



SURVEYING - PLANNING - ARCHITECTURE

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STATE OF TEXAS
COUNTY OF HAYS

LOT 5 – BLK 1 – ZONING PARCEL CD-4
SAN MARCOS BUSINESS PARK SEC. 2

BEING A 0.72 ACRE PORTION OF LOT 5 OF BLOCK 1, SAN MARCOS BUSINESS PARK SECTION 2, AN ADDITION TO THE CITY OF SAN MARCOS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4, PAGE 201 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with cap marked "Byrn" at the north corner of said Lot 5, Block 1, for the north corner of the herein described tract of land, same being at the intersection of the southeast line of Dutton Drive, a 60 foot public right-of-way, with a southwest line of said Dutton Drive, 60' public right-of-way, as shown by plat of said San Marcos Business Park Section 2, and from which a 1/2" iron rod found with cap at the west corner of said Lot 5, and the common north corner of Lot 4A of the Replat of Lot 4, San Marcos Business Park Section 1, an addition to the City of San Marcos according to the map thereof recorded in Volume 11, Page 139 of the Plat Records of Hays County, Texas, bears South 43°30'03" West (S 43°32'00" W Record), a distance of 329.20 feet (329.50' Record);

THENCE with the southwest line of said Dutton Drive, and the common northeast line of said Lot 5, Block 1, **South 46°18'54" East** (S 46°17'00" E Record), a distance of **225.00 feet** (Record) to a point chiseled in concrete at the east corner of said Lot 5, Block 1, for the east corner of the herein described tract of land, same being at the common north corner of Lot 6A of the Replat of Lots 6 and 7 of Block 1, San Marcos Business Park Section 2, an addition to the City of San Marcos according to the map thereof recorded in Volume 7, Page 227, Hays County Plat Records, and from which a 1/2" iron rod set with cap "ASH5687" at the south corner of said Lot 5 and the common west corner of said Lot 6A, bears South 43°30'06" West (S 43°32'00" W Record), a distance of 329.39 feet (329.50' Record);

THENCE with the common line of said Lot 5 and said Lot 6A, **South 43°30'06" West** (S 43°32'00" W Record), a distance of **140.19 feet** to the south corner of the herein described tract of land;

THENCE through and severing said Lot 5, Block 1, **North 46°15'59" West**, a distance of **225.00 feet** to the northwest line of said Lot 5, and the common southeast line of aforesaid Dutton Drive, for the west corner of the herein described tract of land;

THENCE with the common line of said Lot 5 and said Dutton Drive, **North 43°30'03" East** (N 43°32'00" E Record), a distance of **140.00 feet** to the **POINT OF BEGINNING** and **CONTAINING 0.72 ACRES OF LAND.**

Bearing Basis – GPS coordinates (NAD83) adjusted by HARN (High Accuracy Reference Network) and projected to Texas State Plane Coordinates (Texas South Central Zone).

*This description severing Lot 5 for Zoning Purposes is not intended to subjugate the Development Rules of any State, County or City Ordinance, and all required permits should be obtained before occupying the premises.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared from a survey performed under my direction during June 2019, 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

Job: 19-7220

08/09/19
Date

