

DESCRIPTION OF 0.08 OF AN ACRE, MORE OR LESS, OF LAND AREA IN THE FARNAM FRYE SURVEY, ABSTRACT NO. 183, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 1.00 ACRE A DEED FROM COTTONWOOD CREEK JDR, LTD TO THE CITY OF SAN MARCOS, DATED MARCH 13, 2008 AND RECORDED IN VOLUME 3349, PAGE 156 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set in the common east line of the City of San Marcos tract and a west line of that tract described as 49.137 acres in a deed from Cottonwood Creek JDR, LTD to Continental Homes of Texas, LP, dated August 10, 2017 and recorded in Hays County document number 17028182 of the Hays County Official Public Records, from which a 1/2" iron rod found with a plastic cap stamped "Baker-Aicklen" for the southeast corner of the City of San Marcos 1.00 acre tract bears S 01° 20' 27" E 36.47 feet;

THENCE leaving the Continental Homes tract and **PLACE OF BEGINNING** as shown on that plat numbered 27478-18-b, dated January 4, 2018 as prepared for Bluebonnet Electric Coop. by Byrn & Associates, Inc. of San Marcos, Texas and crossing the City of San Marcos tract the following five courses:

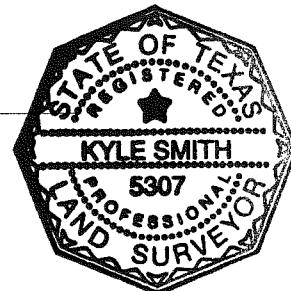
1. **S 88° 47' 41" W 144.90 feet** to a 1/2" iron rod set, from which the southwest corner of the of the City of San Marcos tract bears S 22° 02' 58" W 39.95 feet,
2. **N 02° 21' 52" W 46.36 feet** to a point, from which a 1/2" iron rod found with a plastic cap stamped "Baker Aicklen" for the northwest corner of the of the City of San Marcos tract bears N 05° 52' 53" W 188.54 feet,
3. **N 87° 38' 08" E 20.00 feet** to a calculated point,
4. **S 02° 21' 52" E 26.76 feet** to a calculated point, and
5. **N 88° 47' 41" E 125.25 feet** to a calculated point in the common east line of the City of San Marcos tract and a west line of the Continental Homes tract;

THENCE with said common line, **S 01° 20' 27" E 20.00 feet** to the **PLACE OF BEGINNING**.

There are contained within these metes and bounds 0.08 of an acre, more or less, of land area as prepared from public records and a survey made on the ground on January 4, 2018 by Byrn & Associates, Inc. of San Marcos. All 1/2" iron rods set are capped with a plastic cap stamped "Byrn Survey". 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.



Kyle Smith, R.P.L.S. #5307



Client: Bluebonnet Electric Cooperative
Date: January 4, 2018
Survey: Frye, Farnam, A-183
County: Hays
Job No: 27478-18
FND 0.08