

MARTINEZ
SURVEYING AND MAPPING Co.
Firm # 101822-00
8546 Broadway, Suite 225
San Antonio, Texas 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF HAYS

9.717 ACRE TRACT

All that certain tract or parcel of land containing 9.717 acres in the City of San Marcos, Hays County, Texas, out of the Juan M. Veramendi Survey, Abstract 17, being the same tract of land called 10 acre tract described in deed recorded in Volume 375, Page 329, Deed Records of Hays County, Texas; Save and except that certain 0.266 acres conveyed in deed in Volume 375, Page 335, Deed Records of Hays County, Texas and further Save and except that certain 0.036 acre tract conveyed in Volume 1729, Page 184, Official Records of Hays County, Texas.

BEGINNING: at a ½" iron pin found with aluminum cap on the Southeast right of way line of Hunter road (F. M. Road No. 2439) at the West corner of J. C. & Harolyn Galbreath, 18.175 acre tract, of record in Volume 391, Page 801, Deed Records of Hays County, Texas, for the North corner of this herein described tract;

THENCE: South 45 deg. 24 min. 31 sec. East, 1490.51 feet to an "X" in limestone rock found on the Northwest line of Missouri Pacific railroad right of way, at the South corner of said Galbreath tract, for the East corner of this herein described tract;

THENCE: South 47 deg. 11 min. 39 sec. West, 296.20 feet to a ½" iron pin found on the Northwest line of said railroad right of way at the East corner of Donna Marie Neuhaus and James J. Pendergast, Lot 2A, Sienna Pointe, of record in Volume 971, Page 691, Official Records of Hays County, Texas, for the South corner of this herein described tract;

THENCE: North 45 deg. 25 min. 17 sec. West, 1358.68 feet to a ½" iron pin found at the south corner of San Marcos Telephone Company, Inc., 0.266 acre tract, of record in Volume 375, Page 335, Deed Records of Hays County, Texas, for a corner of this herein described tract;

THENCE: North 43 deg. 49 min. 45 sec. East, 117.98 feet to a ½" iron pin found at the East corner of said 0.266 acre tract, for a corner of this herein described tract;

THENCE: North 45 deg. 25 min. 51 sec. West, 92.28 feet to a concrete monument found on the Southeast right of way line of Hunter Road, for the corner of this herein described tract;

THENCE: along with the Southeast right of way line of Hunter Road, the following courses and distances:
North 36 deg. 34 min. 11 sec. East, 131.28 feet to a concrete monument found and
North 37 deg. 15 min. 45 sec. East, 48.66 feet to the POINT OF BEGINNING.

Bearing Based on GPS observation using WGS84, NAVD88.



REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 15-3-5
March 18, 2015
(SEE ATTACHED SURVEY PLAT)

