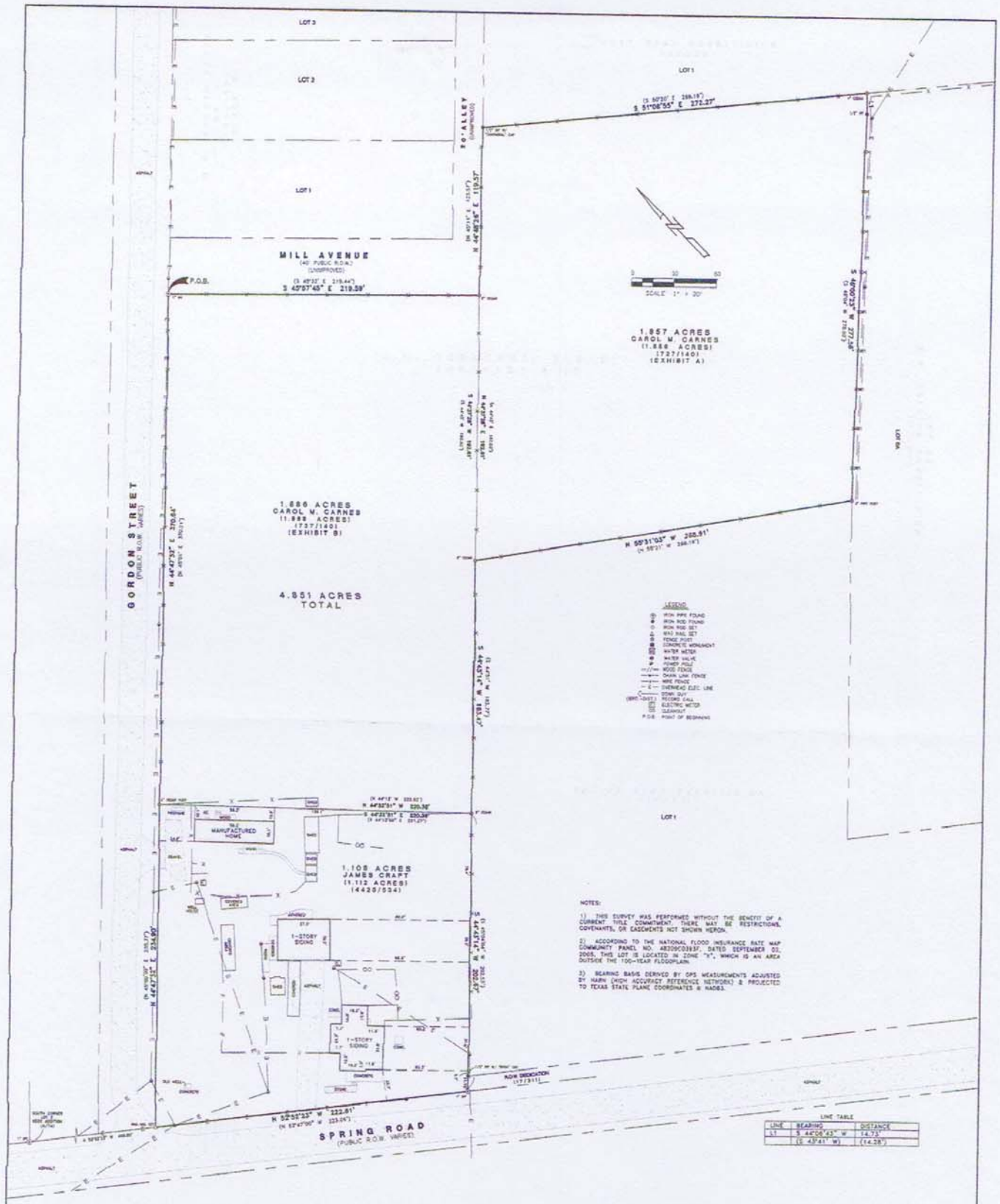

NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE RESTRICTIONS, COVENANTS, OR EASEMENTS NOT SHOWN HEREON.

2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0393F, DATED SEPTEMBER 03, 2005, THIS LOT IS LOCATED IN ZONE "X", WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.

3) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°06'42" W	14.73'
	(S 43°41' W)	(14.28')

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF:

A 4.851 ACRE TRACT OF LAND SITUATED IN THE J.M. VERAMENDI SURVEY # 3, ABSTRACT # 17, HAYS COUNTY, TEXAS, SAME BEING COMPRISED OF A CALLED 1.857 ACRE TRACT OF LAND (EXHIBIT A), & A CALLED 1.886 ACRE TRACT OF LAND (EXHIBIT B) CONVEYED TO CAROL CARNES IN VOLUME 727, PAGE 140, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND ALSO BEING COMPRISED OF A CALLED 1.112 ACRE TRACT OF LAND CONVEYED TO JAMES CRAFT IN VOLUME 4425, PAGE 534, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY, SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING MAY 2016 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS
ASH & ASSOCIATES, L.L.C.

05/04/16
DATE

DRAWING: 4.851 AC.
SHEET: 1 OF 1

BOUNDARY & IMPROVEMENT SURVEY
4.851 ACRES
J.M. VERAMENDI SURVEY
ABSTRACT # 17
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS

DRAWING INFORMATION

DESIGNED BY:		DATE:	05/04/16
DRAWN BY:	ADP	PROJECT NO:	16-5180
APPROVED BY:	RHT	PLOT SCALE:	1:30
FILE NAME:	SPRING		

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Engineering: F-11465
Architecture: TBD240

REVISIONS

REV.	REVISION	APPR.	DATE

EXHIBIT "A"

BEING A 3.743 ACRE TRACT OF LAND SITUATED IN THE J.M. VERAMENDI SURVEY # 2, ABSTRACT # 17, HAYS COUNTY, TEXAS, SAME BEING COMPRISED OF A CALLED 1.863 ACRE TRACT OF LAND (EXHIBIT A) & A CALLED 1.888 ACRE TRACT OF LAND (EXHIBIT B) CONVEYED TO CAROL CARNES IN VOLUME 727, PAGE 140, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1 inch iron pipe found at a corner of fence, same being at the intersection of the southeast right of way line of Gordon Street (Public R.O.W. Varies) with the southwest right of way line of Mill Avenue (40' Public R.O.W.) (Unimproved), and also being at the north corner of the abovementioned 1.888 acre Carnes tract, for a westerly north corner of the herein described tract of land;

THENCE South 45°57'45" East (South 45°32' East Record), with the southwest line of said Mill Avenue and the meanders of a wire fence line, a distance of 219.59 feet (219.44 Record) to an 8 inch cedar post found at the east corner of said 1.888 acre Carnes tract, for an interior corner of the herein described tract of land, same being at the intersection of said Mill Avenue and the southeast right of way line of a 20' Alley (Unimproved), and also being in the northwest line of the abovementioned 1.863 acre (Exhibit A) Carnes tract;

THENCE North 44°48'26" East (North 45°11' East Record), with the southeast line of said 20' Alley , the common line of said 1.863 acre Carnes tract, and along the meanders of a wire fence, a distance of 119.57 feet (123.57' Record) to a 1/2 inch iron rod found with "Chaparral" cap at the north corner of said 1.863 acre Carnes tract, for an exterior northern corner of the herein described tract of land, same being at the west corner of Lot 1, Post Road Subdivision, as recorded in Volume 9, Page 204, Plat Records of Hays County, Texas;

THENCE South 51°08'55" East (South 50°20' East Record), with the southwest line of said Lot 1, Post Road Subdivision, the common northeast line of said 1.863 acre Carnes tract, and along the meanders of a wire fence, a distance of 272.27 feet (269.19' Record) to a 4 inch cedar post found at the east corner of said 1.863 acre Carnes tract, for the east corner of the herein described tract of land, same being at the north corner of Lot 6A, B.G. Collier Subdivision, as Recorded in Volume 7, Page 187, Plat Records of Hays County, Texas;

THENCE with the northwest line of said Lot 6A, the common southeast line of said 1.863 acre Carnes tract, and along the meanders of a wire fence, the following two (2) courses and distances;

1) South 44°06'43" West (South 43°41' West Record), a distance of 14.73 feet (14.28' Record) to a 1/2 inch iron rod found for a corner of the herein described tract of land;

2) South 46°00'23" West (South 46°04' West Record), a distance of 277.56 feet (278.02'

Record) to a 3" pipe post fence corner found at the south corner of said 1.863 acre Carnes tract, for an easterly south corner of the herein described tract of land, same being at the east corner of Lot 1, Spring Road Subdivision, as recorded in Volume 17, Page 311, Plat Records of Hays County, Texas;

THENCE North 55°31'03" West (North 55°21' West Record), with the northeast line of said Lot 1, Spring Road Subdivision, the common southwest line of said 1.863 acre Carnes tract, and the meanders of a wire fence, a distance of 268.91 feet (269.16' Record) to a 6 inch cedar post found at the northern most corner of said Lot 1, Spring Road Subdivision, same being at the west corner of said 1.863 acre Carnes tract, for an interior corner of the herein described tract of land, also being in the southeast line of the aforementioned 1.888 acre Carnes tract;

THENCE South 44°43'14" West (South 44°51' West Record), with the southeast line of said 1.888 acre Carnes tract, the common northwest line of said Lot 1, Spring Road Subdivision, and the meanders of a wire fence, a distance of 183.47 feet (183.77' Record) to a 8 inch cedar post found at the south corner of said 1.888 acre Carnes tract, for the southern most corner of the herein described tract of land, same being at the east corner of that certain called 1.112 acre tract of land conveyed to James Craft in Volume 4425, Page 534, Official Public Records of Hays County, Texas,

THENCE North 44°32'51" West (North 44°13' West Record), along the common line of said 1.888 acre Carnes tract and said 1.112 acre Craft tract, a distance of 220.38 feet (222.92' Record) to a 4 inch cedar post marking the north corner of said 1.112 acre Craft tract and the common west corner of said 1.888 acre Carnes tract, for the most westerly corner of the herein described tract of land, same being in the southeast right of way line of aforesaid Gordon Street (Public R.O.W. varies);

THENCE North 44°47'32" East (North 45°01' East Record), with the northwest line of said 1.888 acre Carnes tract and the common southeast line of said Gordon Street, a distance of 370.64 feet (370.71' Record) to the POINT OF BEGINNING and CONTAINING 3.743 ACRES OF LAND.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or identification purposes and does not override Item 2 of Schedule B, hereof.

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STATE OF TEXAS
COUNTY OF HAYS

1.108 ACRES
J.M. VERAMENDI SURVEY
ABSTRACT # 17

BEING A 1.108 ACRE TRACT OF LAND SITUATED IN THE J.M. VERAMENDI SURVEY # 2, ABSTRACT # 17, HAYS COUNTY, TEXAS, SAME BEING THAT CERTAIN CALLED 1.112 ACRE TRACT OF LAND CONVEYED TO JAMES CRAFT IN VOLUME 4425, PAGE 534, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 4 inch cedar post found at the north corner of said 1.112 acre Craft tract, for the north corner of the herein described tract of land, same being at the common west corner of that certain called 1.888 Acre tract of land (Exhibit B) conveyed to Carol Carnes In Volume 727, Page 140, Official Public Records of Hays County, Texas, same being in the southeast right of way line of Gordon Street (Public R.O.W. Varies);

THENCE South 44°32'51" East (South 44°13'00" East Record), along the common line of said 1.112 acre Craft tract and said Carnes tract, a distance of **220.38 feet** (221.27' Record) to a 8 inch cedar post found at the south corner of said 1.888 acre Carnes tract and the common east corner of said 1.112 acre Craft tract, for the east corner of the herein described tract of land, same being in the northwest line of Lot 1, Spring Road Subdivision, as recorded in Volume 17, Page 311, Plat Records of Hays County, Texas;

THENCE South 44°43'14" West (South 45°04'04" West Record), with the southeast line of said 1.112 acre 1.112 acre Craft tract, the common northwest line of said Lot 1, Spring Road Subdivision, and along the meanders of a wire fence, passing at a distance of 191.52 feet passing a 1/2 inch iron rod with "Byrn" cap found at the west corner of said Lot 1, Spring Road Subdivision, and continuing for a total distance of **202.67 feet** (202.53' Record) to a 1 inch iron pipe found at the south corner of said 1.112 acre Craft tract, for the south corner of the herein described tract of land, same being in the northeast line of Spring Road (Public R.O.W. Varies);

THENCE North 52°52'23" West (North 52°47'00" West Record), with the northeast line of said Spring Road, the common southwest line of said 1.112 acre Craft tract, and along the meanders of a wire fence, a distance of **222.61 feet** (223.06' Record) to a mag nail set in asphalt at the west corner of said 1.112 acre Craft tract, for the west corner of the herein described tract of land, same being at the intersection of said Spring Road and aforesaid Gordon Street, and from which a 1 inch iron pipe found at the south corner of Lot 3, Keck Addition, as recorded in Volume 5, Page 74, Plat Records of Hays County, Texas bears North 52°52'23" West, a distance of 495.80 feet;

THENCE North 44°47'32" East (North 45°00'00" East Record), with the northwest line of said 1.112 acre Craft tract, and the common southeast line of said Gordon Street, a distance of **234.90 feet** (235.77' Record) to the **POINT OF BEGINNING** and **CONTAINING 1.108 ACRES OF LAND.**

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during May 4, 2016, and is true and correct to the best of my knowledge and belief.

Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas
Attachment: Drawing of 4.851 acres (REV.)
Job: 16-6160

12/15/17
Date

STATE OF TEXAS
REGISTERED
RICHARD TAYLOR
3986
PROFESSIONAL
LAND SURVEYOR