



ASH & ASSOCIATES

SURVEYING · ENGINEERING · ARCHITECTURE

"Serving the Community of Texas"

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STATE OF TEXAS
COUNTY OF HAYS

0.514 ACRES
PART OF LOT 105 & 106
THIRD DIVISION, PARK ADDITION

BEING A 0.514 ACRE TRACT OF LAND IN THE CITY OF SAN MARCOS, SAME BEING A PORTION OF LOT 105 AND 106, THIRD DIVISION, PARK ADDITION TO THE CITY OF SAN MARCOS, AS RECORDED IN VOLUME 56, PAGE 46, DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO CLAIRE FRENCH IN VOLUME 3335, PAGE 720, OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pipe found at the intersection of the southwest right of way line of North LBJ Drive (R.O.W. Varies), and the southeast right of line of a 16' Alley, same being at the north corner of above mentioned Lot 105 - Park Addition, for the north corner of the herein described tract of land;

THENCE South 24°07'37" East (South 23°59' East Record), with the southwest line of said North LBJ Drive, passing the east corner of said Lot 105 and the north corner of said Lot 106 - Park Addition, and continuing for a total distance of **199.79 feet** (199.20' Record) to a 1/2 inch iron rod set with cap at the east corner of said Lot 106 - Park Addition, for the east corner of the herein described tract of land, same being at the intersection of said North LBJ Drive and the northwest right of way line of Acorn Street (40' R.O.W.);

THENCE South 43°18'33" West (South 43°39' West Record), with the northwest line of said Acorn Street, a distance of **84.75 feet** (84.75' Record) to a 1/2 inch iron pipe found for the south corner of the herein described tract of land, same being at the east corner of a called 0.77 acre tract of land conveyed to Becky Jo Jenkins in Volume 3580, Page 850, Official Public Records of Hays County, Texas, and from which a 1/2 inch iron pipe found at the south corner of said 0.77 acre Jenkins tract bears South 43°18'33" West, a distance of 181.96 feet;

THENCE North 45°40'02" West (North 45°21' West Record), with the northeast line of said 0.77 acre Jenkins tract, passing the northwest line of said Lot 106, and the southeast line of aforesaid Lot 105 - Park Addition, and continuing for a total distance of **184.37 feet** (185.00' Record) to a 1/2 inch iron pipe found at the north corner of said 0.77 acre Jenkins tract, same being in the southeast line of the aforementioned 16' Alley, for the west corner of the herein described tract of land;

THENCE North 43°15'50" East (North 43°39' East Record), with the southeast line of said 16' Alley, distance of **158.12 feet** (158.00' Record) to the **POINT OF BEGINNING** and **CONTAINING 0.514 ACRES OF LAND.**

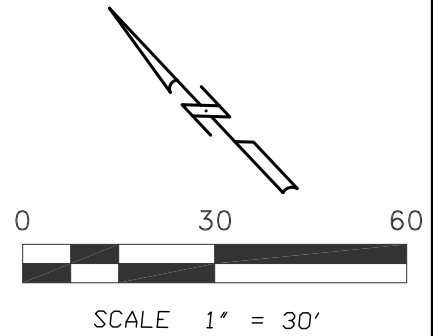
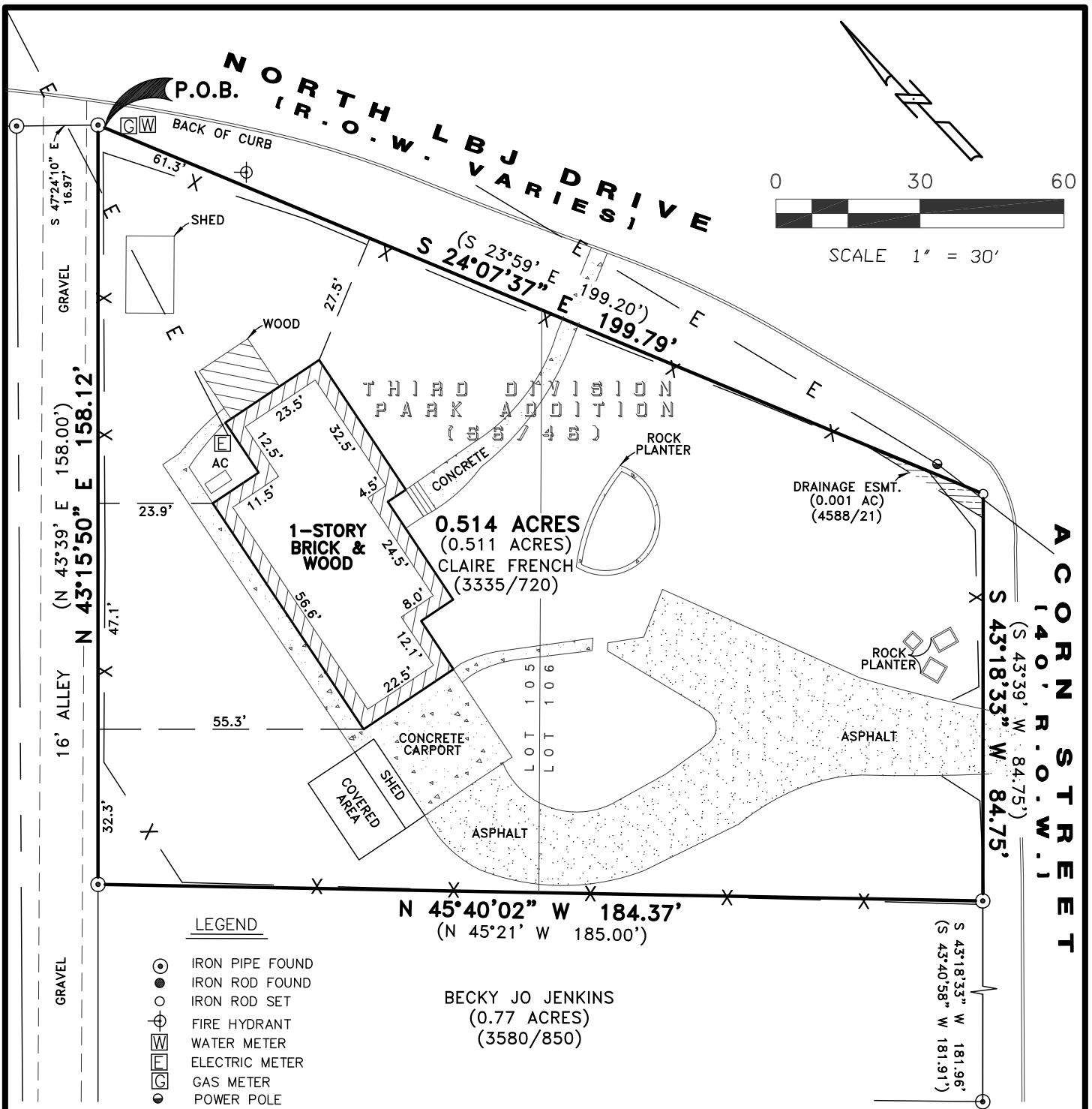
BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

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 October 2014, 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 0.514 acres
Job: 14-5308

10/09/14

Date



- NOTES:**
- 1) THIS TRACT IS SUBJECT TO THE DRAINAGE EASEMENT CONVEYED TO THE CITY OF SAN MARCOS IN VOLUME 4588, PAGE 21, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING SHOWN HEREON.
 - 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0389F, DATED SEPTEMBER 02, 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.

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF:
 A 0.514 ACRE TRACT OF LAND IN THE CITY OF SAN MARCOS, BEING A PORTION OF LOT 105 AND 106, THIRD DIVISION, PARK ADDITION TO THE CITY OF SAN MARCOS, AS RECORDED IN VOLUME 56, PAGE 46, DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO CLAIRE FRENCH IN VOLUME 3335, PAGE 720, OFFICIAL PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

TO:
 PURCHASER: CARSON DIVERSIFIED LAND, LP.
 TITLE CO: INDEPENDENCE TITLE
 GF NO: 1423968-SMA
 ADDRESS: 905 N. LBJ

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 OCTOBER 2014, 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
 RICHARD H. TAYLOR, RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NUMBER 3986 STATE OF TEXAS
 ©:ASH & ASSOCIATES, L.L.C.

10/09/14
 DATE



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