

(85.08 ACRES)
#21028985 H.C.O.P.R.

1/2" IRON ROD
W/CAP FOUND

1/2" IRON ROD
W/CAP FOUND

1/2" IRON ROD
W/CAP FOUND

P.O.B.
1/2" IRON ROD
W/CAP FOUND

N 43°33'45" E
526.39'

N 48°54'58" W 620.33'

S 46°26'43" E 619.94'

7.300 ACRES
PORTION OF (25.334 ACRES)
#21039328 H.C.O.P.R.

PORTION OF (25.334 ACRES)
#21039328 H.C.O.P.R.

(8.00 ACRES)
#22034379 H.C.O.P.R.

S 43°35'05" W 499.65'

CITY LIMITS - ORD. #2004-27

1/2" IRON ROD
W/CAP FOUND

1/2" IRON ROD
W/CAP FOUND

1/2" IRON ROD
W/CAP FOUND

INTERSTATE HIGHWAY NO. 35
(VARIABLE WIDTH ROW)

300.85'

FROM WHICH A 1 1/2" IRON PIPE FOUND BEARS
S43°33'30"W 606.34'



LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- CALC POINT
- MONUMENT FOUND
- MONUMENT SET

(BRG.-DIST.) RECORD CALL
H.C.P.R. - HAYS COUNTY PLAT RECORDS
H.C.D.R. - HAYS COUNTY DEED RECORDS
H.C.O.P.R. - HAYS COUNTY OFFICIAL PUBLIC RECORDS



CTLS
Cross Texas Land Services, Inc
702 RIO GRANDE #301 - AUSTIN, TEXAS 78701
512-965-2878

THE UNDERSIGNED DO HEREBY CERTIFY THAT THE SURVEY INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR

4-11-2025REV
11-21-2024
DATE

- NOTE:
- BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
 - THIS SURVEY A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.

REFERENCE: -----
TYPE OF SURVEY - BOUNDARY
LEGAL DESCRIPTION BEING 7.300 ACRES OF LAND OUT OF THE SAMUEL CRAFT SURVEY, ABSTRACT NO. 89 IN HAYS COUNTY, TEXAS
JOB NO. 24-50242
DRAWN BY: MRW
PAGE 1 OF 2

7.300 ACRE TRACT

LEGAL DESCRIPTION: BEING 7.300 ACRES OF LAND OUT OF THE SAMUEL CRAFT SURVEY, ABSTRACT NO. 89 IN HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 25.334 ACRE TRACT DESCRIBED IN DOC. #21039328 OF THE OFFICIAL PUBLIC RECORDS OF SAID HAYS COUNTY, TEXAS; SAID 7.300 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN NOVEMBER 2024:

BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND FOR A CORNER OF THAT CERTAIN 85.08 ACRE TRACT DESCRIBED IN DOC. #21028985 OF SAID OFFICIAL PUBLIC RECORDS, THE NORTH CORNER OF SAID 25.334 ACRE TRACT AND THE NORTH CORNER HEREOF;

THENCE SOUTH 46°26'43" EAST A DISTANCE OF 619.94 FEET ALONG THE COMMON LINE OF SAID 85.08 ACRE TRACT AND SAID 25.334 ACRE TRACT TO A CALCULATED POINT IN THE NORTH LINE OF THE CITY LIMITS OF THE CITY OF SAN MARCOS AS DESCRIBED IN CITY ORDINANCE #2004-27 FOR THE EAST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP FOUND BEARS SOUTH 46°26'43" EAST A DISTANCE OF 99.86 FEET;

THENCE SOUTH 43°35'05" WEST A DISTANCE OF 499.65 FEET CROSSING SAID 25.334 ACRE TRACT AND ALONG THE SAID CITY LIMITS TO A CALCULATED POINT FOR THE EAST CORNER OF A 15.475 ACRE TRACT AND THE EAST CORNER OF A 18.245 ACRE TRACT SURVEYED BY CROSS TEXAS LAND SERVICES INC AND THE SOUTH CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP FOUND BEARS SOUTH 48°54'58" EAST A DISTANCE OF 100.08 FEET;

THENCE NORTH 48°54'58" WEST A DISTANCE OF 620.33 FEET CROSSING SAID 25.334 ACRE TRACT AND ALONG THE NORTHEAST LINES OF SAID 15.475 ACRE TRACT AND SAID 18.245 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND IN THE COMMON LINE OF SAID 85.08 ACRE TRACT AND SAID 25.334 ACRE TRACT FOR THE NORTH CORNER OF SAID 15.475 ACRE TRACT AND THE NORTH CORNER OF SAID 18.245 ACRE TRACT AND THE WEST CORNER HEREOF;

THENCE NORTH 43°33'45" EAST A DISTANCE OF 526.39 FEET ALONG THE COMMON LINE OF SAID 85.08 ACRE TRACT AND SAID 25.334 ACRE TRACT TO THE **POINT OF BEGINNING** CONTAINING 7.300 ACRES MORE OR LESS, AND AS SHOWN HEREON.



CTL S

Cross Texas Land Services, Inc

702 RIO GRANDE #301 - AUSTIN, TEXAS 78701

512-965-2878

www.crosstexaslandservices.com

TX. FIRM REG. #100248-00,

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REFERENCE: -----
TYPE OF SURVEY — BOUNDARY
LEGAL DESCRIPTION BEING 7.300 ACRES OF LAND OUT OF THE SAMUEL CRAFT SURVEY, ABSTRACT NO. 89 IN HAYS COUNTY, TEXAS
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PAGE 2 OF 2