



LOCATION MAP

METES AND BOUNDS DESCRIPTION OF A 101.199 ACRE TRACT OF LAND

A Metes and Bounds description of a 101.199 acre tract of land situated in the J. Veramendi Survey, Abstract No. 17, City of San Marcos, Hays County, Texas: being out of that certain 188.53 acre tract described in instrument to WUSD Properties recorded in Volume 3410, Page 527 of the Hays County Official Public Records; and being more particularly described as follows:

BEGINNING at a 2-inch iron pipe found situated in the apparent southeast boundary of said J. Veramendi Survey and northwesterly boundary of the C. Wickson Survey, Abstract No. 474; marking the eastern-most corner of said 188.53 acre tract; marking the northern-most corner of that certain 136.3 acre "Tract One" described in instrument to the Edmund Jaster Hays County Partnership recorded in Volume 1276, Page 880 of the Hays County Official Public Records; located in the southwesterly boundary of that certain 110 acre "Tract Two" described in said instrument to the Edmund Jaster Hays County Partnership; and having Texas State Plane Grid Coordinates: North 13,852,403.86 feet; East 2,299,201.69 feet;

THENCE, South 44°15'29" West, 596.59 feet along the common boundary of said 188.53 acre parent tract and said 136.3 acre "Tract One" to a point for corner; said point bears South 44°15'29" West, 187.87 feet to a 1/2-inch iron rod (with cap stamped "BYRNI") found marking the eastern-most corner of that certain 6.6 acre tract described in instrument to Therman Industrial Development Corporation recorded in Volume 236, Page 442 of the Hays County Official Public Records;

THENCE, generally paralleling Cottonwood Creek, the following seven(7) courses and distances:

- 1. North 69°29'51" West, 191.16 feet to an angle point;
- 2. North 60°01'33" West, 528.62 feet to an angle point;
- 3. South 81°45'07" West, 590.77 feet to an angle point;
- 4. North 65°01'29" West, 176.40 feet to an angle point;
- 5. North 71°52'36" West, 436.20 feet to an angle point;
- 6. North 86°55'47" West, 261.92 feet to an angle point;
- 7. South 82°05'45" West, 373.69 feet to a point for corner situated in the northeasterly right-of-way line of McCarty Road; said point bears South 45°55'34" East, 1791.74 feet to a 1/2-inch iron rod (with cap stamped "BYRNI") found marking the western-most corner of said 6.6 acre tract;

THENCE, North 45°55'34" West, 1026.73 feet along said northeasterly right-of-way line of McCarty Road to a point for corner; said point having Texas State Plane Grid Coordinates: North 13,853,109.87 feet; East 2,295,619.91 feet;

THENCE, North 44°26'50" East, 1984.40 feet along the proposed northwesterly right-of-way line of Leah Avenue (80 feet wide) to a point for corner in the southwesterly boundary of a 37.5 feet wide street right-of-way dedicated by replat of International Electric Corporation Addition, recorded in Volume 16, Pages 126 thru 128 of the Hays County Plat Records;

THENCE, South 46°03'55" East, 40.00 feet along said 37.5 feet wide street right-of-way dedication strip to a point in the centerline of said Leah Avenue marking the southern-most corner of said International Electric Corporation Addition subdivision, same being the western-most corner of Uninprop Subdivision, plat of which is recorded in Volume 18, Pages 87 thru 88 of the Hays County Plat Records;

THENCE, South 45°50'46" East, 869.39 feet along the southwesterly boundary of a 30 feet wide street right-of-way dedicated by said plat of Uninprop Subdivision to a 1/2-inch iron rod found marking its southern-most corner;

THENCE, along the common boundary of said 188.53 acre parent tract and the aforesaid 110 acre "Tract Two", the following six(6) courses and distances:

- 1. South 46°25'16" East, 255.85 feet to a 1/2-inch iron rod (with cap stamped "BYRNI") found at an angle point;
- 2. South 45°47'34" East, 452.54 feet to a cedar fence post found at an angle point;
- 3. South 46°43'46" East, 168.01 feet to a cedar fence post found at an angle point;
- 4. South 46°14'29" East, 653.41 feet to a cedar fence post found at an angle point;
- 5. South 45°48'39" East, 317.90 feet to a cedar fence post found at an angle point;
- 6. South 44°51'24" East, 294.44 feet to the POINT OF BEGINNING, containing 101.199 acres of land in Hays County, Texas as shown on drawing filed under Job No. 50797-0002-00 in the office of Jones and Carter, Inc., San Antonio, Texas.

THIS IS NOT A LAND TITLE SURVEY

101.199 ACRE TRACT  
LOCATED IN THE  
J. VERAMENDI SURVEY  
ABSTRACT NO.17  
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS



JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 10046105  
Texas Board of Professional Engineers Registration No. F-439  
1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511  
Austin • Brenham • Bryan • Dallas • Houston • Rosenberg • San Antonio • The Woodlands