

FIELD NOTE DESCRIPTION FOR A 20,812 SQUARE FEET TRACT OF LAND:

BEING A 20,812 SF TRACT OF LAND SITUATED IN THE CITY OF BUDA, HAYS COUNTY, TEXAS, KNOWN AS LOT 2, BLOCK "A" OF THE MIDTOWN SQUARE SUBDIVISION, AS RECORDED IN VOLUME 16, PAGE 37-38, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING THAT CERTAIN 0.47-ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO JOHN B. SANFORD, RECORDED IN DOCUMENT NO. 2011-11028558 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 iron rod found lying on the east right-of-way of Railroad Street, a public street, said point marking the southwest corner of Lot 19 of the Chandlers Addition, recorded in Volume Q, Page 290 of the Plat Records of Hays County, Texas, for the northwest corner of this described tract;

THENCE South $89^{\circ}55'19''$ East, along the south line of said Lot 19 and north line of this tract, a distance of 119.79 feet to a 1/2 inch iron rod found, lying on the west line of that certain tract of land conveyed to Todd Ruge by General Warranty Deed with Vendor's Lien in Volume 2821, Page 460 of the Official Public Records of Hays County, Texas, said point marking the southeast corner of Lot 19 of said Chandler Addition, for the northeast corner of this tract;

THENCE South $08^{\circ}58'14''$ West, along the east line of this tract, common with the west line of said Todd Ruge tract, at a distance of 79.84 feet pass the southwest corner of said Ruge Tract, common with the northwest corner of that certain tract conveyed to Douglas and Benita Gunn by Warranty Deed, recorded in Volume 1044, Page 732, of the Official Public Records of Hays County, Texas, and continuing a total distance of 164.10 feet to a 1/2 iron rod found marking the northeast corner of that certain tract conveyed to David L. Delgado by General Warranty Deed with Vendor's Lien in Document No. 2012-12017516, of the Official Public Records of Hays County, for the southeast corner of this tract;

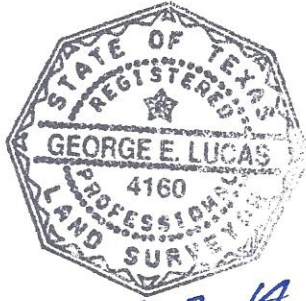
THENCE North $85^{\circ}24'24''$ West, along the south line of this tract, common with the north line of said Delgado tract, a distance of 68.72 feet to a 1/2 inch iron rod found for an angle corner of this tract;

THENCE North $86^{\circ}10'00''$ West, along the south line of this tract, common with the north line of said Delgado tract, a distance of 75.03 feet to a 1/2 inch iron rod found, lying on the east right-of-way of Railroad Street, a public street, said point marking the northwest corner of said Delgado tract, for the southwest corner of this tract;

THENCE North $17^{\circ}57'00''$ East, along the east right-of-way line of Railroad Street common with the west line of the described tract, a distance of 159.50 feet to the POINT OF BEGINNING, containing 20,812 square feet of land, more or less.



George E. Lucas
Registered Professional
Land Surveyor No. 4160
State of Texas
Date: December 3, 2014



12-3-14

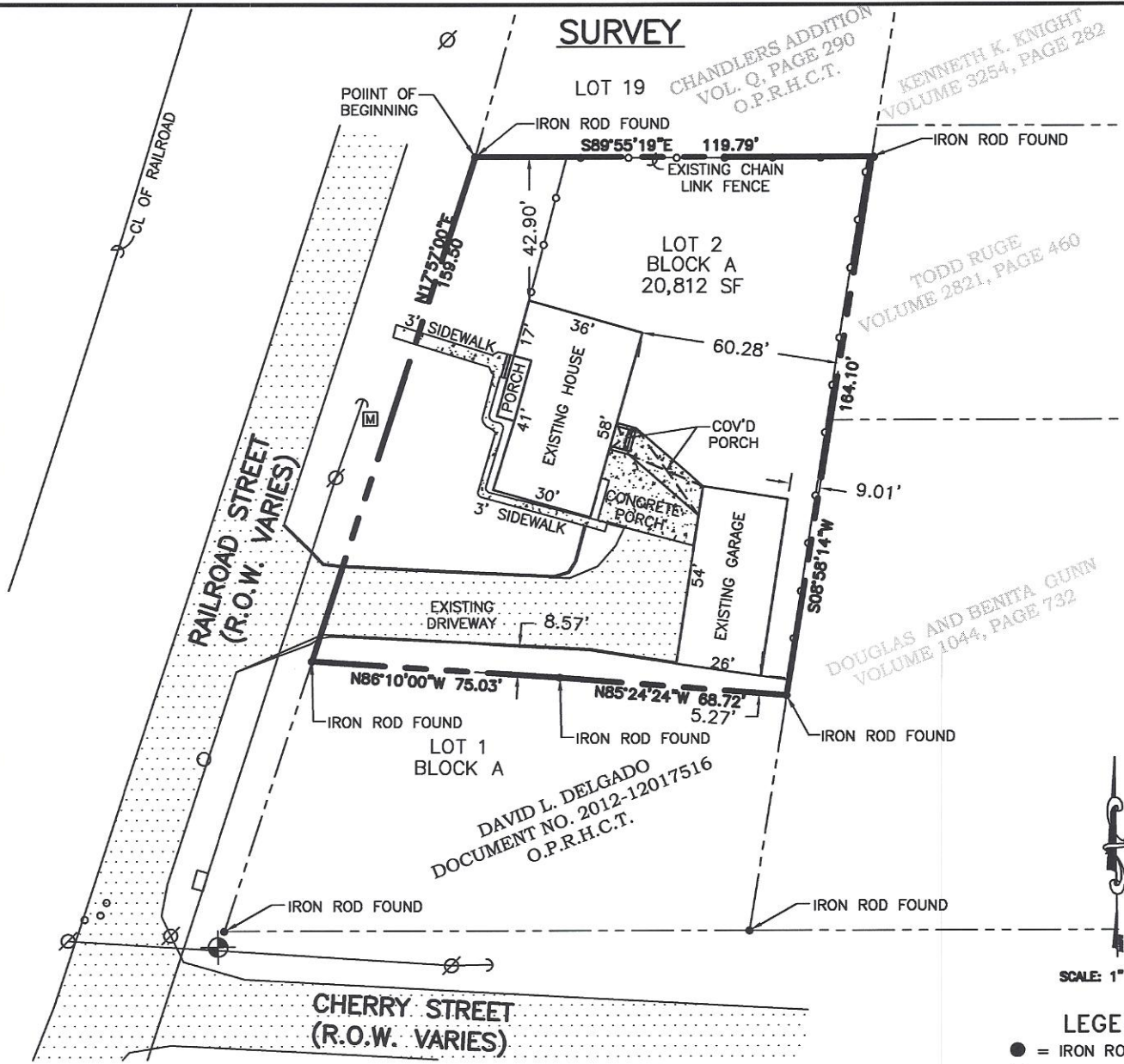
SURVEY

CHANDLERS ADDITION
VOL. Q, PAGE 290
O.P.R.H.C.T.

KENNETH K. KNIGHT
VOLUME 3254, PAGE 282

TODD RUGE
VOLUME 2821, PAGE 460

DOUGLAS AND BENITA GUNN
VOLUME 1044, PAGE 732



SCALE: 1" = 50'

LEGEND

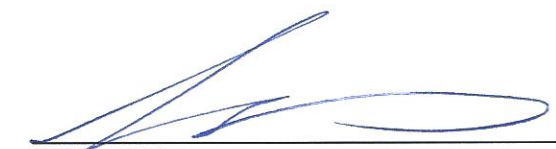
- = IRON ROD FOUND
- = CONCRETE MONUMENT FOUND
- = IRON ROD SET
- △ = CALCULATED POINT
- = POWER POLE
- = GUY ANCHOR
- = CHAIN LINK FENCE

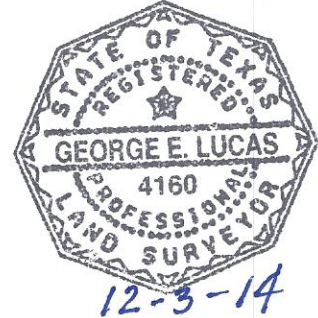
LEGAL DESCRIPTION
BEING A 20,812 SF TRACT OF LAND SITUATED IN THE CITY OF BUDA, HAYS COUNTY, TEXAS, KNOWN AS LOT 2, BLOCK "A" OF THE MIDTOWN SQUARE SUBDIVISION, AS RECORDED IN VOLUME 16, PAGE 37-38, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN B. SANFORD BY WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 2011-11028558 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

FLOOD INFORMATION: I HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY DESCRIBED HEREIN IS WITHIN A SPECIFIC FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF H.U.D..

COMMUNITY PANEL NUMBER: 48209 C0280 F
FLOOD MAP DATED: SEPTEMBER 2, 2005

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.


GEORGE E. LUCAS
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4160
435 LITTLE LAKE ROAD
HUTTO, TEXAS 78634



DATE: 12-3-14