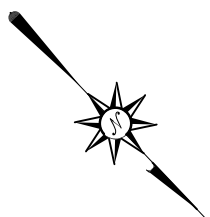
(BRG.-DIST.) RECORD CALL

H.C.P.R. - HAYS COUNTY PLAT RECORDS
H.C.D.R. - HAYS COUNTY DEED RECORDS
H.C.O.P.R. - HAYS COUNTY OFFICIAL PUBLIC RECORDS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION CONTAINED HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

NOTE:

1. BEARINGS, DISTANCES & AGEAGE ARE GRID. NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. THIS SURVEY A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.



Cross Texas Land Services, Inc
702 RIO GRANDE #301 - AUSTIN, TEXAS 78701
512-965-2878

TX. FIRM REG. #100248-00
www.crosslandservices.com

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE
11-21-2024

REFERENCE: -----

TYPE OF SURVEY - BOUNDARY

LEGAL DESCRIPTION

BEING 15.475 ACRES OF LAND OUT OF THE SAMUEL CRAFT SURVEY, ABSTRACT NO. 89 IN HAYS COUNTY, TEXAS

JOB NO. 24-50242

DRAWN BY: MRY

15.475 ACRE TRACT

LEGAL DESCRIPTION: BEING 15.475 ACRES OF LAND OUT OF THE SAMUEL CRAFT SURVEY, ABSTRACT NO. 89 IN HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 25.334 ACRE TRACT DESCRIBED IN DOC. #21039328 OF THE OFFICIAL PUBLIC RECORDS OF SAID HAYS COUNTY, TEXAS; SAID 15.475 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN NOVEMBER 2024:

BEGINNING AT A ½" IRON ROD WITH CAP FOUND IN THE COMMON LINE OF INTERSTATE HIGHWAY NO. 35 AND SAID 25.334 ACRE TRACT FOR THE EAST CORNER OF THAT CERTAIN 8.00 ACRE TRACT DESCRIBED IN DOC. #22034379 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTH CORNER HEREOF;

THENCE NORTH 48°54'58" WEST A DISTANCE OF 720.28 FEET CROSSING SAID 25.334 ACRE TRACT AND ALONG THE NORTHEAST LINE OF SAID 8.00 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND IN THE COMMON LINE OF THAT CERTAIN 85.08 ACRE TRACT DESCRIBED IN DOC. #21028985 OF SAID OFFICIAL PUBLIC RECORDS AND SAID 25.334 ACRE TRACT FOR THE NORTH CORNER OF SAID 8.00 ACRE TRACT AND THE WEST CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID 85.08 ACRE TRACT AND SAID 25.334 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. NORTH 43°33'44" EAST A DISTANCE OF 510.94 FEET TO A 1/2" IRON ROD WITH CAP FOUND;
2. NORTH 43°33'45" EAST A DISTANCE OF 510.91 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTH CORNER HEREOF;

THENCE SOUTH 48°54'58" EAST A DISTANCE OF 620.33 FEET CROSSING SAID 25.334 ACRE TRACT TO A CALCULATED POINT IN THE NORTH LINE OF THE CITY LIMITS OF THE CITY OF SAN MARCOS AS DESCRIBED IN CITY ORDINANCE #2004-27 FOR THE EAST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP FOUND BEARS SOUTH 48°54'58" EAST A DISTANCE OF 100.08 FEET;

THENCE ALONG THE SAID CITY LIMITS, THE FOLLOWING 2 COURSES:

1. SOUTH 43°35'05" WEST A DISTANCE OF 610.35 FEET TO A CALCULATED POINT;
2. SOUTH 46°24'55" EAST A DISTANCE OF 100.15 FEET TO A CALCULATED POINT IN THE COMMON LINE OF SAID HIGHWAY AND SAID 25.334 ACRE TRACT AND FROM WHICH A 5/8" IRON ROD WITH ALUMINUM CAP FOUND BEARS SOUTH 46°24'55" EAST A DISTANCE OF 300.85 FEET;

THENCE SOUTH 43°34'11" WEST A DISTANCE OF 407.13 FEET ALONG THE COMMON LINE OF SAID HIGHWAY AND SAID 25.334 ACRE TRACT TO THE **POINT OF BEGINNING** CONTAINING 15.475 ACRES MORE OR LESS, AND AS SHOWN HEREON.