



Metes and Bound Description
of a
0.124 Acre Tract
J.M. Veramendi Survey No. 1
Hays County, Texas

A metes and bounds description of all that certain 0.124 acre parcel or tract of land lying and being situated in the J.M Veramendi Survey No. 1, Hays County, Texas, and being a portion of Lot 1-B, Amending Plat Establishing Lot 1-B, Wide-Lite Unit 1 described and recorded in Volume 13, Page 58 of the Plat Records of Hays County, Texas and being all of a 20' wide easement described and recorded in Volume 259, Page 157 and transferred to the City of San Marcos in Volume 634, Page 818 of the Deed Records of Hays County, Texas and corrected in Volume 1324, Page 857 of the Official Public Records of Hays County, Texas; Said 0.124 acre tract being more particularly described as follow:

BEGINNING at a calculated point in the south line of F. M. 3407 (Wonder World Drive), same being the north line of aforementioned Lot 1-B, also being the northeast corner of herein described tract, from which a found $\frac{1}{2}$ " iron rod with a "Chaparral" cap bears S46°11'50"E, for a distance of 54.39 feet for the northeast corner of said Lot 1-B, also being the northwest corner of Lot 2, Lowe Addition, described and recorded in Volume 10, Page 81 of the Plat Records of Hays County, Texas;

THENCE: leaving the south line of said F.M. 3407 (Wonder World Drive) and the north line of said Lot 1-B for the following courses and distances:

S44°08'25"E , for a distance of 270.43 feet, to a calculated point, from which a found mag nail bears S34°14'29"W, for a distance of 355.78 feet for the southwest corner Lot 2, Lowe Addition;
N45°51'35"E, for a distance of 20.00 feet to a calculated point;
N44°08'25"E, for a distance of 270.31 feet to a calculated point, from which a found $\frac{1}{2}$ " iron rod with a "Chaparral" cap bears N46°11'50"E, for a distance of 289.76 feet for the northwest corner of said Lot 1-B;

THENCE: S46°11'50"E with said south line of said F.M. 3407 (Wonder World Drive) and the north line of said Lot 1-B for a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.529 acres of land, more or less.

The bearings in this description are from GPS Observations based on Texas State Plane Coordinate System - Texas Central NAD83 (2011) Epoch 2010.0 and are grid bearings.

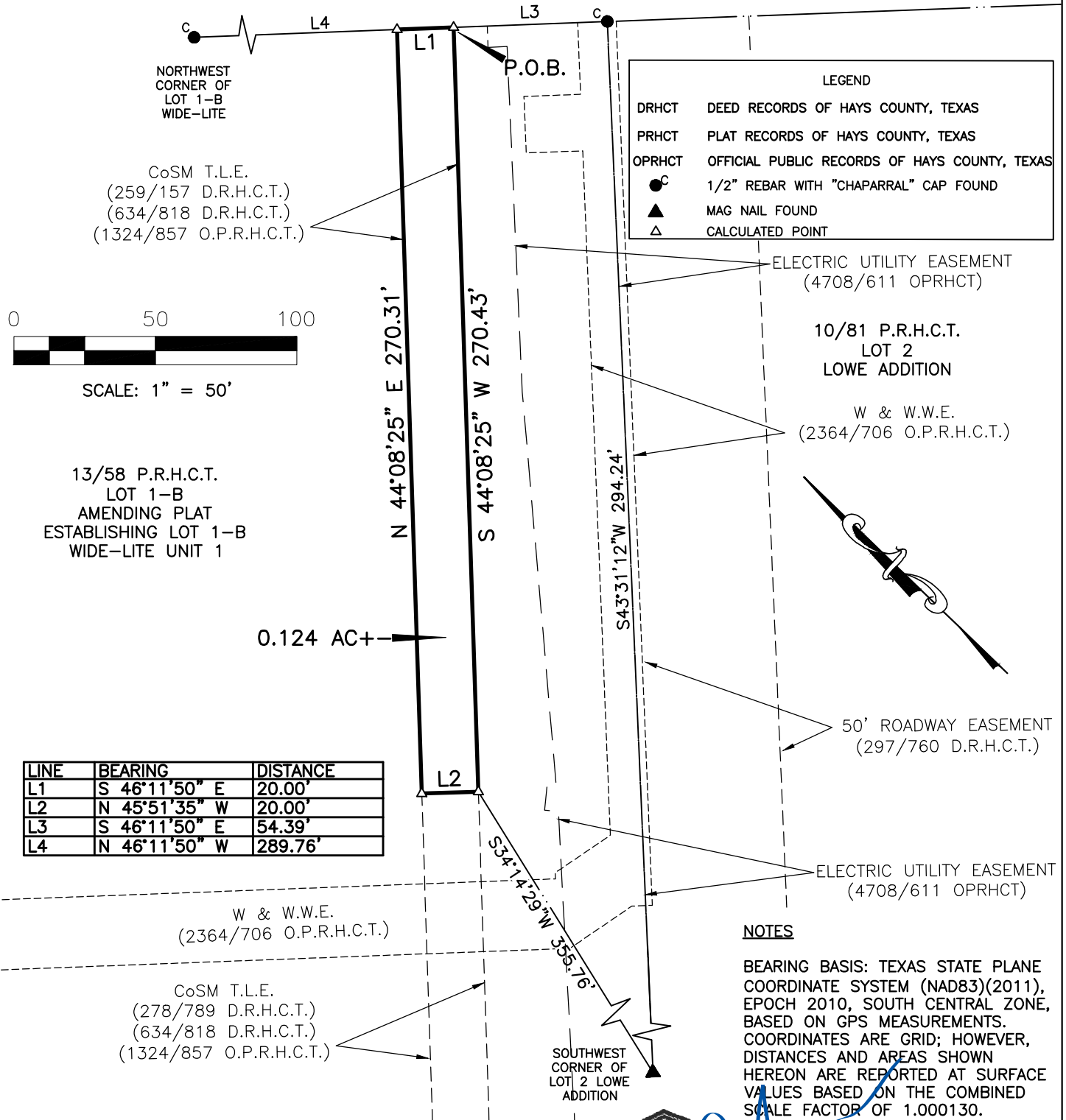
February 2024
(Easement Release)

Surveyed By:

Mark R. Paulson
Registered Professional
Land Surveyor No. 2099



F.M. 3407 (WONDER WORLD DRIVE)
(RIGHT-OF-WAY WIDTH VARIES)



EASEMENT RELEASE

JOB NUMBER: 1107-009

CLIENT: ARCO MURRAY

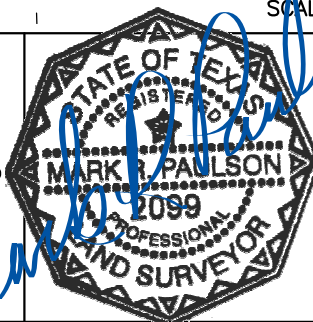
DATE: 02/15/2023

FIELD CREW: MULTI

OFFICE: IAS

FB/PG: MULTI

A SKETCH TO ACCOMPANY A 0.124 ACRE, BEING A PORTION OF LOT 1-B, AMENDING PLAT ESTABLISHING LOT 1-B WIDE-LITE UNIT 1, RECORDED IN VOLUME 13, PAGE 58 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND BEING ALL OF A 20' WIDE EASEMENT DESCRIBED AND RECORDED IN VOLUME 259, PAGE 157 AND TRANSFERRED TO THE CITY OF SAN MARCOS IN VOLUME 634, PAGE 818 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS AND CORRECTED IN VOLUME 1324, PAGE 857 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



HAYS COUNTY, TEXAS



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