

Legal Description of the Land: Being 0.77 acres, more or less, of land area being all of LOTS 104 and 107 and the southwest 12 feet of LOTS 105 and 106, THE THIRD DIVISION OF PARK ADDITION, to the City of San Marcos, Hays County, Texas, as recorded in Volume 56, Page 47, Deed Records, Hays County, Texas, being all of the tract conveyed in a Deed to Becky Jo Jenkins Trustee of the Becky Jo Jenkins Revocable Trust, dated September 7, 2021, recorded in Document No. 21055372, Official Public Records of Hays County, Texas.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- METAL FENCE
- PLATTED LOT LINE
- FOUND IRON ROD
- FOUND COTTON SPINDLE
- FOUND IRON PIPE
- WATER METER
- ELECTRIC METER
- GAS METER
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

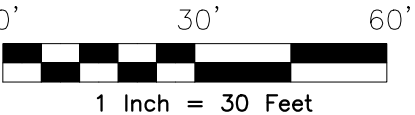
BEARING BASIS:
TEXAS STATE PLANE GRID BEARINGS, TEXAS SOUTH
CENTRAL ZONE, NAD83 (CORS)

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

At date of this survey, the property is in FEMA designated ZONE X, Areas determined to be outside the 0.2% Annual Chance Flood Plain, as verified by FEMA map Panel No: 48209C 0389 F, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

GRAPHIC SCALE



I, **ROBERT W. JOHNSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to
and
that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).
Borrower/Owner: **BECKY JO JENKINS REVOCABLE TRUST**
Address: **906 CHESTNUT ST., SAN MARCOS, TX 78666** GF No. --

Legal Description of the Land:
SEE ABOVE.....

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 56, PAGE 47, DEED RECORDS, HAYS COUNTY, TEXAS
DOCUMENT NO. 17023904, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	2502103704	NO.	REVISION	DATE
DATE:	04/03/24	1.	UPDATED SURVEY	02/14/25
DRAWN BY:	JD/SAT	(REFER JOB NO. 2404099343)		
APPROVED BY:	RWJ			



Robert W. Johnston
ROBERT W. JOHNSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5579



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

A 0.770 OF AN ACRE TRACT (33518 SQ. FT.), BEING THE ALL OF LOTS 104 AND 107 AND THE SOUTHWEST 12 FEET OF LOTS 105 AND 106, THE THIRD DIVISION, PARK ADDITION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AS DESCRIBED AS A CALLED 0.77 ACRE TRACT IN A DEED TO BECKY JO JENKINS, TRUSTEE OF THE BECKY JO JENKINS REVOCABLE TRUST, RECORDED IN DOCUMENT No. 21055372, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 0.770 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a cotton gin spindle found in the northeast right-of-way line of Chestnut Street (40' R.O.W.) at the west corner of LOT 104 of said THIRD DIVISION, PARK ADDITION, in the southeast line of a 16 foot wide alley, for the west corner hereof;

THENCE North 43° 14' 25" East with the northwest line of LOT 104 of said THIRD DIVISION, PARK ADDITION, being also the southeast line of the 16 foot alley, passing at a distance of 170 feet the north corner of LOT 104, being the west corner of LOT 105 of said THIRD DIVISION, PARK ADDITION, and continuing with the northwest line of said LOT 105 for a total distance of **181.88 feet** (North 43° 39' 00" East, 181.91 feet, record deed), to a 1/2 inch pipe found at the north corner of the Jenkins 0.77 acre tract, being also the west corner of a called 0.514 acre tract described in a deed to Perceptive Triple Seven Holdings, LLC, recorded in Document No. 22024725, Official Public Records of Hays County, Texas, for the north corner hereof;

THENCE leaving the northeast line and crossing through of LOT 105 and LOT 106 of said THIRD DIVISION, PARK ADDITION, **South 45° 39' 57" East** a distance of **184.43 feet** (South 45° 18' 18" East, 184.32 feet, deed record) with the northeast boundary line of the Jenkins 0.77 acre tract, being the southeast boundary line of the Perceptive Triple Seven Holdings 0.514 acre tract, to a 1/2 inch iron rod found in the southeast line of LOT 106 of said THIRD DIVISION, PARK ADDITION, being also the northwest right-of-way line of Acorn Street (40' R.O.W.) at the east corner of the Jenkins 0.77 acre tract, being also the south corner of the Perceptive Triple Seven Holdings 0.514 acre tract, for the east corner hereof;

THENCE South 43° 18' 29" West with the southeast line of LOT 106 of said THIRD DIVISION, PARK ADDITION, being also the northwest right-of-way line of Acorn Street, passing at a distance of 12 feet the south corner of LOT 106, being the east corner of LOT 107 of said THIRD DIVISION, PARK ADDITION, and continuing with the southeast line of said LOT 107 for a total distance of **181.88 feet** (South 43° 40' 58" West, 181.91 feet, record deed), to a 1/2 inch iron rod found, with plastic cap marked "AMERISURVEYORS", at the south corner of LOT 107 of said THIRD DIVISION, PARK ADDITION, at the intersection of the northwest right-of-way line of Acorn Street with the northeast right-of-way line of Chestnut Street, for the south corner hereof;

THENCE North 45° 39' 57" West with the southwest line of LOT 107 of said THIRD DIVISION, PARK ADDITION, being also the northeast right-of-way line of Chestnut Street, passing at a distance of 92.5 feet, the west corner of LOT 107, being the south corner of LOT 104 of said THIRD DIVISION, PARK ADDITION, and continuing with the southwest line of said LOT 104 for a total distance of **184.21 feet** (North 45° 18' 18" West, 184.21 feet, record deed), to the **POINT OF BEGINNING**, containing 0.770 of an acre (33518 sq. ft.);

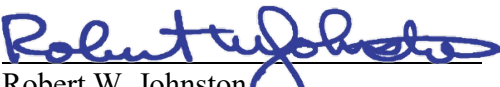
Basis of Bearing: Texas South Central NAD 83
All 1/2 inch iron rods set are capped with "AmeriSurveyors" cap.

STATE OF TEXAS §

February 13, 2025

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.


Robert W. Johnston
Registered Professional Land Surveyor
Registration No. 5579 S

