

DESCRIPTION OF 248 SQUARE FEET, MORE OR LESS, OF LAND AREA IN FARM LOT NO. 3, THE ORIGINAL TOWN OF SAN MARCOS, AS RECORDED IN VOLUME 46, PAGE 448 OF THE HAYS COUNTY DEED RECORDS, BEING A PORTION OF THAT TRACT DESCRIBED AS 2.45 ACRES IN A DEED FROM H. E. BUTT GROCERY COMPANY TO THE COUNTY OF HAYS DATED MAY 20, 1994 AND RECORDED IN VOLUME 1074, PAGE 561 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found with a plastic cap stamped "Byrn Survey" at the southwest intersection of Martin Luther King Drive and South LBJ Drive, for the north corner of the County of Hays tract and the north corner of this description;

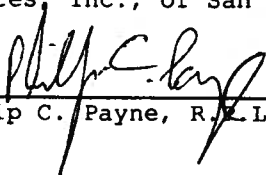
THENCE leaving Martin Luther King Drive and the **PLACE OF BEGINNING** as shown on that plat numbered 26440-09-a dated December 31, 2009 prepared for the City of San Marcos by Byrn & Associates, Inc., of San Marcos, Texas, with the common west line of South LBJ Drive and the east line of the County of Hays tract **S 08°00'00" E 13.54 feet** to a concrete nail with washer stamped "Byrn Survey" set for the southeast corner of this description, from which a ½" iron rod found with a plastic cap stamped "Byrn Survey" for the southeast corner of the County of Hays tract bears **S 08°00'00" E** (being the bearing basis for this description) 158.54 feet;

THENCE leaving South LBJ Drive and crossing the County of Hays tract the following two courses:

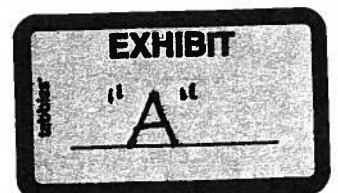
1. **S 81°59'54 W 13.54 feet** to a concrete nail with washer stamped "Byrn Survey" set for the south corner of this description, and
2. **N 43°37'35" W 16.62 feet** to a concrete nail with washer stamped "Byrn Survey" set in the south line of Martin Luther King Drive and the north line of the County of Hays tract, from which a ½" iron rod found with a plastic cap stamped "Byrn Survey" for the northwest corner of the County of Hays tract bears **S 81°55'05 W 310.11 feet**;

THENCE with the common south line of Martin Luther King Drive and the north line of the County of Hays tract **N 81°55'05" E 23.22 feet** to the **PLACE OF BEGINNING**

There are contained within these metes and bounds 248 square feet, more or less, as prepared from public records and a survey made on the ground on December 31, 2009 by Byrn & Associates, Inc., of San Marcos, Texas.

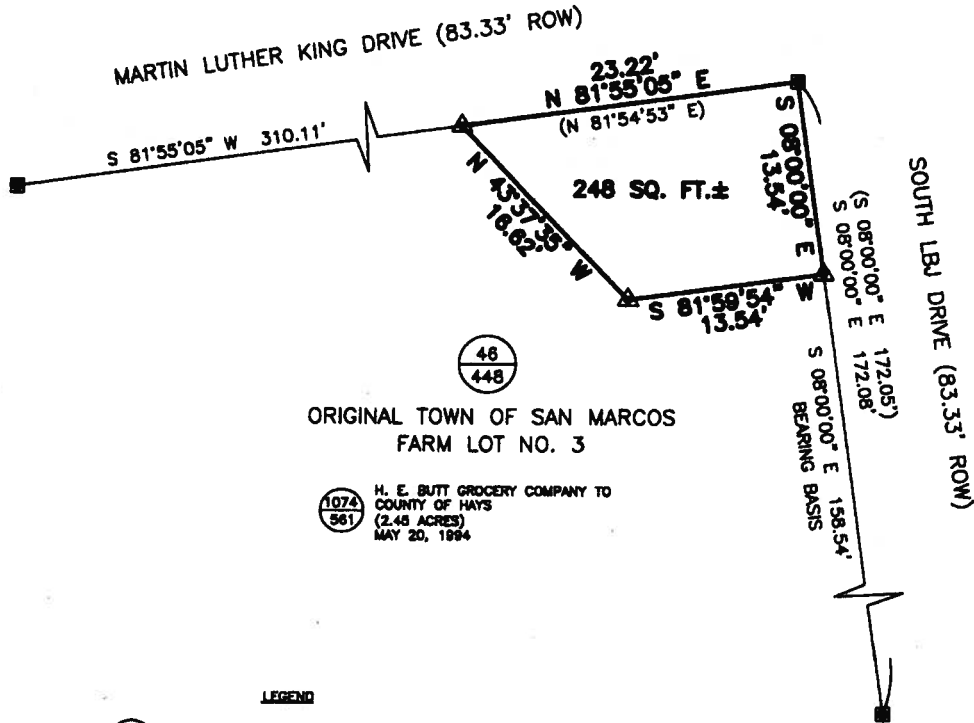
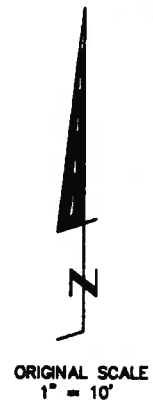

Phillip C. Payne, R.L.S. #6064

Client: City of San Marcos
Date: December 31, 2009
Survey: Veramendi No. 1, J.M., A-17
County: Hays, Tx
Job No. : 26440-09
FND 248SQFT



SURVEYOR'S NOTES

1. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
2. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C038897, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
4. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED DECEMBER 31, 2008 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.



ORIGINAL TOWN OF SAN MARCOS
FARM LOT NO. 3

1074
581 H. E. BUTT GROCERY COMPANY TO
COUNTY OF HAYS
(2.46 ACRES)
MAY 20, 1894

LEGEND

- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- CONCRETE NAIL WITH WASHER STAMPED "BYRN SURVEY" SET

TO CITY OF SAN MARCOS, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON DECEMBER 31, 2008. THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

Phillip C. Payne
PHILLIP C. PAYNE, R.P.L.S. NO. 8084

BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2846

PLAT OF 248 SQUARE FEET,
MORE OR LESS, IN FARM LOT
NO. 3, ORIGINAL TOWN OF
SAN MARCOS, HAYS COUNTY, TEXAS

CLIENT: CITY OF SAN MARCOS
DATE: DECEMBER 31, 2008
OFFICE: PAYNE
CREW: EVERETT, C. SMITH
FB/PG: 890/51
PLAT NO. 28440-08-a