

**MARTINEZ**  
**SURVEYING AND MAPPING Co.**  
**Firm # 101822-00**  
**P.O. Box 17971**  
**San Antonio, Texas 78217**  
**(210) 829-4244**

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STATE OF TEXAS  
COUNTY OF HAYS

10.41 ACRE TRACT

All that certain tract or parcel of land containing 10.41 acres in Hays County, Texas, out of J. M. Veramendi Survey No. 2, Abstract 17, being the same tract called 10.409 acres described in conveyance from Marty Skiles and Angie Skiles to Texas Sterling Construction Co., of record in Volume 4252, Page 213, Official Public Records of Hays County, Texas.

- BEGINNING:** at a 5" diameter metal fence post found on the Northwest line of Harris Hill Road at the East corner of the City of San Marcos, 82.651 acre tract, of record in Volume 2405, Page 387, Official Public Records of Hays County, Texas, for the South corner of this tract;
- THENCE:** North 46 deg. 08 min. 24 sec. West, 438.63 feet to a ½" iron pin found at the South corner of Harris Hill Commercial Land Holdings, Ltd., 139.798 acre tract, of record in Document # 20037579, Official Public Records of Hays County, Texas, for the West corner of this tract;
- THENCE:** North 44 deg. 56 min. 36 sec. East, 1143.49 feet to a ½" iron pin found with cap at the West corner of 4T Properties, Ltd., 3.00 acre tract, of record in Volume 5138, Page 781, Official Public Records of Hays County, Texas, for the North corner of this tract;
- THENCE:** South 46 deg. 06 min. 40 sec. East, 222.97 feet to a ½" iron pin found with cap at the North corner of Marty G. & Angie Skiles, remaining portion of 11.586 acre tract, of record in Volume 2446, Page 668, Official Public Records of Hays County, Texas, for the Northeast corner of this tract;
- THENCE:** South 45 deg. 14 min. 40 sec. West, 231.43 feet to a ½" iron pin set with cap, at the West corner of said Skiles, remaining portion of 11.586 acre tract, for a corner of this tract;
- THENCE:** South 46 deg. 04 min. 13 sec. East, 221.65 feet to a ½" iron pin found with cap on the Northwest line of Harris Hill Road at the South corner of said Skiles, remaining portion of 11.586 acre tract, for the East corner of this tract;

THENCE: South 45 deg. 14 min. 39 sec. West, 911.81 feet along with the Northwest line of Harris Hill Road to the POINT OF BEGINNING.

Bearing Basis - North 44 deg. 56 min. 36 sec. East, 1143.49 feet – from the Northwest line of this tract, as obtained from GPS Observations using WSG84, NAVD88.



A handwritten signature in blue ink that reads "Reynaldo Martinez Jr." with a stylized flourish at the end.

REYNALDO MARTINEZ JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5482  
W. O. # 24-6-9  
June 11, 2024  
(SEE ACCOMPANYING SURVEY PLAT)