

DESCRIPTION OF 0.10 OF AN ACRE (4,346 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 with aluminum washer stamped "Byrn Survey" in the west line of North Guadalupe Street, for the common southeast corner of Exxon Addition No. 1 as recorded in Volume 3, Page 267 of the Hays County Plat records and the northeast corner of the southern panhandle portion of Lot 1, State Bank and Trust Company Addition No. 1, from which a concrete nail set for the northeast corner of Exxon Addition No. 1 bears N 09°21'31"W 103.17 feet;

THENCE leaving Exxon Addition No. 1 and the **PLACE OF BEGINNING** as shown on that plat numbered 28101-22-1-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° 26' 51" E 34.57 feet** to a ½" iron rod found with a plastic cap stamped "Byrn Survey" for the common southeast corner of the southerly panhandle portion of Lot 1, State Bank and Trust Company Addition No. 1 and the northeast corner of that tract described as 1.0496 acres in a deed from Guadalupe and Hutchison St. Partners to Guadalupe-Real Property & Investments, dated July 18, 2016 and recorded in Hays County Instrument Number 16028726 of the Hays County Official Public Records;

THENCE leaving North Guadalupe Street, with the common south line of Lot 1, State Bank and Trust Company Addition No. 1 and the north line of the Guadalupe-Real Property & Investments tract, **S 80° 31' 04" W 125.34 feet** to a ½" iron rod set, from which an iron rod found with a plastic cap stamped "Hayes" for the northwest corner of the Guadalupe-Real Property & Investments tract;

THENCE leaving the Guadalupe-Real Property & Investments tract and crossing Lot 1, State Bank and Trust Company Addition, **N 09° 28' 56" W 34.77 feet** to a calculated point for the common southwest corner of Exxon Addition No. 1 and the northwest corner of the southerly panhandle portion of Lot 1, State Bank and Trust Company Addition No. 1, from which a 1" iron pipe found for the northwest corner of Exxon Addition No. 1 bears N 09°09'33"W 103.79 feet;

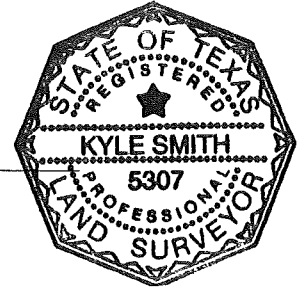
THENCE with the common north line of the southerly panhandle portion of Lot 1, State Bank and Trust Company Addition No. 1 and the south line of Exxon Addition No. 1, **N 80° 36' 24" E 125.36 feet** to the **PLACE OF BEGINNING**;

There are contained within these metes and bounds 0.10 of an acre, 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 ½" iron rod set are capped with a plastic cap stamped "Byrn Survey".

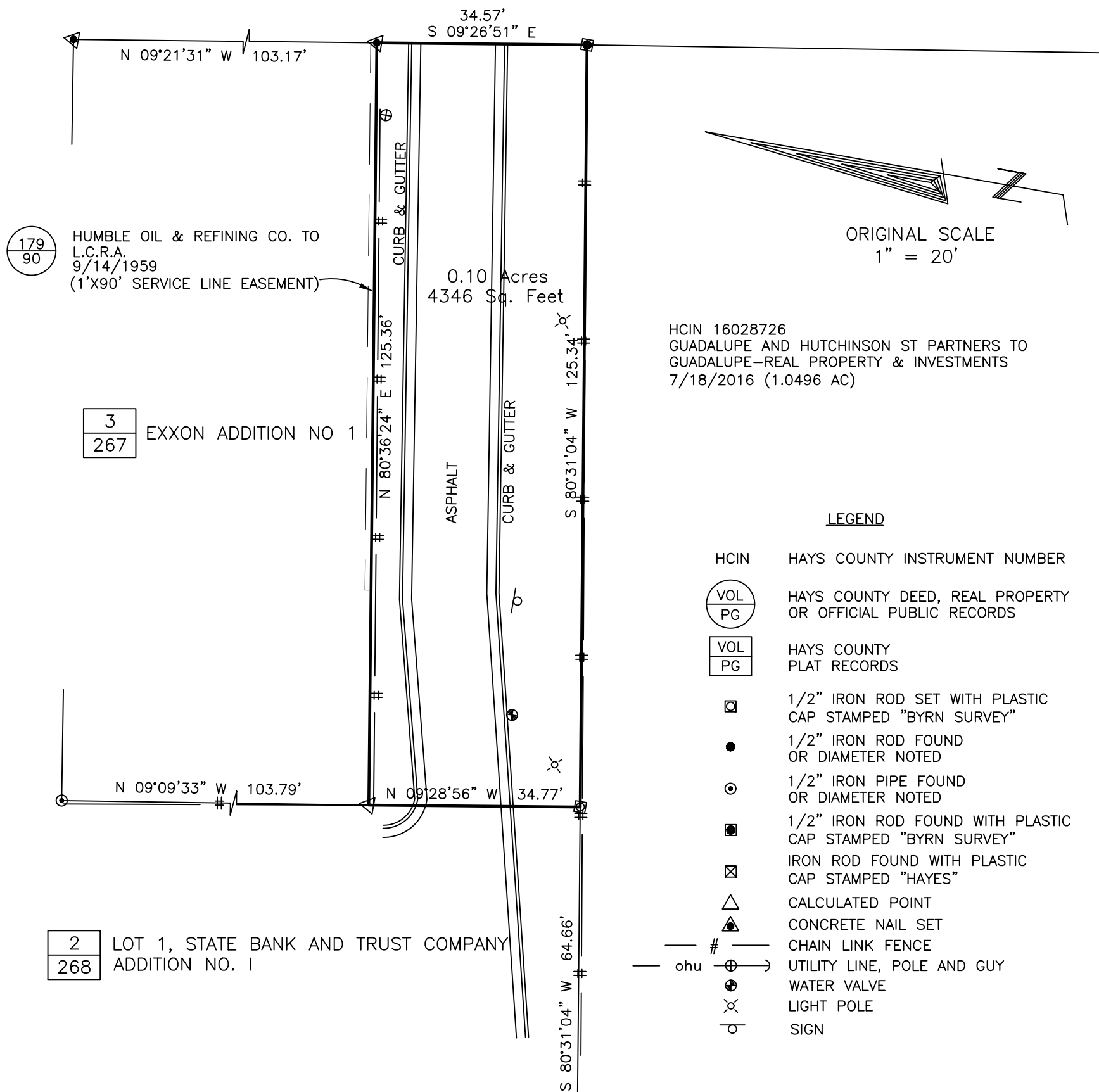


KYLE SMITH, R.P.L.S. 5307



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
FND0.10

NORTH GUADALUPE STREET



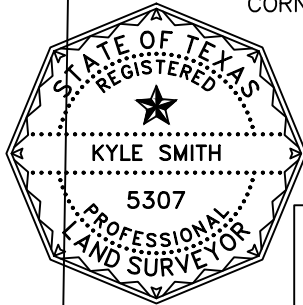
SURVEYORS NOTES

- 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 9/21/2022 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 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

△ 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. 28101-22-1-b

PLAT OF 0.10 OF AN ACRE (4,346 SQUARE FEET),
BEING A PORTION OF LOT 1, STATE BANK AND
TRUST COMPANY ADDITION NO. ONE, CITY OF
SAN MARCOS, HAYS COUNTY, TEXAS