

Scale
1" = 125'

Clark Tract
Doc. # 23001224
OPRHC

Curve Radius Arc Chord Chord Bearing
 1 3,769.72 77.03 77.03 N 87°33'26" W

Reference attached meters
and bounds description
marked RR1225

Stanford Traci
Doc. # 15029216
OPRHC

12.221 Acres

Country Estates Recreational
Association Tract
V. 11795 P. 559 - OPRHC

*Country Estates Recreational
Association Tract
V. 274 / P. 190 - HCDR*

Legend

Official Public Records of Hayes County
RPRHC
Real Property Records of Hayes County
HCDR
Hayes County Deed Records
WifeName
Overland Protection
Unfiled
O
Water Well is dead
Remains of concrete
highway monument
CM

Richards Tract
V. 5034 / P. 441
OPRJC

Texas State Theta Lambda
Housing Tract
Doc. # 18001826
OPRHC

Ranch Road # 12

Surveyor's Notes: Volume 1356, Page 631 & Volume 1348, Page 512, OPRHC, describes a 5' wastewater easement (WWE) along the front property line of this tract. This tract is subject to the documents recorded in Volume 101, Page 610 & Volume 267, Pages 629 & 631, ICDR. Fences are shown for graphic purposes and may not coincide along property lines slightly. All bearings and distances are based upon Texas State Plane Coordinate System, Texas South Central Zone, NAD 1983 datum.

PLAT SHOWING SURVEY OF 12.221 ACRES OUT OF AND PART OF THE LYDIA GLASGOW SURVEY, ABSTRACT NO. 188 IN HAYS COUNTY, TEXAS.

FOR: Guarri General Contractors

GF: 4000142300160/ Alamo Title

DATE: June 12, 2023 ADDRESS: 2404 Ranch Road # 12, San Marcos, Texas.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is essentially correct and that there are no visible discrepancies, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown and that said property has access to a public road. Only those plats with a red surveyor's seal and red signature shall be deemed reliable and authentic.

Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

According to the sealing of FEMA Map Panel 0388 F of the September 2, 2005 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "X" of the flood hazard area and determined to be outside the 100 year flood zone.



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HAYES SURVEYING LLC

202 SUNFLOWER DRIVE
KYLE, TEXAS 78640
512-738-0511

METES & BOUNDS DESCRIPTION FOR 12.221 ACRES

A tract of land containing 12.221 acres out of and part of the Lydia Glasgow Survey, Abstract No. 188 in Hays County, Texas, and being the combination of a called 3.392 acre tract as conveyed to Eunice Young in Volume 2504, Page 141 of the Official Public Records of Hays County, together with a called 2.07 acre tract as conveyed to Eunice Young in Volume 2504, Page 145 of the Official Public Records of Hays County, and together with a called 6.874 acre tract as conveyed to Eunice Young in Volume 2512, Page 669 of the Official Public Records of Hays County, said 12.221 acres being surveyed by Hayes Surveying in May of 2023 and being more particularly described as follows;

BEGINNING at a $\frac{1}{4}$ " iron rod found in the north right-of-way of Ranch Road # 12 for a southeast corner of the aforementioned 6.874-acre tract, a southeast corner of this 12.221 acre tract and the southwest corner of the Richards Tract as described in Volume 5034, Page 441 of the Official Public Records of Hays County, from which for reference an iron rod with a plastic cap found for the southeast corner of the Richards Tract bears S $87^{\circ} 52' 46''$ E, a distance of 199.79 feet;

THENCE along the Ranch Road right-of-way the following four (4) courses,

1. N $88^{\circ} 09' 47''$ W, a distance of 48.57 feet to an iron rod with a cap found for the southwest corner of the 6.874-acre tract and the southeast corner of the 2.07-acre tract;
2. N $88^{\circ} 00' 01''$ W, a distance of 243.27 feet to the remains of a concrete highway monument and the beginning of a curve;
3. Along a curve to the right with a radius of 3,769.72 feet, a chord bearing of N $87^{\circ} 33' 26''$ W and a chord distance of 77.03 feet to a $\frac{1}{2}$ " iron rod found for the southwest corner of the 2.07-acre tract, the southwest corner of this herein described 12.221-acre tract and the southeast corner of the Stanford Tract as described in Document # 15029216 of the Official Public Records of Hays County;

THENCE the following three (3) courses,

1. N $15^{\circ} 29' 51''$ E, leaving the right-of-way, a distance of 578.78 feet to a steel fence post found in the south property line of the 3.392-acre tract for the north corner of the 2.07-acre tract, an exterior ell corner of the Stanford Tract and an interior ell corner of this 12.221-acre tract;
2. N $48^{\circ} 20' 09''$ W, a distance of 175.21 feet to a steel fence post found for the southwest corner of the 3.392-acre tract, an interior ell corner of the Stanford Tract and an exterior ell corner of the 12.221-acre tract;
3. N $07^{\circ} 39' 47''$ E, and at approximately 223.7 feet passing the northwest corner of the 3.392 acre tract and the southwest corner of the 6.874 acre tract, in all a total distance of 617.55 feet to a $\frac{3}{8}$ " iron rod in concrete found in the southwest property line of the Clark Tract as conveyed in Document # 23001224 of the Official Public Records of Hays County, for the northeast corner of the Stanford Tract, the northwest corner of the 6.874-acre tract and the northwest corner of the 12.221 acre tract;

THENCE along the northeast property line of this 12.221-acre tract the following three (3) courses,

1. S $44^{\circ} 24' 20''$ E, a distance of 92.50 feet to a 60D Nail found for the southeast corner of the Clark Tract and the southwest corner of the Gilcrease Tract as conveyed in Volume 533, Page 451 of the Real Property Records of Hays County;
2. S $46^{\circ} 46' 18''$ E, a distance of 168.87 feet to a $\frac{1}{4}$ " iron rod found an angle point;
3. S $45^{\circ} 43' 47''$ E, and at 73.85 feet and 1.44 feet to the right of the property line found a $\frac{5}{8}$ " iron rod for the southeast corner of the Gilcrease Tract and the southwest corner of the Country Estates Recreational Association (CERA) Tract 1 as conveyed in Volume 274, Page 190 of the Hays County Deed Records, in all a total distance of 561.67 feet to a $\frac{1}{4}$ " iron rod found in the northwest property line of the CERA Tract 2 as conveyed in Volume 1179, Page 559 of the Official Public Records of Hays County for the southeast corner of the CERA Tract 1, the northeast corner of the 6.874 acre tract and the northeast corner of this 12.221 acre tract;

THENCE S 09° 50' 06" W, and at 68.34 feet passing an iron rod with a plastic cap found for the southwest corner of the CERA Tract 2 and the northwest corner of the Texas State Theta Lambda Housing Tract as conveyed in Document # 18001826 of the Official Public Records of Hays County, in all a total distance of 429.36 feet to a $\frac{1}{2}$ " iron rod found for a southeast corner of the 6.874 acre tract, a southeast corner of this 12.221 acre tract and the northeast corner of the aforementioned Richards Tract;

THENCE N 87° 54' 47" W, a distance of 199.93 feet to a $\frac{1}{2}$ " iron rod found for the northwest corner of the Richards Tract, an interior ell corner of the 6.874-acre tract and of this tract and an interior ell corner of this 12.221-acre tract;

THENCE S 09° 56' 07" W, a distance of 314.71 feet to the POINT OF BEGINNING, containing 12.221 acres.

All bearings and distances are based upon Texas State Plane Coordinate System, Texas South Central Zone, NAD 1983 datum.

This is to certify that this description of land represents an actual survey made on the ground under my supervision in May of 2023. Only those documents with a red surveyor's signature and an accompanying red surveyor's seal shall be deemed reliable and authentic. Reference the sketch marked File # RR1225.


Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

