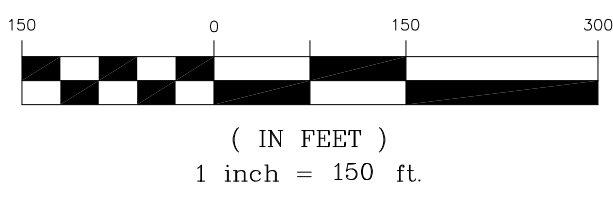
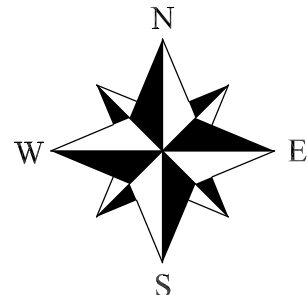
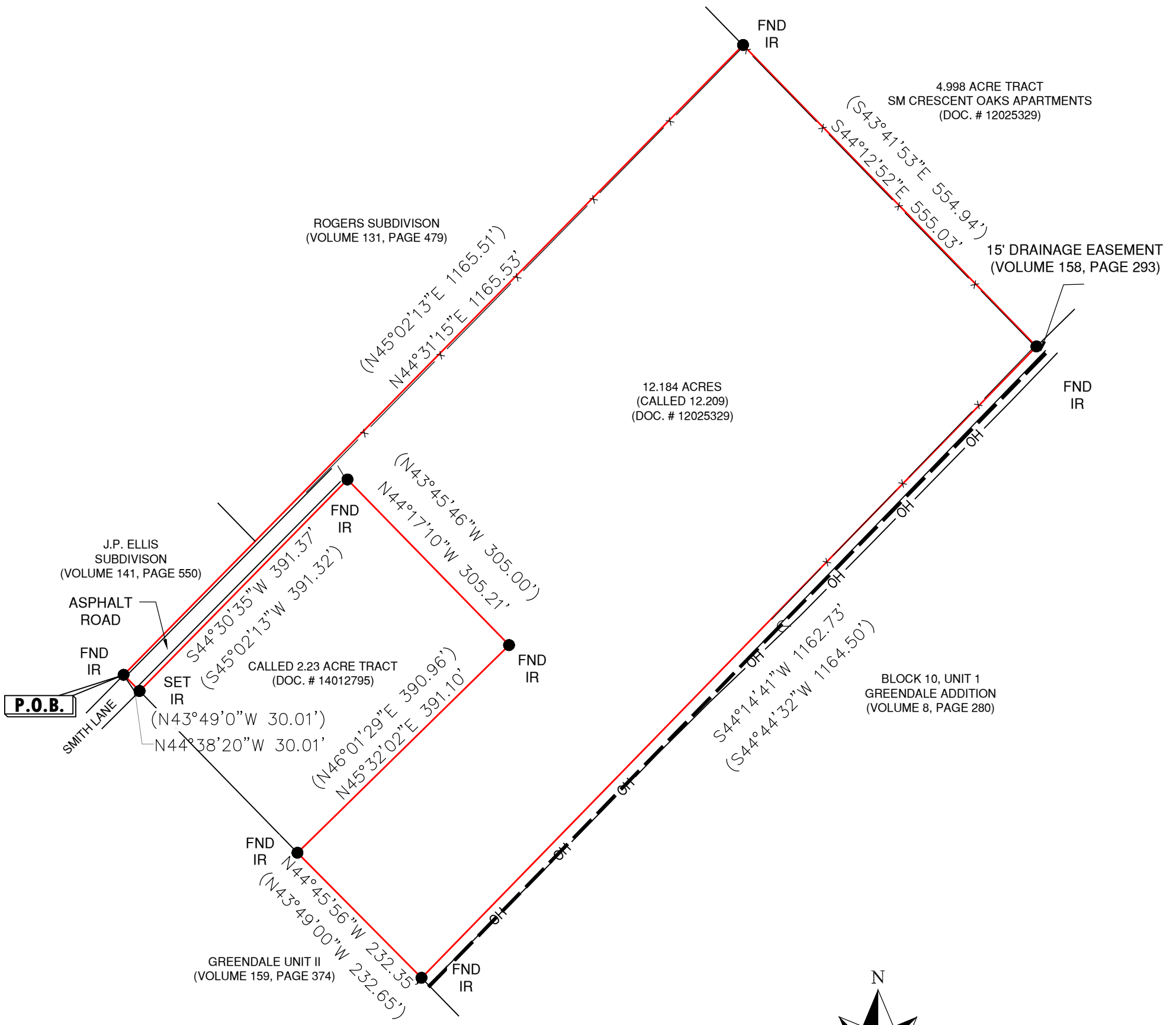


# LEGEND

FIR	FOUND IRON ROD	U.E.	UTILITY EASEMENT
SIRC	SET IRON ROD CAPPED	B.L.	BUILDING LINE
FIP	FOUND IRON PIPE	O.H.B.L.	OVERHANG BUILDING LINE
OPRHCT	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS	—x—	FENCE LINE
PRHCT	PLAT RECORDS, HAYS COUNTY, TEXAS	—OH—	OVERHEAD ELECTRIC
DRHCT	DEED RECORDS, HAYS COUNTY, TEXAS	←	GUY WIRE

## NOTES

1. ALL BEARINGS & DISTANCES SHOWN HEREON ARE GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT.
2. PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD AND RECORD DATA.
3. ALL ½" IRON PINS SET WITH RED CAP MARKED ATWELL 4724
4. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT, THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, FROM COURTHOUSE AND APPRAISAL OFFICE RECORDS. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



PROPERTY ADDRESS: SMITH LANE  
SAN MARCOS, TEXAS 78666

12.184 ACRES, J.M. VERAMENDI LEAGUE, A-2, HAYS COUNTY, TEXAS, ACCORDING TO DEED RECORDED IN VOLUME 5123, PAGE 446, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.  
SAID 12.184 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

*Jerry D. Wilkie, Jr.*  
JERRY D. WILKIE, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 4724



JOB:	21005070	CAD	ELG
DR.	XXX	CH.	CJW
BOOK	N/A	PG.	N/A
SHEET	1 OF 2	DATE:	12-09-2021
REV			

**ATWELL, LLC**  
10100 REUNION PLACE  
SUITE 700  
SAN ANTONIO, TEXAS 78216  
210-861-0733  
TBPLS FIRM NO. 10194153  
JWILKIE@ATWELL-GROUP.COM

LEGAL DESCRIPTION

BEING A 12.184 ACRE TRACT OF LAND SITUATED IN THE J.M. VERAMENDI LEAGUE, A-2, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 14.96 ACRE TRACT DESCRIBED VOLUME 149, PAGE 332 OF THE HAYS COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF SMITH LANE (30' RIGHT-OF-WAY) IN THE EAST LINE OF J.P. ELLIS SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 141, PAGE 550, HAYS COUNTY PLAT RECORDS, HAYS COUNTY, TEXAS, AND FOR THE WEST CORNER OF THIS TRACT;

THENCE, WITH THE SOUTHEAST LINE OF SAID JP ELLIS SUBDIVISION, , N 44°31'15" E, A DISTANCE OF 1165.53 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF A CALLED 4.998 ACRE TRACT DESCRIBED IN DOCUMENT NO. 1205329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AT THE EAST CORNER OF RODGERS SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 131, PAGE 479, HAYS COUNTY TEXAS, AND FOR THE NORTH CORNER OF THIS TRACT;

THENCE, WITH THE SOUTHWEST LINE OF SAID 4.998 ACRE TRACT, S 44°12'52" E, A DISTANCE OF 555.03 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF BLOCK 10, UNIT 1 GREENDALE ADDITION, A SUBDIVISION RECORDED IN VOLUME 8, PAGE 280, HAYS COUNTY PLAT RECORDS, AND FOR THE EAST CORNER OF THIS TRACT;

THENCE, WITH THE WEST LINE OF SAID BLOCK 10, UNIT 1 GREENDALE ADDITION; S 44°14'41" W, A DISTANCE OF 1162.73 FEET TO A 1/2 INCH IRON ROD FOUND, IN THE NORTHEAST LINE OF GREENDALE UNIT II RECORDED IN VOLUME 159, PAGE 374, HAYS COUNTY PLAT RECORDS, AND FOR THE SOUTH CORNER OF THIS TRACT;

THENCE, WITH THE NORTHEAST LINE OF GREENDALE UNIT II, N 44°45'56" W, A DISTANCE OF 232.35 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A CALLED 2.23 ACRE TRACT RECORDED IN DOCUMENT 14012795, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND FOR THE A SOUTH CORNER OF THIS TRACT;

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 2.23 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 45°32'02" E, A DISTANCE OF 391.10 FEET TO A 1/2 INCH IRON ROD FOUND,
2. N 44°17'10" W, A DISTANCE OF 305.21 FEET TO A 1/2 INCH IRON ROD FOUND,
3. S 44°30'35" W, A DISTANCE OF 391.32 FEET TO A 1/2 INCH IRON ROD FOUND, ON THE NORTH EAST LINE OF SMITH LANE (30 FOOT RIGHT-OF-WAY), AT THE NORTHWEST CORNER OF SAID GREENDALE UNIT II, AND THE SOUTH LINE OF THIS TRACT;

THENCE WITH THE NORTH LINE OF SMITH LANE, N 44°38'20" W, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING, CONTAINING 12.184 ACRES, MORE OR LESS, IN HAYS COUNTY, TEXAS.

PROPERTY ADDRESS: SMITH LANE  
SAN MARCOS, TEXAS 78666

12.184 ACRES, J.M. VERAMENDI LEAGUE, A-2, HAYS COUNTY, TEXAS, ACCORDING TO DEED RECORDED IN VOLUME 5123, PAGE 446, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JERRY D. WILKIE, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 4724



JOB:	21005070	CAD	ELG
DR.	XXX	CH.	CJW
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