

POST ROAD VILLAS

STATE OF TEXAS
COUNTY OF HAYS

WHEREAS, MFT-POST ROAD, Ltd. is the Owner of a tract of land situated in the J.M. Veramendi Survey No. 2, Hays County, Texas, said parcel being all of that certain tract or parcel described in a deed from C.C. McNeill to Anna Hodge, dated August 8, 1944, recorded in Volume 130, Page 314, Hays County Deed Records, said tract being, part of that certain 114.54 acre tract described as first tract and part of that certain 2.86 acre tract described as second tract in a deed from J.R. Wilhelm to C.C. McNeill recorded in Volume 115, Page 521, Hays County Deed Records; And includes that certain 1.5 acre tract described in a deed from J.A. Olson, Et ux, to James Lindsey, et al, recorded in Volume 33, Page 540, Hays County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

Being a 4,492 acre tract or parcel of land out of a part of the J.M. Veramendi Survey No. 2 in Hays County, Texas, and being all of that certain tract or parcel described in a deed from C.C. McNeill to Anna Hodge, dated August 8, 1944, recorded in Volume 130, Page 314, Hays County Deed Records, said tract being, part of that certain 114.54 acre tract described as first tract and part of that certain 2.86 acre tract described as second tract in a deed from J.R. Wilhelm to C.C. McNeill recorded in Volume 115, Page 521, Hays County Deed Records; And includes that certain 1.5 acre tract described in a deed from J.A. Olson, Et ux, to James Lindsey, et al, recorded in Volume 33, Page 540, Hays County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 1/4 inch rod found in the southeast line of Old Post road at the north corner of Lot No. 1 of Old Post Road Addition, a subdivision as recorded in Plat Records. Said point being at the intersection of the Southeast line of Old Post Road and a 30 foot road or lane.

THENCE with the southeast line of Old Post Road, N 37 deg, 39 min, 02 sec, E, 30.19 feet to a 5/8 inch iron rod set where same intersects the northeast line of the said 30 foot road or lane for the POINT OF BEGINNING, the west corner of this tract.

THENCE N 37 deg, 39 min, 02 sec, E, 49.62 feet to a 5/8 inch iron rod set; N 30 deg, 16 min, 30 sec, E, 216.15 feet to a 5/8 inch iron rod set; N 20 deg, 24 min, 30 sec, E, 105.90 feet to a 5/8 inch iron rod set; N 12 deg, 18 min, 30 sec, E, 102.27 feet to a 5/8 inch iron rod set; N 04 deg, 26 min, 01 sec, E, 83.26 feet to a fence corner post found at the west corner of that certain 9.10 acre tract described in a deed from Johnny C. Parker, et ux, to Reece E. Morrison, et ux, recorded in Volume 303, Page 635, Hays County Deed Records, for the north corner of this tract.

THENCE with the southeast line of the Morrison 9.10 acre tract, as fenced S 56 deg, 42 min, 28 sec, E, 202.12 feet to appoint at the projection of 2 fences in a rock mound found at the westerly south corner of the Morrison tract, for an interior corner of this tract.

THENCE with the southeast line of the Morrison 9.10 acre tract, N 45 deg, 43 min, 41 sec, E, 207.58 feet to a fence corner post found at an interior corner same, for an angle corner of this tract.

THENCE with a lower southeast line of the Morrison 9.10 acre tract, S 46 deg, 10 min, 10 sec, E, 125.61 feet to a 5/8 inch iron rod set in the surviving northwest line of the Union Pacific Railroad formerly the I & C. W. Railroad (100 foot row) for the most easterly corner of this tract.

THENCE with the northwest line of the Union Pacific Railroad along a curve to the right whose radius is 2814.79 feet; whose long chord bears S 42 deg, 37 min, 44 sec, W, 181.80 feet; 181.83 feet along the arc to a 5/8 inch iron rod set at end of said curve.

THENCE continuing with the northwest line of the said Railroad, S 44 deg, 28 min, 46 sec, W, 945.05 feet to a 5/8 inch iron rod set where same intersects the northeast line of the before mentioned 30 foot road or lane, for the south corner of this tract, from which a 1/4 inch rod in concrete found at the east corner of Lot No. 1, Old Post Road Addition bears S 34 deg, 47 min, 02 sec, W, 30.40 feet.

THENCE with the northeast line of said lane, N 45 deg, 51 min, 21 sec, W, 102.93 feet to the POINT OF BEGINNING, containing 4,492 acres of land.

The 30 foot lane to be abandoned and become a part of this tract can be more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found in the southeast line of Old Post Road Addition, a subdivision as recorded in Plat Cabinet 2, Page 331, Hays County Plat Records.

THENCE with the Southeast line of Old Post Road, N 37 deg, 39 min, 02 sec, E, 30.19 feet to a 5/8 inch iron rod set where same intersects the northeast line of the said 30 foot road or lane for the POINT OF BEGINNING, the west corner of this tract.

THENCE along the Southeast line of said 30 foot lane S 45 deg, 51 min, 21 sec, E, 102.93 feet to a 1/4 inch rod set.

THENCE with the northwest line of the Union Pacific Railroad S 34 deg, 47 min, 02 sec, W, 30.40 feet to a 1/4 inch rod in concrete found at the east corner of Lot No. 1, Old Post Road Addition.

THENCE Along the east line of the aforementioned Lot 1 of Old Post Road Addition, N 45 deg, 51 min, 21 sec, W, 104.48 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT MFT-POST ROAD LTD., as owner of the above described property, do hereby adopt this plat designating the tract as POST ROAD VILLAS, an addition to the City of San Marcos, and do hereby dedicate to the use of the public forever the rights of way, public use areas and other easements shown thereon for the purposes indicated; THAT no buildings, fences or other obstructions shall be constructed or placed upon, over or across the said easements, except as may be permitted by this said plat, and that easements may be for the mutual use and accommodation of all public utilities serving the property, unless an easement limits the use to particular utilities, with all uses being subordinate to that of the City of San Marcos; THAT the said City and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths, which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems located within said easements; and THAT the said City and public utilities shall at all times have the right of ingress to and egress from their respective easements for this purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone; and

THAT this plat is subject to all of the requirements of the subdivision regulations of the City of San Marcos and the County of Hays, Texas.

WITNESS my hand this 1st day of JULY, 2008

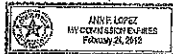
Robert W. McDonald III
Robert W. McDonald III, President,
MFT-POST ROAD LTD.

STATE OF TEXAS
COUNTY OF HAYS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ROBERT W. McDONALD III, President, MFT-POST ROAD LTD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 1st day of JULY, 2008

Ann Lopez
Notary Public in and for the State of Texas
My Commission Expires On 2-24-12



KNOW ALL MEN BY THESE PRESENTS:

That I, DALE OLSON, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of San Marcos.

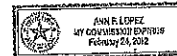
Dale Olson
Signature of Registered Public Land Surveyor DALE L. OLSON
Registration No. 1753

STATE OF TEXAS
COUNTY OF HAYS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DALE OLSON, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 1st day of JULY, 2008

Ann Lopez
Notary Public in and for the State of Texas
My Commission Expires On 2-24-12



APPROVED:

This Plat was approved under the provisions of 5212.003 of the Texas local government code which provides that a plat will be considered approved unless disapproved by the municipal planning authority within 30 days after it was filed with the municipality. The City of San Marcos makes no representation regarding compliance with applicable city ordinances.

CPA
Cock Pennington, AICP
Interim Director of Planning and Development
Services Department

7-25-2008
Date

STATE OF TEXAS
COUNTY OF HAYS

I, Linda C. Fritsche, County Clerk of Hays County, Texas, certify that this plat was filed for record in my office on the 25th day of July, 2008 at 11:45 a.m., and recorded on the 25th day of July, 2008 at 11:45 a.m. in the Plat Records of Hays County, Texas in Book 159 at Page 344-345

Linda C. Fritsche
Linda C. Fritsche, County Clerk
Hays County, Texas



NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of the State law, and is subject to fines and withholding of utilities and building permits.
2. Sidewalks are required along Old Post Road and will be installed at the time of development.

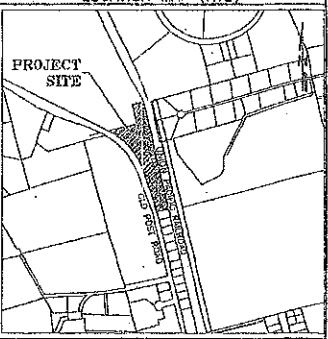
According to FEMA Flood Insurance Rate Maps No. 48209 C 0393 F & 48209 C 0391 F both dated September 2, 2005, for Hays County, Texas, and Incorporated Areas, no portion of this tract is within Zone AE (Special Flood Hazard areas subject to inundation by the 100-Year Floodplain).

Hermann Vigil
Hermann Vigil, P.E.
4203 Russell Drive
Austin, Texas 78704
(512) 328-2867



May 19/08
Date

LOCATION MAP (NTS)



POST ROAD VILLAS

OWNER: MFT-POST ROAD, LTD.
2110A BOCA RATON

ENGINEER: VIGIL AND ASSOCIATES
4203 RUSSELL DRIVE

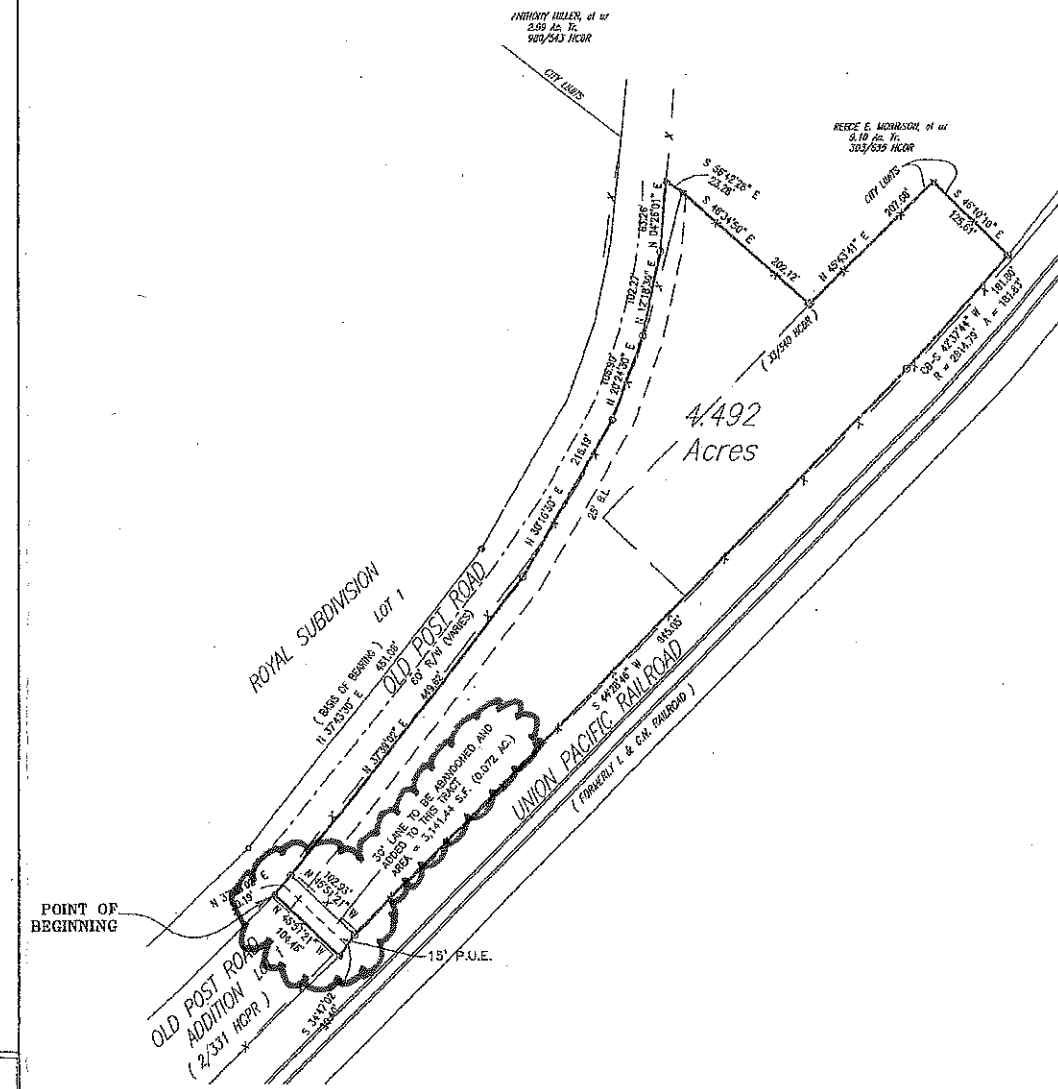
SHEET

POST ROAD VILLAS

APPROVED

By eg at 1:00 pm, Jun 21, 2013

SCALE 1" = 100'



PARTNERS

LOOMIS



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GREEN SPRING VILLAGE APARTMENTS

PHASE 1

SITE PLAN IMPROVEMENTS

SAN MARCOS, TEXAS

DESIGNED BY: N.E.

DRAWN BY: C.B.

CHECKED BY: T.L.

APPROVED BY: T.L.

DATE: FEBRUARY 2012

FINAL PLAT

SHEET

C 2.0

POST ROAD VILLAS

OWNER: MFT-POST ROAD, LTD.
2110A BOCA RATON

ENGINEER: VIGIL AND ASSOCIATES
4203 RUSSELL DRIVE

SHEET