

LINE	LINE TABLE	
	LENGTH	BEARING
L1	21.810	N44°29'17"W
L2	319.680	N45°50'50"E
L3	184.10	N44°16'12"E
L4	112.26	S49°46'26"E
L5	109.67	S75°08'23"E
L6	28.98	N75°58'41"E
L7	196.99	S63°15'12"E
L8	187.15	S50°29'12"E
L9	410.68	S45°50'50"E
L10	160.00	N45°38'56"W
L11	200.02	N45°20'50"E
L12	159.74	S45°38'33"E
L13	200.00	S45°16'27"E
L14	159.72	N45°38'33"W
L15	186.10	N45°16'27"E
L16	161.41	S35°49'34"E
L17	158.57	S45°16'27"W
L18	87.21	N45°07'18"E
L19	58.02	N45°38'33"W
L20	57.32	S61°36'48"W
L21	5.29	N50°29'12"E
L22	18.28	S45°20'46"E
L23	80.63	S35°49'34"E
L24	85.21	S45°16'27"W
L25	205.00	N46°24'33"W
L26	85.21	N45°16'27"E
L27	205.00	S46°24'33"E
L28	101.40	S45°16'27"E
L29	7.36	N42°15'33"W
L30	216.11	N68°38'19"W
L31	182.66	N45°16'27"E
L32	205.00	S46°24'33"E
L33	245.00	N45°38'33"W
L34	161.02	N45°16'27"E
L35	282.42	S68°38'19"E
L36	40.04	S42°15'33"E
L37	246.26	N45°16'27"W
L38	200.00	N45°16'27"E
L39	459.75	S45°38'33"E
L40	204.74	N45°16'27"E
L41	418.78	N45°38'56"W
L42	246.26	N45°16'27"E
L43	54.30	S42°15'33"E
L44	146.22	S19°08'32"E
L45	34.82	S03°07'39"W
L46	151.62	S45°38'33"E
L47	214.64	N45°38'33"W
L48	168.17	S34°20'50"E
L49	124.57	N19°08'32"W
L50	64.36	N42°15'33"W
L51	104.30	N45°16'27"E
L52	144.84	S46°44'33"E
L53	88.66	S63°15'12"E
L54	83.79	S44°01'42"E
L55	143.79	N46°24'33"W
L56	16.15	N45°16'27"E
L57	169.90	S46°24'34"E
L72	459.64	S45°38'33"E
L73	141.9	S42°15'33"E
L74	1.86	S56°48'55"W
L75	459.75	N45°38'33"W
L76	200.00	S45°16'27"W
L77	40.01	N45°38'56"W
L78	200.00	N45°16'27"E
L79	159.74	N45°38'33"W
L80	16.00	N45°20'50"E
L81	159.72	S45°38'33"E
L82	158.57	N45°16'27"E
L83	161.41	N35°49'34"W
L84	40.48	N42°50'52"E
L85	161.35	S35°49'34"E
L86	80.73	S35°29'46"E
L87	289.06	N45°16'27"E
L88	40.02	S46°24'33"E
L89	85.21	S45°16'27"W
L90	205.00	S46°24'33"E
L91	85.21	N45°16'27"E
L92	182.66	S46°24'33"E
L93	40.49	S45°16'27"E
L94	7.36	S42°15'33"E
L95	101.40	N45°16'27"E
L96	205.00	N46°24'33"W
L97	187.15	N50°29'12"E
L98	196.99	N68°38'19"W
L99	29.98	N75°58'41"E
L100	109.67	S75°08'23"E
L101	111.04	S75°31'18"E
L102	40.10	N44°16'09"E
L103	100.76	S49°46'26"E
L104	101.78	S63°15'12"E
L105	40.22	N75°58'41"E
L106	210.32	S63°15'12"E
L107	193.57	S50°29'12"E
L108	30.16	S45°20'53"W

NOTES:

The survey of the properties shown herein was made with benefit of First American Title Insurance Company – Commitments for Title Insurance; OF No. 1802819-50, Issued by First American Title Insurance Company for recording to platiable Hays County, Schedule B, Exemptions From Coverage, the following:

Tract 1: 2.02 acres of land, more or less, being a part of all of Lots 36, 37, 38, 54, 57 and 58, FIRST AND SECOND DIVISION OF THE PARK ADDITION TO THE CITY OF SAN MARCOS, Hays County, Texas, according to the map or plat thereof, Volume 154, Page 419, Deed Records, Hays County, Texas; and being the same land called Tract 5 in deed No. 17027877, Official Public Records, Hays County, Texas; and being the same land called Tract 3, Travis County, Texas and said 2.02 acre tract being more particularly described by metes and bounds in EXHIBIT "B" attached hereto and made a part hereof.

Tract 2: 1.05 acres of land, more or less, being Lots 39 and 40, FIRST AND SECOND DIVISION OF THE PARK ADDITION TO THE CITY OF SAN MARCOS, Hays County, Texas, according to the map or plat thereof, recorded in Volume 154, Page 419, Deed Records, Hays County, Texas; and being the same land called Tract 4 in deed No. 17027877, Official Public Records, Hays County, Texas; and being the same land called Tract 2, Travis County, Texas and said 1.05 acre tract being more particularly described by metes and bounds in EXHIBIT "B" attached hereto and made a part hereof.

Tract 3: Lots 41, 42, 43, 44, 45, 50, 51, 52, 53, 55 and 56, FIRST AND SECOND DIVISION OF THE PARK ADDITION TO THE CITY OF SAN MARCOS, Hays County, Texas, according to the map or plat thereof, recorded in Volume 154, Page 419, Deed Records, Hays County, Texas; and being the same land called Tract 1, Travis County, Texas and said 1.82 acre tract being more particularly described by metes and bounds in EXHIBIT "B" attached hereto and made a part hereof.

Tract 4: 1.82 acres of land, more or less, being Lots 49, 60, 61 and 62 and all of the 16 foot wide alley between Lots 60 and 61, FIRST AND SECOND DIVISION OF THE PARK ADDITION TO THE CITY OF SAN MARCOS, Hays County, Texas, according to the map or plat thereof, recorded in Volume 154, Page 419, Deed Records, Hays County, Texas; and being the same land called Tract 2, Travis County, Texas and said 1.82 acre tract being more particularly described by metes and bounds in EXHIBIT "B" attached hereto and made a part hereof.

Tract 5: 4.83 acres of land, more or less, out of the T. J. Chambers Survey, Abstract No. 2, Hays County, Texas; and being the same land called Tract 2 in deed to Jerry D. Fields and Linda Greig Fields recorded in Document No. 17027877, Official Public Records, Travis County, Texas and said 4.83 acre tract being more particularly described by metes and bounds in EXHIBIT "D" attached hereto and made a part hereof.

h) Right-of-way easement granted to L.C.R.A., as recorded in Volume 145, Page 422, Deed Records of Hays County, Texas. (Surveyor unable to determine location, as cited, and plat of same is not available for review.)

i) Right-of-way easement granted to L.C.R.A., as recorded in Volume 145, Page 423, Deed Records of Hays County, Texas. (Surveyor unable to determine location, as cited, but several overhead powerlines cross and are adjacent to the subject property, as shown on plat.)

j) Right-of-way easement granted to the City of San Marcos, as recorded in Volume 154, Page 420, Hays County Deed Records. (Utility appears to lie offsite along Ripeway Road and does not affect subject property.)

k) Right-of-way easement to J.V. Meeks, as recorded in Volume 168, Page 510, Hays County Deed Records. (Roadway easement over part of Lot 63, as shown.)

l) Right-of-way easement to J.V. Meeks, as recorded in Volume 168, Page 511, Hays County Deed Records. (30' x 30' Roadway easement over part of Lot 62, as shown.)









m) Right-of-way easement granted to the City of San Marcos, as recorded in Volume 154, Page 421, Hays County Deed Records. (Utility easement over portion of Lot 63, as shown.)

n) Easement granted to the City of San Marcos, as recorded in Volume 236, Page 554, Hays County Deed Records. (10' utility easement over a portion of Schell called 4.51 acre tract, as shown.)

o) Easement granted to the City of San Marcos, as recorded in Volume 236, Page 556, Hays County Deed Records. (10' utility easement over a portion of Schell called 4.51 acre tract, as shown.)

p) Easement granted to the City of San Marcos, as recorded in Volume 4369, Page 321, Hays County Deed Records. (20' wastewater easement over a portion of Schell called 4.51 acre tract, as shown.)

LEGEND

●	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
▲	PK FOUND
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	POWER POLE
—//—	WOOD FENCE
— — —	CHAIN LINK FENCE
—x—	WIRE FENCE
— E —	OVERHEAD ELEC. LINE
(—)	DOWN GUY
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE ESMT.
B.L.	BUILDING LINE
(B.RG.—DIST.)	RECORD CALL
■	CONCRETE MONUMENT
⊗	CALCULATED POINT
	ELECTRIC METER
	GAS METER
	TELEPHONE PEDESTAL
	LIGHT POLE
CO	CLEANOUT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
SMH ○	SAN. SEWER MANHOLE

LOTS 41, 42, 43, 44, 50, 51, 52, 53, 55, AND 56, SECOND DIVISION OF THE PARK ADDITION, A SUBDIVISION IN HAYS COUNTY, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 54, PAGE 419, DEED RECORDS OF HAYS COUNTY, TEXAS, SAVE & EXCEPT THAT PORTION OF SESSOM DRIVE CONVEYED TO THE CITY OF SAN MARCOS IN VOLUME 253, PAGE 582, DEED RECORDS OF HAYS COUNTY, TEXAS; AND PART OF LOTS 36, 37, AND 38, AND ALL OF LOTS 54, 57, AND 58, SECOND DIVISION OF THE PARK ADDITION, A SUBDIVISION IN HAYS COUNTY, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 54, PAGE 419, DEED RECORDS OF HAYS COUNTY, TEXAS, SAVE & EXCEPT THAT PORTION OF SESSOM DRIVE AWARDED TO THE CITY OF SAN MARCOS IN JUDGEMENT, CAUSE NO. 9527, COURT RECORDS OF HAYS COUNTY, TEXAS; AND 4.51 ACRES OF LAND MORE OR LESS, OUT OF THE T. J. CHAMBERS SURVEY, HAYS COUNTY, TEXAS AND LOTS 59, 60, 61, 62, AND THE NORTHWEST 1/2 OF LOT 63, SECOND DIVISION OF THE PARK ADDITION, A SUBDIVISION IN HAYS COUNTY, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 54, PAGE 419, DEED RECORDS OF HAYS COUNTY, TEXAS, OF THE ESTATE OF MARY B. SCHEIB, BY INSTRUMENT #4230 IN PROBATE AND RECORDED IN VOLUME 64, PAGE 848, PROBATE RECORDS OF HAYS COUNTY, TEXAS, CONTAINING A COMPOSITE OF AREA OF 12.616 ACRES OF LAND.

Existing City ROW/Easement
To Remain Wlth City

Swap From TxST To COSM

ROADWAY & EASEMENT
0.426 ACRES
MAY B. SCHEIB, EST.
(T OF CALLED 4.51 ACRES)

30' Off Set
From Easement

E) 30' Off Set
From Property Line

To Remain With Texas State
30' Buffer
By Deed Restrictions
To Be Added To Re-Plat

Swap From COSM to TxST

TxST Property Boundry
Total Fields Tract 620,574 SF
This includes to SF of COSM Easements & ROW

ASH & ASSOCIATES
surveying and mapping


DESIGNED BY:	ADP	DATE:	11/20/11
--------------	-----	-------	----------

14.229 ACRES OF LAND
PARK ADDITION – FIRST & SECOND DIVISION
ROADWAYS & UNPLATTED PARCELS

DRAW
PARK
SHEET:
OF

CERTIFICATION

The plot hereon is a true, correct and accurate representation of the property as determined by survey, made on the ground, November 30, 2011, subject to any and all easements, reservations or restrictions that may by of record, the lines and dimensions of said property being as indicated by the plat. Updated and revised June, 2018.



Richard Taylor, RPLS _____ Date _____
Registered Professional Land Surveyor No. 3986
State of Texas