

**Professional Land Surveying, Inc.**  
**Surveying and Mapping**

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**0.951 ACRES**  
**HAYS COUNTY, TEXAS**

A DESCRIPTION OF 0.951 ACRES (APPROXIMATELY 41,426 SQ. FT.) IN THE J. M. VERAMENDI SURVEY, ABSTRACT 17, HAYS COUNTY, TEXAS, BEING A PORTION OF A 0.87 ACRE TRACT CONVEYED TO THORPE LANE PROFESSIONAL CENTER, INC. IN A WARRANTY DEED/VENDOR'S LIEN EXECUTED JUNE 28, 1979 AND RECORDED IN VOLUME 328, PAGE 263 AND BEING A PORTION A 4.09 ACRE TRACT CONVEYED TO THORPE LANE GROUP IN A WARRANTY DEED EXECUTED JANUARY 17, 1983 AND RECORDED IN VOLUME 387, PAGE 618, BOTH OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 0.951 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a rebar with "MBC" cap found for an angle point in the southeast right-of-way line of Thorpe Lane (right-of-way width varies), being in the northeast line of the said 0.87 acre tract, being also the westernmost corner of Lot 1, Thorpe Lane Apartments, a subdivision of record in Volume 17, Page 199 of the Plat Records of Hays County, Texas, from which a mag nail found in the southeast right-of-way line of Thorpe Lane and the northwest line of Lot 1, of said Thorpe Lane Apartments, bears North 44°15'35" East, a distance of 188.21 feet;

**THENCE** South 46°34'00" East with the northeast line of the said 0.87 acre tract and the southwest line of Lot 1, of said Thorpe Lane Apartments, a distance of 226.76 feet to a 3/4" iron pipe found for the easternmost corner of the said 0.87 acre tract, being a northern corner of the said 4.09 acre tract;

**THENCE** South 46°58'55" East with the northeast line of the said 4.09 acre tract and the southwest line of Lot 1, of said Thorpe Lane Apartments, a distance of 129.88 feet to a 1/2" rebar found for a northern corner of Lot 1, Amendatory Plat of The Summit Subdivision, a subdivision of record in Volume 3, Page 117 of the Plat Records of Hays County, Texas;

**THENCE** crossing the said 4.09 acre tract and the said 0.87 acre tract and with the perimeter of Lot 1, of said Amendatory Plat of The Summit Subdivision, the following two (2) courses and distances:

1. South 45°13'35" West, a distance of 115.67 feet to a 1/2" rebar found;
2. North 46°37'52" West, a distance of 360.22 feet 1/2" rebar found in the southeast right-of-way line of Thorpe Lane, being in the northwest line of the said 0.87 acre

tract, being also the northernmost corner of Lot 1, of said Amendatory Plat of The Summit Subdivision, from which a 1/2" rebar found in the southeast right-of-way line of Thorpe Lane, being the westernmost corner of the said 4.09 acre tract, same being the westernmost corner of Lot 1, of said Amendatory Plat of The Summit Subdivision, bears South 45°19'58" West, a distance of 135.53 feet;


**THENCE** with the common right-of-way line of Thorpe Lane and the said 0.87 acre tract, the following two (2) courses:

1. North 45°19'58" East, a distance of 115.14 feet to a cotton spindle with "Chaparral" washer set for the northernmost corner of the said 0.87 acre tract, from which an "X" in concrete found, bears North 46°34'00" West, a distance of 16.57 feet;
2. South 46°34'00" East, a distance of 3.39 feet to the **POINT OF BEGINNING**, containing 0.951 acres of land, more or less.

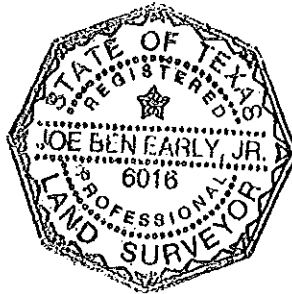
Surveyed on the ground October 12, 2016.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 372-026-BASE

 10/18/16

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1346 Thorpe Lane  
San Marcos, TX



Palms Apts

Courtyard Apts

Uptown Apts  
316 Units  
Completed Fall 2015

The Summit Apts

Site

The Village  
at Springtown Condos  
76 Units

TEXAS STATE  
UNIVERSITY  
Track

Surgical Solutions

Hendrix

Hendrix

Hendrix

Hendrix