

DESCRIPTION OF 2,903 SQUARE FEET, MORE OR LESS OF LAND AREA, BEING A PORTION OF LOT 10 AND 11, BLOCK 9, ORIGINAL TOWN OF SAN MARCOS (OTSM) AS RECORDED IN VOLUME 46, PAGE 448 OF THE HAYS COUNTY DEED RECORDS, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 1.813 ACRES IN A DEED FROM UNION PACIFIC RAILROAD COMPANY TO THE CITY OF SAN MARCOS, DATED DECEMBER 5, 2013 AND RECORDED IN VOLUME 4897, PAGE 577 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north line of that tract described as 0.081 of an acre in a deed from Stokes Family Partners, Ltd. to Frayezur Properties, Limited Partnership, dated April 19, 2007 and recorded in Volume 3181, Page 468 of the Hays County Official Public Records, for an exterior angle point in the northwest line of the City of San Marcos tract, and being in the southeast line of Lot 1, W. E. Coffield Addition as recorded in Volume Q, Page 95 of the Hays County Deed records, from which a ½" iron rod found for the northwest corner of the Frayezur Properties tract bears S 81° 19' 11" W 67.65 feet;

THENCE leaving the Frayezur tract and the **PLACE OF BEGINNING** with the common northwest line of the City of San Marcos tract and the southeast line of the W. E. Coffield Addition, as shown on that plat numbered 28282-24-2-b, dated July 12, 2024 as prepared for the City of San Marcos by Byrn & Associates, Inc. of San Marcos, Texas, **N 42° 20' 50" E 65.27 feet** to a calculated point, pass at 5.45 feet a concrete nail found for the southerly southeast corner of that tract described as 0.386 of an acre in a deed from Stokes Family Partners, Ltd. to Kyle D. Reese, dated July 28, 2006 and recorded in Volume 2979, Page 739 of the Hays County Official Public records;

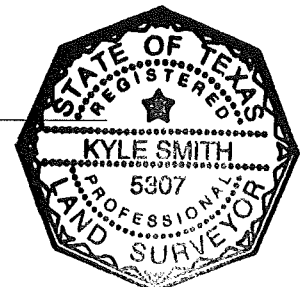
THENCE leaving the Reese tract and entering the City of San Marcos tract, **N 66° 13' 42" E 41.53 feet** to a concrete nail set with an aluminum washer stamped "Byrn Survey" in the common east line of Lot 10, Block 9, OTSM and the west line of the alley within Block 9, from which a concrete nail set with an aluminum washer stamped "Byrn Survey" for the northerly southeast corner of the Reese tract bears N 08° 35' 25" W 21.66 feet;

THENCE with the east line of Lot 10 and Lot 11 and the west line of the alley, **S 08° 35' 25" E 51.87 feet** to a concrete nail set with an aluminum washer stamped "Byrn Survey" .

THENCE leaving the alley and crossing Lot 11, **S 81° 19' 11" W 90.77 feet** to the **PLACE OF BEGINNING**. Pass at 64.53 feet a concrete nail set with an aluminum washer stamped "Byrn Survey" for the east corner of the previously mentioned Frayezur Family Partners tract. There are contained within these metes and bounds 2,903 square feet, more or less, of land area as prepared from public records and a survey made on the ground on July 12, 2024 by Byrn & Associates, Inc. of San Marcos, Texas. The Bearing Basis for this description was determined from GPS observations and refers to Grid North of the Texas State Plane Coordinate System, NAD 83, South Central Zone.



Kyle Smith, R.P.L.S. #5307



Revised 9/25/2024
Client: City of San Marcos
Date: July 12, 2024
Subd: OTSM, Block 9
County: Hays
Job No: 28282-2
FND 2,903 sq. ft.

LEGEND



HAYS COUNTY DEED, REAL PROPERTY
OR OFFICIAL PUBLIC RECORDS



1/2" IRON ROD FOUND
OR DIAMETER NOTED



CALCULATED POINT



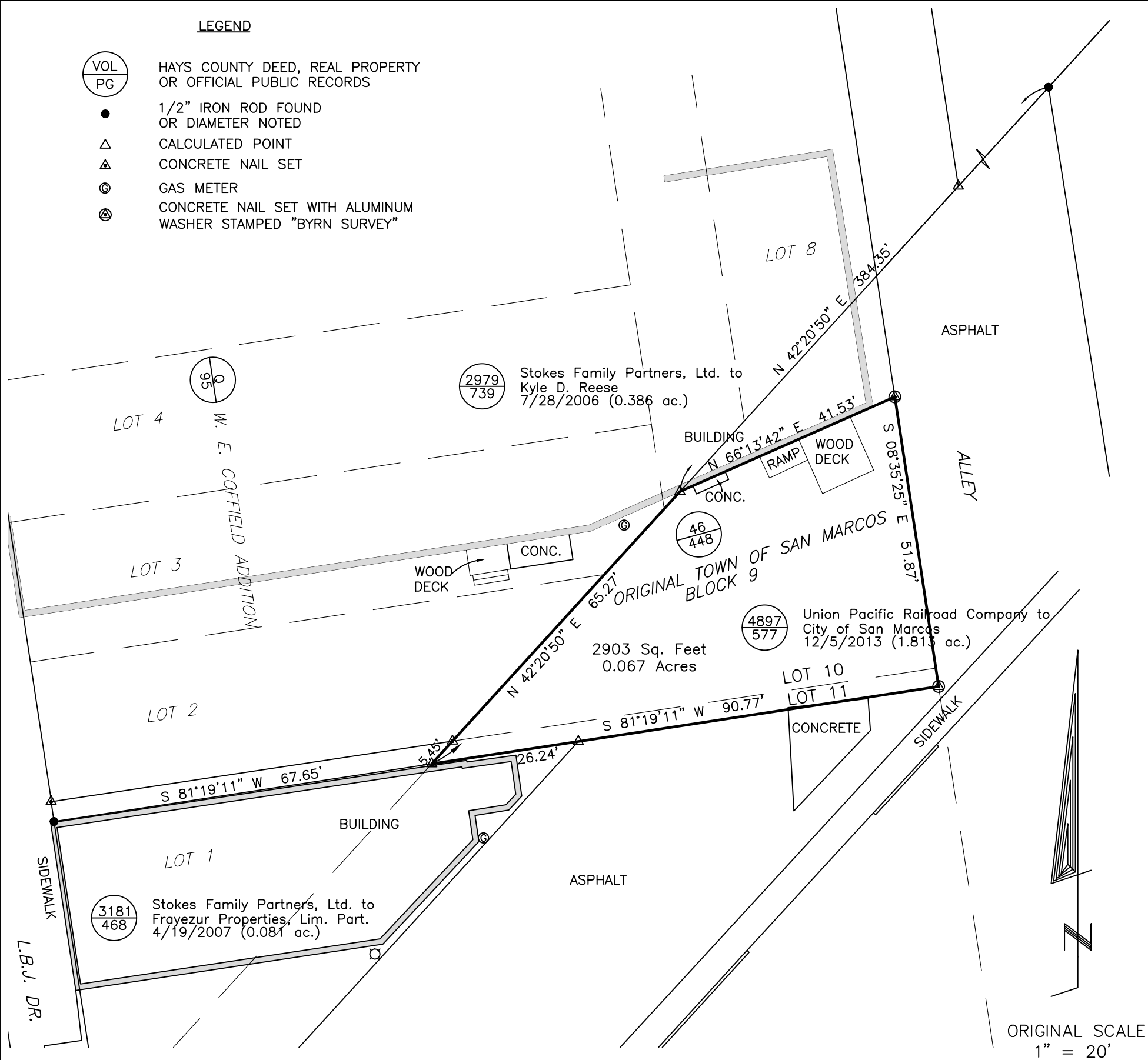
CONCRETE NAIL SET



GAS METER



CONCRETE NAIL SET WITH ALUMINUM
WASHER STAMPED "BYRN SURVEY"

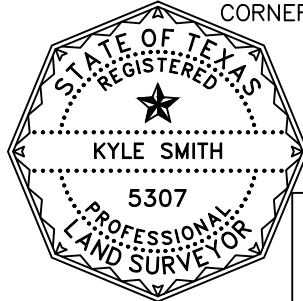


SURVEYORS NOTES

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO.48209C0389F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JULY 12, 2024 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
- THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

TO THE CITY OF SAN MARCOS, EXCLUSIVELY, AND FOR
USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND
KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT
ACCORDING TO AN ACTUAL SURVEY MADE ON THE
GROUND ON 7/12/2024. THAT ALL PROPERTY
CORNERS ARE MONUMENTED AS SHOWN HEREON.



KYLE SMITH, R.P.L.S. NO. 5307

BYRN & ASSOCIATES, INC.

SURVEYING

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

△ REVISED 9/25/2024
CLIENT: CITY OF SAN MARCOS
DATE: 7/12/2024
OFFICE: K. SMITH
CREW: K. SMITH
FB/PG: 797/32
PLAT NO. 28282-24-2-b

PLAT OF 2,903 SQUARE FEET, BEING A PORTION OF LOTS
10 AND 11, BLOCK 9, ORIGINAL TOWN OF SAN MARCOS,
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS