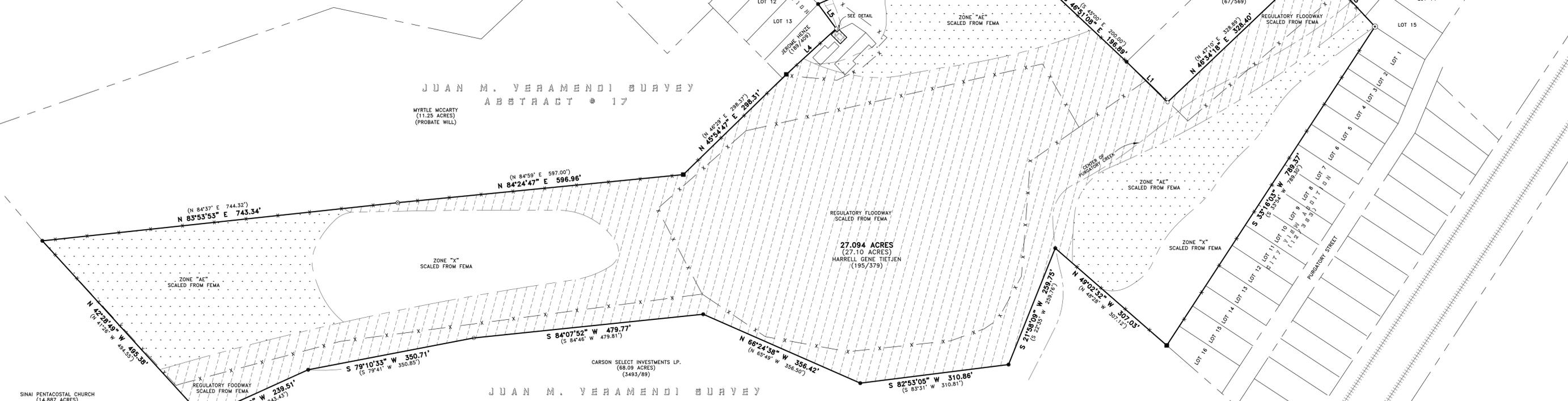


LINE	BEARING	DISTANCE
L1	S 45°36'42" E (S 47°03' E)	119.42' (116.59')
L2	N 72°09'28" E (N 72°55' E)	103.21' (103.23')
L3	S 43°06'32" E (S 42°21' E)	138.28' (138.28')
L4	N 47°35'14" E (N 48°17' E)	140.39' (140.33')
L5	N 36°29'02" W (N 44°56' W)	63.28' (63.00')

**LEGEND**

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- ▲ PK FOUND
- CONCRETE MONUMENT
- CALCULATED POINT
- POWER POLE
- WATER METER
- X — WIRE FENCE
- E — OVERHEAD ELEC. LINE
- GUY — DOWN GUY
- LIGHT POLE
- (BRG.-DIST.) RECORD CALL
- P.O.B. POINT OF BEGINNING

SCALE 1" = 100'



**JUAN M. VERAMENDI SURVEY ABSTRACT # 17**

27.094 ACRES  
HARRELL GENE TIETJEN  
(185/378)

STATE OF TEXAS  
COUNTY OF HAYS  
JIM VERAMENDI SURVEY, A-17  
27.094 ACRES

BEING A 27.094 ACRE TRACT OF LAND SITUATED IN THE JUAN M. VERAMENDI SURVEY, ABSTRACT # 17, BEING SAME THAT CERTAIN CALLED 27.10 ACRE TRACT OF LAND CONVEYED TO HARRELL GENE TIETJEN IN VOLUME 195, PAGE 379, DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 inch iron pipe found at the intersection of the southwest line of Wilson Street (40' Right-of-way), with the southeast line of Farris Street (40' right of way), same being the northernmost corner of the herein described tract of land;

THENCE South 45°35'53" East (South 45°00' East Record), with the southwest line of said Wilson Street, a distance of 197.21 feet (197.32' Record), to a 1/2 inch iron pipe found at the intersection of the southwest line of said Wilson Street, with the southeast line of a 20' Alley, same being at the west corner of a Lot 1 of the Replat of the West 200 Feet of Block 4, J.B. Wilson Addition as recorded in Volume 8, Page 303, Plat Records of Hays County, Texas, for a corner of the herein described tract of land;

THENCE South 46°51'08" East (South 45°00' East Record), with the southwest line of said Lot 1, a distance of 196.89 feet (200.00' Record), to a 1/2 inch iron rod with an aluminum cap found at the south corner of said Lot 1, Replat of Block 4, same being at the common west corner of a tract of land conveyed to the City of San Marcos in Volume 67, Page 569, Deed Records of Hays County, Texas, for a corner of the herein described tract of land;

THENCE South 45°36'42" East (South 47°03' East Record), with the southwest line of said City of San Marcos Tract, a distance of 119.42 feet (116.59' Record), to a 1/2 inch iron rod found at the south corner of said City of San Marcos tract, for a corner of the herein described tract of land;

THENCE with the southeast line of said City of San Marcos Tract the following courses and distances numbered (1) and (2):

1) North 46°34'18" East (North 47°10' East Record), a distance of 328.40 feet (328.89' Record), to a 1/2 inch iron rod set with cap at an interior corner of said City of San Marcos Tract, for a corner of the herein described tract of land;

2) North 72°09'28" East (North 72°55' East Record), a distance of 103.21 feet (103.23' Record), to a 1/2 inch iron rod set with cap for an easterly north corner of the herein described tract of land;

THENCE South 43°06'32" East (South 42°21' East Record), at a distance of 35.29 feet passing a 1/2" iron pipe found, crossing Purgatory Creek, passing the west corner of Lot 15 of Dan McKie First Addition as recorded in Volume "X", Page 547, Map Records of Hays County, Texas, and continuing on for a total distance of 138.28 feet (Record), to a 1/2 inch iron pipe found at a fence corner, for the most easterly corner of the herein described tract of land, same being at the common west corner of Lot 1 of the City View Addition as recorded in Volume 12, Page 363, Plat Records of Hays County, Texas;

THENCE South 33°16'03" West (South 33°54' West Record), along a wire fence and the common northwest line of Lots 1 through 16 of said City View Addition, a distance of 789.37 feet (789.30' Record) to a copper tube in concrete found at the west corner of said Lot 16; City View Addition, for a west corner of the herein described tract of land, same being in a northeast line of that called 68.09 acre tract of land conveyed to Carson Select Investments as recorded in Volume 3493, Page 89, Official Public Records of Hays County, Texas;

THENCE along and with the common line of said Carson called 68.09 acre tract, the following courses and distances numbered (1) through (7):

(1) North 49°02'32" West (North 48°28' West Record), along a wire fence, a distance of 307.03 feet (307.12' Record) to a 1/2" iron rod with cap found in the approximate center of aforesaid Purgatory Creek, for an interior corner of the herein described tract of land;

2) South 21°58'09" West (South 22°35' West Record), leaving creek and continuing on for a total distance of 259.75 feet (259.76' Record) to a 1/2" iron rod with cap found for a corner of the herein described tract of land;

3) South 82°53'06" West (South 83°31' West Record), a distance of 310.86 feet (310.81' Record) to a 1/2" iron rod with cap found for a corner of the herein described tract of land;

4) North 66°24'38" West (North 65°49' West Record), a distance of 356.42 feet (356.50' Record) to a 5/8" iron rod found for a corner of the herein described tract of land;

5) South 84°07'52" West (South 84°46' West Record), a distance of 479.77 feet (479.81' Record) to a 1/2" iron rod set for a corner of the herein described tract of land;

6) South 79°10'33" West (South 79°41' West Record), a distance of 350.71 feet (350.85' Record) to a 5/8" iron rod found for a corner of the herein described tract of land;

7) South 65°43'38" West (South 66°38' West Record), a distance of 239.51 feet to a 1/2" iron rod found at an interior corner of said Carson called 68.09 acre tract, for a westerly southwest corner of the herein described tract of land, same being in a northeast line of that called 14.887 acre tract of land conveyed to the Trustees of the Sinai Pentecostal Church as recorded in Volume 1092, Page 26, Official Public Records of Hays County, Texas, in conflict with the said Carson called 68.09 acre tract, and being in the approximate center of aforesaid Purgatory Creek;

THENCE North 42°28'49" West (North 41°26' West Record), at a distance of 5.4 feet passing a 1/2" iron rod found, of a corner of said Carson called 68.09 acre tract, leaving said creek, joining a wire fence and continuing on for a total distance of 495.38 feet to a 5/8" iron rod found a fence corner, for the westerly northwest corner of the herein described tract of land, same being at a common southwesterly corner of a called 11.25 acre tract conveyed to Myrtle McCarty by Probate Will;

THENCE along the meanders of a wire fence and the common south line of said McCarty called 11.25 acre tract, the following courses and distance numbered (1) through (3):

1) North 83°53'53" East (North 84°37' East Record), a distance of 743.34 feet (744.32' Record) to an "x" found chiseled in rock, for a corner of the herein described tract of land;

2) North 84°24'47" East (North 84°59' East Record), a distance of 596.96 feet (597.00' Record) to a copper tube found in concrete, for a corner of the herein described tract of land;

3) North 45°54'47" East (North 46°29' East Record), at 290 feet, more or less passing the west corner of the herein described tract of land adjoining Lot 13 of the Whisenant First Addition, recorded in Volume 158, Page 283 of the Deed Records of Hays County, Texas as conveyed to Jerome Henze by deed recorded in Volume 189, Page 489, Hays County Deed Records, and continuing on for a total distance of 298.31 feet (298.37' Record) to a crow's foot chiseled in concrete at a fence corner, for a corner of the herein described tract of land;

THENCE North 47°35'14" East (North 48°17' East Record), continuing along fence and said Henze tract, a distance of 140.39 feet (140.33' Record) to a 1/2" iron rod set for an interior corner of the herein described tract of land;

THENCE North 36°29'02" West (North 44°56' West Record), and continuing along said Henze tract, a distance of 63.28 feet (63.00' Record) to a 5/8" iron rod found at the north corner of said Henze tract and the common east corner of the aforesaid Lot 13, Whisenant First Addition, same being at a corner of the aforesaid Farris Street (40' right-of-way), for a west corner of the herein described tract of land;

THENCE North 66°48'10" East (North 67°24' East Record), along a southeast line of said Farris Street, a distance of 388.50 feet (388.40' Record) to the POINT OF BEGINNING AND CONTAINING 27.094 ACRES OF LAND.

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

BOUNDARY & IMPROVEMENT SURVEY OF:  
A 27.094 ACRE TRACT OF LAND  
SITUATED IN THE  
JUAN M. VERAMENDI SURVEY  
ABSTRACT # 17  
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

1. RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING NOVEMBER 2014, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

RICHARD H. TAYLOR, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 3986 STATE OF TEXAS  
©ASH & ASSOCIATES, L.L.C.

DESIGNED BY: DATE: 11/21/14  
DRAWN BY: AJP PROJECT NO: 14-5583  
APPROVED BY: RHT PLAT SCALE:  
FILE NAME: BOUNDARY 1:100

REVISIONS  
1 DESCRIPTION & MAP REFERENCE ADJOINER NO. REVISION APPD. DATE

DRAWING 27 ACRES  
SHEET: 1  
OF 1

NO.	REVISION	APPD. DATE

132 JACKSON LANE  
SAN MARCOS, TEXAS 78086  
Surveying: 100847-00  
Engineering: F-14483  
Architecture: TX20240  
ASH & ASSOCIATES  
SURVEYING - ENGINEERING - ARCHITECTURE  
esthandassociates.net

DATE: 11/21/14  
PROJECT NO: 14-5583  
PLAT SCALE:  
FILE NAME: BOUNDARY 1:100

BOUNDARY AND IMPROVEMENT SURVEY OF:  
A 27.094 ACRE TRACT OF LAND  
SITUATED IN THE  
JUAN M. VERAMENDI SURVEY  
ABSTRACT # 17  
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS