



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

A metes and bounds description of all that certain 0.470 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 a portion of a 20' wide easement described and recorded in Volume 278, Page 789 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 0.470 acre tract being more particularly described as follow:

BEGINNING at a calculated point in 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 N55°29'53"E, for a distance of 276.12 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: S44°08'25"W, for a distance of 1022.74 feet to a calculated points for a point in the south line of said Lot 1-B, same being the north line of Lot 1-A, Guadalupe Picasio Addition, Revised described and recorded in Volume 13, Page 42 of the Plat Records of Hays, County, Texas, also being the southeast corner of the herein described tract, from which a found $\frac{1}{2}$ " iron rod with "Byrn" cap bears S46°14'20"E, for a distance of 68.36 feet for the southeast corner of said Lot 1-B, also being angle point in the north line of aforementioned Lot 1-A, same being a point in the west line of Lot 1, Central Subdivision described and recorded in Volume 11, Page 355 of the Plat Records of Hays County, Texas;

THENCE: N46°14'20"W, with the south line of said Lot 1-B and the north line of said Lot 1-A for a distance of 20.00 feet to a calculated point in the south line of said Lot 1-B and north line of said Lot 1-A, also being the southwest corner of the herein described tract, from which a found $\frac{1}{2}$ " iron rod with "Byrn" cap bears N46°14'20"W, for a distance of 347.69 feet for the southwest corner of said Lot 1-B, also being an angle point in the north line of said Lot 1-A:

THENCE: leaving the south line of said Lot 1-B and the north line of said Lot 1-A for the following courses and distances:

N44°08'25"E, for a distance of 1022.87 feet to a calculated point;

S45°51'35"E for a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.470 acres of land, more or less.

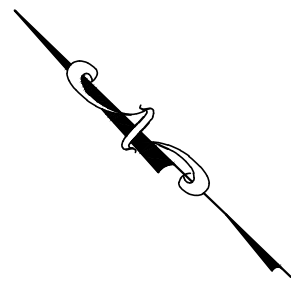
The bearings in this description are from GPS Observations based on Texas State Plane Coordinate System - Texas Central NAD83 (2011) Epoch 2010.0 and are grid bearings.

February 2024
(Easement Release)



Surveyed By:

Mark R. Paulson
Registered Professional
Land Surveyor No. 2099



0 50 100



SCALE: 1" = 50'

5/98 P.R.H.C.T.
LOT 1
SOUTHERN POST
COMPANY SUBDIVISION

13/42 P.R.H.C.T.
LOT 1-A
GUADALUPE PICASIO
ADDITION, REVISED

13/42 P.R.H.C.T.
LOT 1-A
GUADALUPE PICASIO
ADDITION, REVISED

13/42 P.R.H.C.T.
LOT 1-A
GUADALUPE PICASIO ADDITION, REVISED

13/58 P.R.H.C.T.
LOT 1-B
AMENDING PLAT
ESTABLISHING LOT 1-B
WIDE-LITE UNIT 1

0.470 AC+—

L.C.R.A. T.L.E.
(259/157 D.R.H.C.T.)
(634/818 D.R.H.C.T.)
(1324/857 O.P.R.H.C.T.)

R & W.E.
(2364/706 O.P.R.H.C.T.)

CoSM T.L.E.
(278/789 D.R.H.C.T.)
(634/818 D.R.H.C.T.)
(1324/857 O.P.R.H.C.T.)

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W & W.E.
(2364/706 O.P.R.H.C.T.)

50' ROADWAY EASEMENT
(287/760 D.R.H.C.T.)

ELECTRIC UTILITY EASEMENT
(4708/611 OPRHCT)

15' P.U.E.
(10/81 P.R.H.C.T.)

50' ROADWAY EASEMENT
(287/760 D.R.H.C.T.)

50' DRAINAGE & ROADWAY EASEMENT
(18/368 P.R.H.C.T.)

ELECTRIC UTILITY EASEMENT
(4708/611 OPRHCT)

20' DRAINAGE EASEMENT
(357/277 D.R.H.C.T.)

ELECTRIC UTILITY EASEMENT
(4708/611 OPRHCT)

10/81 P.R.H.C.T.
LOT 2
LOWE ADDITION

18/368 P.R.H.C.T.
LOT 1
AMENDED PLAT OF LOT 1
LOWE ADDITION AND LOT
1, MONROE ADDITION

11/355 P.R.H.C.T.
LOT 1
CENTRAL SUBDIVISION

SHEET INDEX
(NOT TO SCALE)
SHEET 1 OF 4

EASEMENT RELEASE

JOB NUMBER: 1107-009

CLIENT: ARCO MURRAY

DATE: 02/15/2024

FIELD CREW: MULTI

OFFICE: IAS

FB/PG: MULTI

A SKETCH TO ACCOMPANY A 0.470 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 278, PAGE 789 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



SURE SHOTT
SITE SOLUTIONS

P.O. Box 767 McQueeney, Texas 78123
(512) 563-4030 Firm No. 10194784

L.C.R.A. T.L.E.
(259/157 D.R.H.C.T.)
(634/818 D.R.H.C.T.)
(1324/857 O.P.R.H.C.T.)

LINE	BEARING	DISTANCE
L1	N 46°14'20" W	20.00'
L2	S 45°51'35" E	20.00'
L3	N 55°29'53" E	276.12'
L4	S 46°14'20" E	68.36'
L5	N 46°14'20" W	347.69'

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(2364/706 O.P.R.H.C.T.)

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(634/818 D.R.H.C.T.)
(1324/857 O.P.R.H.C.T.)

0.470 AC+

13/58 P.R.H.C.T.
LOT 1-B
AMENDING PLAT
ESTABLISHING LOT 1-B
WIDE-LITE UNIT 1

NORTHEAST
CORNER OF
LOT 1-B
WIDE-LITE

L2

P.O.B.

0 50 100

SCALE: 1" = 50'

W & W.W.E.
(2364/706 O.P.R.H.C.T.)

10/81 P.R.H.C.T.
LOT 2
LOWE ADDITION

50' ROADWAY EASEMENT
(297/760 D.R.H.C.T.)

ELECTRIC UTILITY EASEMENT
(4708/611 OPRHCT)

N 44°08'25" E 1022.87'

S 44°08'25" W 1022.74'

MATCHLINE

SHEET 2
SHEET 3

LEGEND

DRHCT DEED RECORDS OF HAYS COUNTY, TEXAS
PRHCT PLAT RECORDS OF HAYS COUNTY, TEXAS
OPRHCT OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
●^C 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
●^B 1/2" REBAR WITH "BYRN" CAP FOUND
△ CALCULATED POINT

SHEET 2 OF 4

EASEMENT RELEASE

JOB NUMBER: 1107-009

CLIENT: ARCO MURRAY

DATE: 02/15/2024

FIELD CREW: MULTI

OFFICE: IAS

FB/PG: MULTI

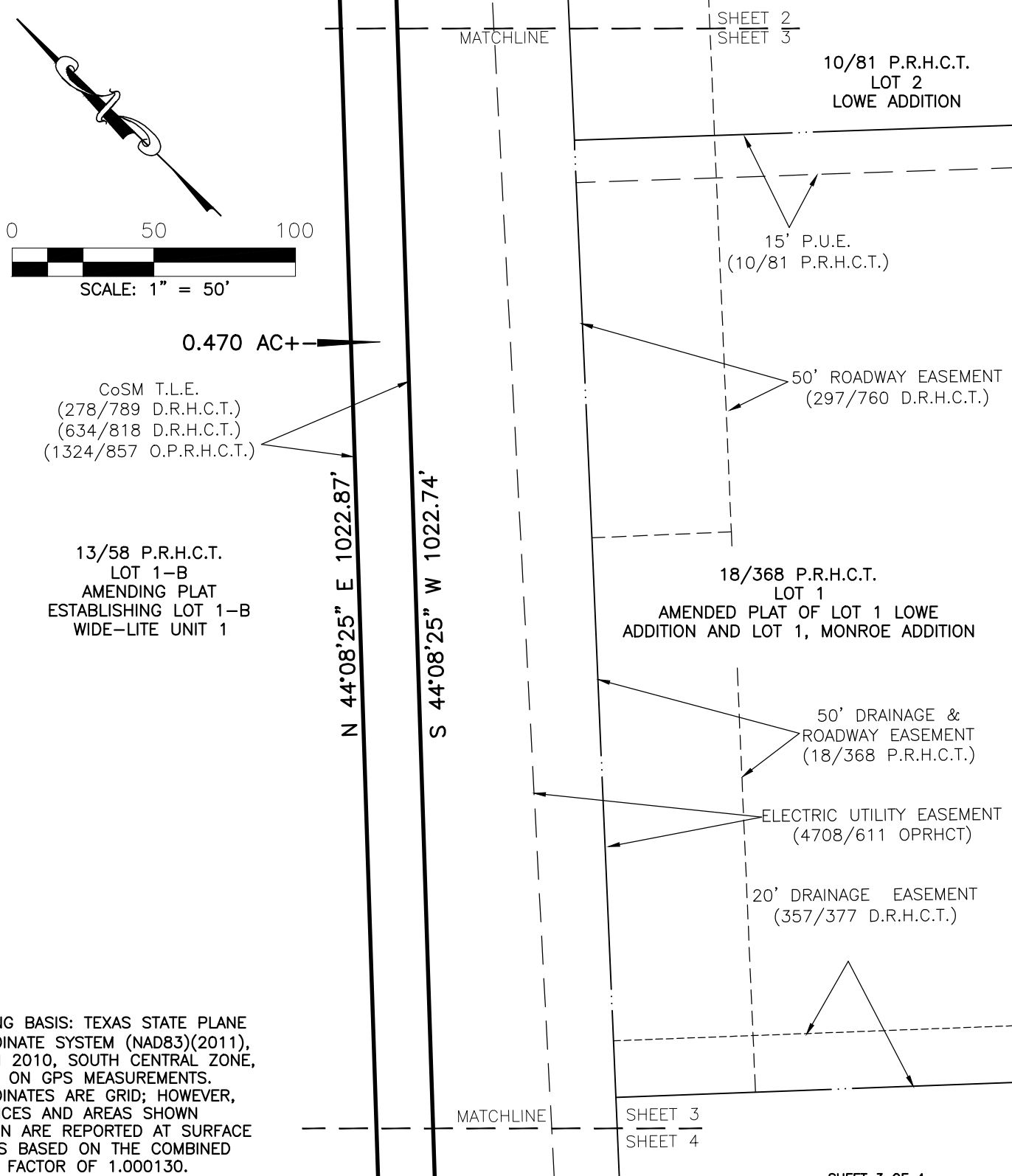
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WIDE-LITE UNIT 1, RECORDED IN VOLUME 13, PAGE 58 OF
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VOLUME 1324, PAGE 857 OF THE OFFICIAL PUBLIC RECORDS
OF HAYS COUNTY, TEXAS..

HAYS COUNTY,
TEXAS




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NOTES

BEARING BASIS: TEXAS STATE PLANE
COORDINATE SYSTEM (NAD83)(2011),
EPOCH 2010, SOUTH CENTRAL ZONE,
BASED ON GPS MEASUREMENTS.
COORDINATES ARE GRID; HOWEVER,
DISTANCES AND AREAS SHOWN
HEREON ARE REPORTED AT SURFACE
VALUES BASED ON THE COMBINED
SCALE FACTOR OF 1.000130.

EASEMENT RELEASE		HAYS COUNTY, TEXAS
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		<div><div></div><div><div>SURE SHOTT</div><div>SITE SOLUTIONS</div></div></div> <div><div>P.O. Box 767 McQueeney, Texas 78123</div><div>(512) 563-4030</div></div> <div><div>Firm No. 10194784</div></div>

MATCHLINE

SHEET 3

SHEET 4

CoSM T.L.E.
(278/789 D.R.H.C.T.)
(634/818 D.R.H.C.T.)
(1324/857 O.P.R.H.C.T.)

0.470 AC+

13/58 P.R.H.C.T.
LOT 1-B
AMENDING PLAT
ESTABLISHING LOT 1-B
WIDE-LITE UNIT 1

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S 44°08'25" W 1022.74'

0 50 100

SCALE: 1" = 50'

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(4708/611 OPRHCT)

11/355 P.R.H.C.T.
LOT 1
CENTRAL SUBDIVISION

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DRHCT DEED RECORDS OF HAYS COUNTY, TEXAS
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OPRHCT OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
●^C 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
●^B 1/2" REBAR WITH "BYRN" CAP FOUND
△ CALCULATED POINT

SOUTHWEST
CORNER OF
LOT 1-B
WIDE-LITE

B

L5

L1

L4

B

CoSM. T.L.E.
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(1324/857 O.P.R.H.C.T.)

13/42 P.R.H.C.T.
LOT 1-A
GUADALUPE PICASIO ADDITION, REVISED
CITY OF SAN MARCOS

SHEET 4 OF 4

EASEMENT RELEASE

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CLIENT: ARCO MURRAY

DATE: 02/15/2024

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