

DESCRIPTION OF 0.23 OF AN ACRE (10,163 SQUARE FEET) MORE OR LESS, OF LAND AREA, BEING A PORTION OF LOT 1, STATE BANK AND TRUST COMPANY ADDITION NO. 1 AS RECORDED IN VOLUME 2, PAGE 268 OF THE HAYS COUNTY PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete nail set in the west line of North Guadalupe Street, for the common northeast corner of Lot 1, State Bank and Trust Company Addition No. 1 and the southeast corner of that tract described as "tract 2" in a deed from 7-Eleven, Inc. to Briarwood San Marcos LP, dated December 20, 2013 and recorded in Volume 4822, Page 635 of the Hays County Official Public records, from which an iron rod found with a plastic cap stamped "Milman" for the northeast corner of Lot 1, University Plaza, Section 1 bears N 09°04'42"W 209.21 feet;

THENCE leaving the Briarwood San Marcos LP tract and the **PLACE OF BEGINNING** as shown on that plat numbered 28101-22-2-b dated September 21, 2022 as prepared for the City of San Marcos by Byrn & Associates, Inc. of San Marcos, Texas, with the common west line of North Guadalupe Street and the east line of Lot 1, State Bank and Trust Company Addition No. 1, **S 09° 09' 33" E 30.07 feet** to a concrete nail set for the common southeast corner of the northerly panhandle portion of Lot 1, State Bank and Trust Company Addition No. 1 and the northeast corner of Exxon Addition No. 1 as recorded in Volume 3, Page 267 of the Hays County Plat Records;

THENCE leaving North Guadalupe Street, with the common south line of the northerly panhandle portion of Lot 1, State Bank and Trust Company Addition No. 1 and the north line of Exxon Addition, **S 80° 53' 27" W 125.00 feet** to a 1" iron pipe found for the common northwest corner of Exxon Addition and an interior corner of Lot 1, State Bank and trust Company Addition No. 1;


THENCE leaving Exxon Addition and crossing Lot 1, State Bank and Trust Company Addition, **S 81° 04' 27" W 209.40 feet** to a concrete nail set in the common west line of Lot 1, State Bank and Trust Company Addition No. 1 and the east line of Fredericksburg Street, from which a 1" iron pipe found for the southwest corner of Lot 1, State Bank and Trust Company Addition No. 1 bears S 09°02'55"E 139.69 feet;

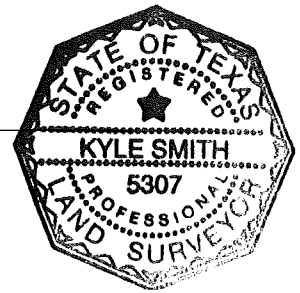
THENCE with said common line **N 09° 02' 55" W 30.47 feet** to a concrete nail set for the northwest corner of Lot 1, State Bank and Trust Company Addition No. 1;

THENCE leaving Fredericksburg Street, with the north line of Lot 1, State Bank and Trust Company Addition No. 1, **N 81° 04' 27" E 334.34 feet** to the **PLACE OF BEGINNING**, pass at 1.49 feet a ½" iron rod found for the southwest corner of that 20 foot wide ingress/egress easement recorded in

Volume 365, Page 852 of the Hays County Deed records, pass at 165.32 feet the record southeast corner of the 20 foot wide ingress/egress easement and the southwest corner of the previously mentioned Briarwood San Marcos LP tract 2;

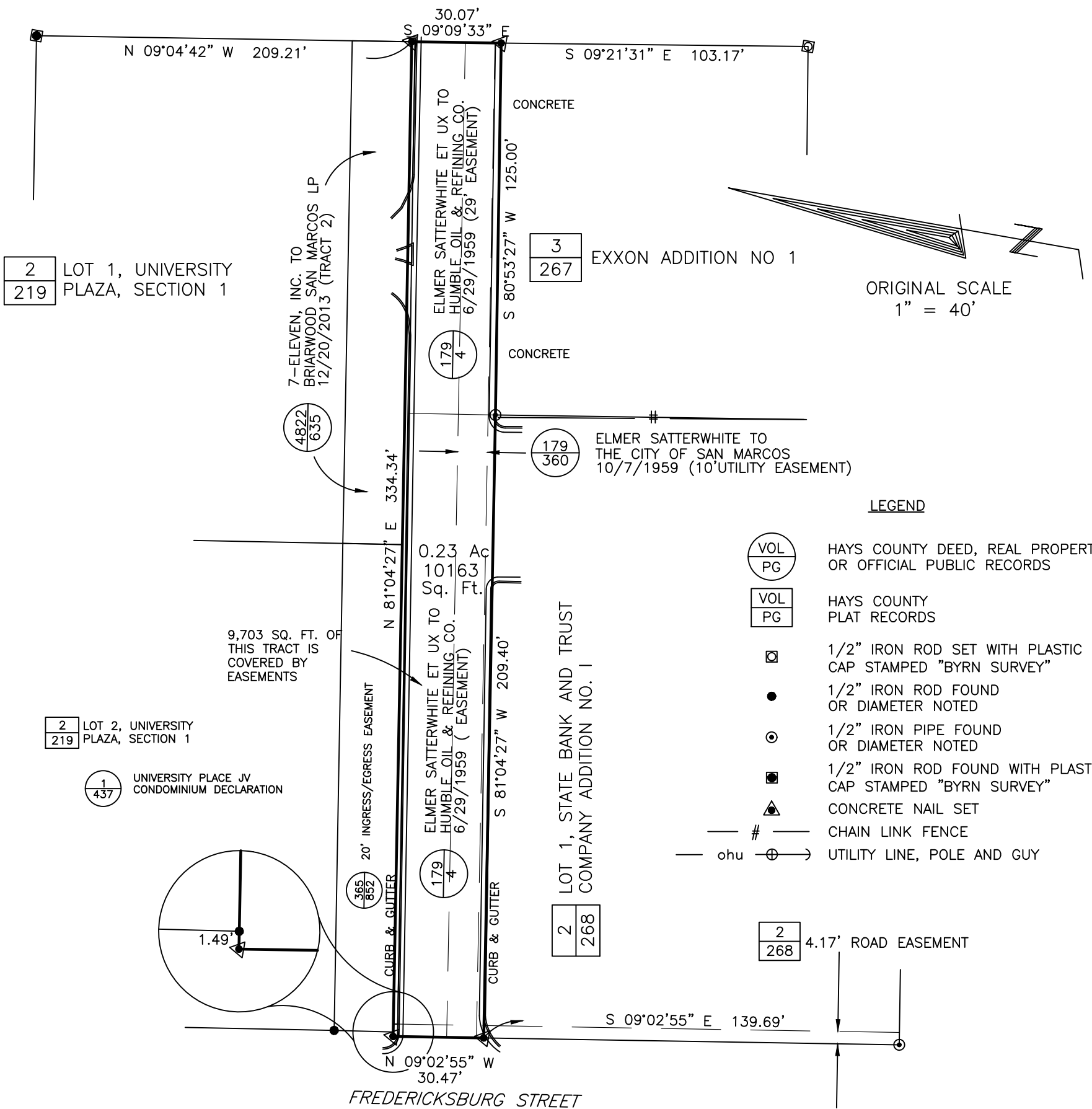
There are contained within these metes and bounds 0.23 acres, more or less of land area as prepared from public records and a survey made on the ground on September 21, 2022 by Byrn & Associates, Inc. of San Marcos, Texas. The Bearing Basis for this description was determined from GPS Observations and refers to Grid North of the Texas State Plane Coordinate System, NAD 83, South Central Zone. All concrete nails set are marked with an aluminum washer stamped "Byrn Survey".


KYLE SMITH, R.P.L.S. 5307



REVISED 11/3/2022
CLIENT: City of San Marcos
DATE: September 21, 2022
Subd.: State Bank and Trust Company Addition No. 1
COUNTY: Hays, Texas
JOB NO.: 28101-22
FND 0.23

NORTH GUADALUPE STREET



LEGEND

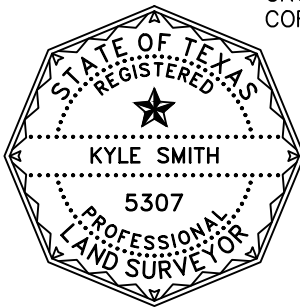
- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- HAYS COUNTY PLAT RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- 1/2" IRON PIPE FOUND OR DIAMETER NOTED
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- CONCRETE NAIL SET
- CHAIN LINK FENCE
- UTILITY LINE, POLE AND GUY

SURVEYORS NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. 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).
4. 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.
5. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED 9/21/2022 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
6. 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 9/21/2022. 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

**PLAT OF 0.23 OF AN ACRE (10,163 SQUARE FEET),
BEING A PORTION OF LOT 1, STATE BANK AND
TRUST COMPANY ADDITION NO. ONE, CITY OF
SAN MARCOS, HAYS COUNTY, TEXAS**

▲ REVISED 11/3/2022
 CLIENT: CITY OF SAN MARCOS
 DATE: 9/21/2022
 OFFICE: K. SMITH
 CREW: K. SMITH, C. SMITH, BANKS
 FB/PG: 786/14
 PLAT NO. 28101-22-2-b