

CR 170
(30' R.O.W)
(ALSO KNOWN AS
NORTH ELDERHILL ROAD)

SHERMAN ECKOLS
(REMAINDER 190.42 ACRES)
(294/653)

RALPH HETZ
(10.45 ACRES)

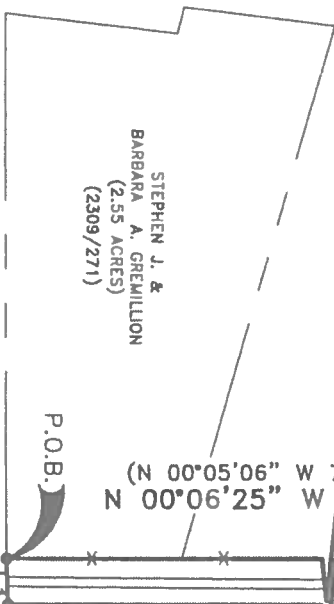
(N 00°01'05" E 572.07')
N 00°00'14" E 572.26'



SCALE 1" = 200'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 89°40'04" W (S 88°05'29" W)	49.42' (50.09')
L2	N 33°26'19" W	73.36'
L3	S 89°53'50" W	116.76'
L4	N 89°27'39" W (N 89°59' W)	26.48' (26.98')



(N 00°05'06" W 700.24')
N 00°06'25" W 698.32'

S 00°03'44" E 748.70'
(S 00°05'01" E 748.72')

SHERMAN ECKOLS
(REMAINDER 190.42 ACRES)
(294/653)

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- ▲ 60D FOUND
- POWER POLE
- x- WIRE FENCE
- E- OVERHEAD ELEC. LINE
- DOWN GUY
- P.U.E. PUBLIC UTILITY EASEMENT
- (BRG.-DIST.) RECORD CALL
- ELECTRIC METER
- P.O.B. POINT OF BEGINNING

PHILIP & JANE CAPRON
(10.00 ACRES)
VOL. 4007, PG. 390

PHILIP & JANE CAPRON
(REM. 15.36 ACRES)
VOL. 3681, PG. 306

STEPHEN J. & BARBARA A. GREMILLION
(9.21 ACRES)
(DOC # 9930042)

STEPHEN J. &
BARBARA A. GREMILLION
(2.55 ACRES)
(2309/271)

(N 89°51'38" E 668.44')
N 89°52'41" E 668.11'
S 89°53'50" W 767.96'
(S 89°52'14" W 768.04')

S 00°03'40" E 700.83'
(S 00°03'40" E 700.73')
BEARING BASIS

SHERMAN ECKOLS
(REMAINDER 190.42 ACRES)
(294/653)

NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE RESTRICTIONS, EASEMENTS, OR COVENANTS NOT SHOWN HEREON.
- 2) THE EASEMENT GRANTED FOR ROADWAY PURPOSES IN VOLUME 279, PAGE 803, DEED RECORDS OF HAYS COUNTY, TEXAS, IS NOW CONTAINED WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 170, ALSO KNOWN AS NORTH ELDER HILL RD, AS SHOWN AND NOTED HEREON.
- 3) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0235F, DATED SEPTEMBER 2, 2005, THIS LOT IS LOCATED IN ZONE "X", WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF:

A 13.33 ACRE TRACT SITUATED IN THE T.R. JACKSON SURVEY AND THE G.B. PHELPS SURVEY, BEING A PORTION OF THAT CALLED 15.36 ACRE TRACT CONVEYED TO PHILIP AND JANE CAPRON IN VOLUME 3681, PAGE 308 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING NOVEMBER 2011, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

Richard H. Taylor
RICHARD H. TAYLOR, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS

12/09/11
DATE



ASH & ASSOCIATES
surveying and mapping
142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
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JOB NO: 11-3892 DRAWN BY: ADP FR. 70/33

STATE OF TEXAS
COUNTY OF HAYS

13.33 ACRES
T.R. JACKSON SURVEY &
G.B. PHELPS SURVEY

A DESCRIPTION OF A 13.03 ACRE TRACT OF LAND OUT OF T.R. JACKSON & G.B. PHELPS SURVEY, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 15.36 ACRE TRACT CONVEYED TO PHILLIP & JANE CAPRON IN VOLUME 3681, PAGE 306, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the north right-of-way line of Elder Hill Road (R.O.W. Varies), at a southerly southwest corner of said Capron called 15.36 acre tract and the common southeast corner of a called 2.55 acre tract conveyed Stephen & Barbara Gremillion, as recorded in Volume 2309, Page 271, the Official Public Records of Hays County, Texas, and for the southerly southwest corner of the herein described tract;

THENCE North 00°6'25" West (North 00°05'06" West, Record), with the common line of said 15.36 acre tract and said Gremillion called 2.55 acre tract and passing the northeast corner of said 2.55 acres and the common southeast corner of a called 9.21 acre tract conveyed to Stephen & Barbara Gremillion, as recorded in Document # 9930042, the Official Public Records of Hays County, Texas, and continuing on for a total distance of **698.32 feet**, (483.41 feet, Record), to a ½ inch iron rod found for an interior angle corner of said 15.36 acre tract and an interior angle corner of the herein described tract;

THENCE South 89°53'50" West (South 89°52'14" West, Record), with the north line of said 9.21 acres, a distance of **651.19 feet** to a 1/2 inch iron rod set with for an exterior angle corner of the herein described tract; and from which a 1/2 inch iron rod found for the northwest corner of the aforementioned 9.21 acres and the northeast corner of that certain called 10.00 acre tract of land conveyed to Philip and Jane Capron by deed recorded in Volume 4007, Page 390 of the Official Public Records of Hays County, Texas, bears South 89°53'50" West, a distance of 116.76 feet;

THENCE entering and severing said 15.36 acres, the following two (2) courses and distances:

1) **North 33°26'19" West**, a distance of **73.36 feet**, to a ½ inch iron rod set with cap;

2) **North 80°53'22" West**, passing at a distance of 686.75 feet the end of a proposed 50' access easement, and continuing for a total distance of **736.75 feet**, to a ½ inch iron rod found at an angle corner of said Capron called 15.36 acre tract and the common northerly northeast corner of the aforementioned Capron called 10.00 acre tract, same being at the common south corner of a called 10.45 acre tract conveyed to Ralph Hetz and the southwest corner of a portion of the remainder of a called 190.24 acre tract conveyed to Sherman Eckols in Volume 294, page 653, Deed Records of Hays County, Texas, for the westerly southwest corner of the herein described tract; from which the northwest corner of said Capron called 10.00 acre tract and the northwest corner of said proposed 50' access easement, bears North 89°27'39" West, a distance of 26.48 feet,

THENCE North 00°00'14" East (North 00°01'05" East, Record), with the east line of said Hetz called 10.45 acres and the common west line of said Capron called 15.36 acres, a distance of **572.26 feet**, (572.07, Record), to a ½ inch iron rod at the northerly northwest corner of said 15.36 acres, for the northwest corner of the herein described tract;

THENCE continuing along the boundary of said Capron called 15.36 acres across the following four (4) courses and distances;

1) **North 89°57'42" East** (North 89°55'53" East, Record), a distance of **800.08 feet** (800.16 feet, Record), to a ½ inch iron found for a northeast corner of the herein described tract.

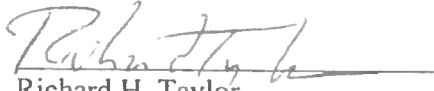
2) **South 00°03'40" East** (South 00°03'40" East, **BEARING BASIS**), a distance of **700.83 feet**, (700.73 feet, Record), to a ½ inch iron rod found for an interior angle corner of the herein described tract.

3) **North 89°52'41" East** (North 89°51'38" East, Record), a distance of **668.11 feet** (668.44 feet, Record), to a ½ inch iron found for a northeast corner of the herein described tract.

4) South 00°03'44" East (South 00°03'40" East, Record), a distance of 748.70 feet (748.72 feet, Record), to a ½ inch iron rod found in the said north right-of-way line of Elder Hill Road, for a southeast corner of said Eckols remainder tract, and for southeast corner of the herein described tract,

THENCE North 89°40'04" West (North 88°05'29" West, Record), along the north line of said Elder Hill Road a distance of 26.48 feet (50.09 feet, Record) to the **POINT OF BEGINNING**, and containing 13.33 acres of land.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared from a boundary survey performed under my direction during November 2011, and is true and correct to the best of my knowledge and belief.



Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas

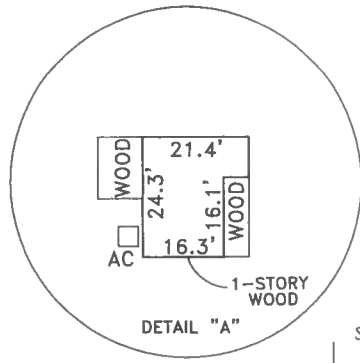
12/09/11
Date

Attachments: Exhibit of a 13.33 acre tract
Job: 10-3892 13 ac



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 88°24'41" W (N 88°31'42" W)	180.25' (179.98')
L2	S 89°27'39" E (S 89°27'39" E)	26.48' (26.56')
L3	S 33°00'45" E	73.36'
L4	N 89°40'36" W	116.76'
L5	N 87°43'07" W (N 87°16' W)	89.32' (89.46')



SCALE 1" = 200'

SHERMAN ECKOLS
(REMAINDER 190.42 ACRES)
(294/653)

RALPH HETZ
(10.45 ACRES)

SHERMAN ECKOLS
(REMAINDER 190.42 ACRES)

PHILIP W. & JANE A. CAPRON
(REMAINDER OF 15.36 ACRES)
(3681/306)

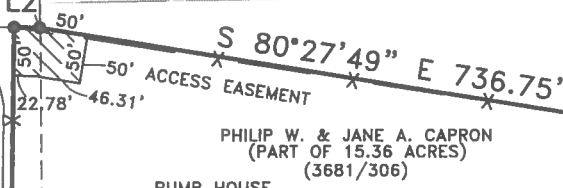
APPROX. SURVEY LINE

G.B. PHELPS SURVEY

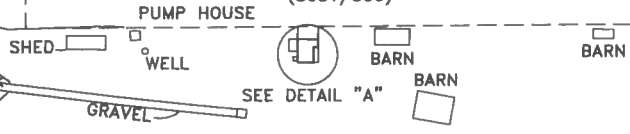
THOMAS R. JACKSON SURVEY

CR 170
(30' R.O.W)
(ALSO KNOWN AS
NORTH ELDERHILL ROAD)

(N 01°00'28" E 454.13')
(N 01°03'13" E 454.12')



PHILIP W. & JANE A. CAPRON
(PART OF 15.36 ACRES)
(3681/306)



PHILIP W. & JANE A. CAPRON
(10.00 ACRES)
(4007/390)

(S 00°24'00" W 745.45')
(N 89°40'36" W 767.96'
(N 89°41' W)

STEPHEN J. & BARBARA A. GREMILLION
(9.21 ACRES)
(DOC # 9930042)

12.04 ACRES

GEORGE & MARY LEDBETTER
(2.00 ACRES)
(1397/522)

(N 00°52'30" E 483.65')
(N 00°52'45" E 484.64')

P.O.B.

(S 87°29'54" W 417.80')
(S 87°29'53" W 417.80')

EDGE OF PAVEMENT

LEGEND

- IRON ROD FOUND
- ▲ 60D FOUND
- POWER POLE
- x- WIRE FENCE
- E- OVERHEAD ELEC. LINE
- DOWN GUY
- P.U.E. PUBLIC UTILITY EASEMENT
- (BRG.-DIST.) RECORD CALL
- ⊞ ELECTRIC METER
- P.O.B. POINT OF BEGINNING

ELDER HILL ROAD
(R.O.W. VARIES)

NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE RESTRICTIONS, EASEMENTS, OR COVENANTS NOT SHOWN HEREON.
- 2) THE EASEMENT GRANTED FOR ROADWAY PURPOSES IN VOLUME 279, PAGE 803, DEED RECORDS OF HAYS COUNTY, TEXAS, IS NOW CONTAINED WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 170, ALSO KNOWN AS NORTH ELDER HILL RD, AS SHOWN AND NOTED HEREON.
- 3) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0235F, DATED SEPTEMBER 2, 2005, THIS LOT IS LOCATED IN ZONE "X", WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF:

A 12.04 ACRE TRACT SITUATED IN THE T.R. JACKSON LEAGUE, CONSISTING OF THAT CALLED 10.00 ACRES CONVEYED TO PHILIP AND JANE CAPRON, RECORDED IN VOLUME 4007, PAGE 390, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND A PORTION OF THAT CALLED 15.36 ACRE TRACT CONVEYED TO PHILIP AND JANE CAPRON IN VOLUME 3681, PAGE 308 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING NOVEMBER 2011, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

Richard H. Taylor
RICHARD H. TAYLOR, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS

12/09/11
DATE



ASH & ASSOCIATES
surveying and mapping
142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
FAX (512) 392-1928
JOB NO: 11-3892 DRAWN BY: ADP FB: 70/33

A DESCRIPTION OF A 12.04 ACRE TRACT OF LAND OUT OF T.R. JACKSON LEAGUE, HAYS COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 10.00 ACRES CONVEYED TO PHILIP & JANE CAPRON IN VOLUME 4007, PAGE 390, THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND A PORTION OF THAT CALLED 15.36 ACRE TRACT CONVEYED TO PHILIP & JANE CAPRON IN VOLUME 3681, PAGE 306, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the north right-of-way line of Elder Hill Road (R.O.W. Varies), for the southwest corner of the herein described tract, same being at the southerly southwest corner of said Capron called 10.00 acre tract, and being at the common southeast corner of a called 2.00 acre tract conveyed to George & Mary Ledbetter, as recorded in Volume 1397, Page 522, the Official Public Records of Hays County, Texas;

THENCE North 00°52'45" East, with the east line of said 2.00 acres, a distance of **484.64 feet**, (called North 00°52'50" East, 483.65 feet), to a ½ inch iron rod found at the northeast corner of said Ledbetter tract and a common interior corner of said Capron called 10.00 acre tract, for an interior corner of the herein described tract;

THENCE North 88°24'41" West, with the north line of said 2.00 acres, a distance of **180.25 feet**, (called North 88°31'42" West, 179.98 feet), to a 60d Nail found in the east right of way of North Elder Hill Road – County Road No. 170, a 30 foot right-of-way, at the northwest corner of the said called 2.00 acre tract and a westerly southwest corner of said Capron called 10.00 acre tract, for the westerly southwest corner of the herein described tract;

THENCE North 01°03'13" East, with the east right of way of said North Elder Hill Road and leaving said 2.00 acres, a distance of **454.12 feet**, (called North 01°00'28" East, 454.13 feet), to a ½ inch iron rod found for the northwest corner of the herein described tract, same being at the northwest corner of said Capron called 10.00 acre tract;

THENCE South 89°27'39" East, a distance of **26.48 feet**, (called South 89°27'39" East, 26.56 feet), to a ½ inch iron rod found for a corner of the herein described tract, same being at the northerly northeast corner of said Capron called 10.00 acre tract, the common south corner of a called 10.45 acre tract conveyed to Ralph Hetz, and a common southwest corner of a portion of the remainder of a called 190.24 acre tract conveyed to Sherman Eckols in Volume 294, page 653, Deed Records of Hays County, Texas, and being in the west line of the above-mentioned Capron called 15.36 acre tract;

THENCE entering and severing said 15.36 acres the following two (2) courses and distances:

1) **South 80°27'49" East**, a distance of **736.75 feet**, to a ½ inch iron rod set with cap for an angle corner of the herein described tract,

2) **South 88°24'41" East**, a distance of **181.25 feet**, to a ½ inch iron rod set with cap in a south line of said Capron called 15.36 acre tract and the common north line of a called 9.21 acre tract conveyed to Stephen & Barbara Gremillion in Doc # 9930042, Official Public Records of Hays County, Texas for the northeast corner of the herein described tract,

THENCE North 89°40'36" West, with the south line of said 15.36 acres and the north line of said 9.21 acres, a distance of **116.76 feet**, (called North 89°41' West), to a ½ inch iron rod found at the northwest corner of said Gremillion called 9.21 acre tract and the common northeast corner of the aforesaid Capron called 10.00 acre tract, for an interior corner of the herein described tract;

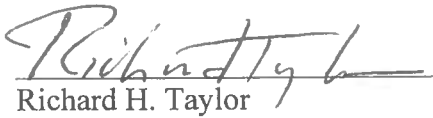
THENCE South 00°24'00" West, with the west line of said 9.21 acres, a distance of **745.45 feet**, (called South 00°24' West, 745.45 feet), to a ½ inch iron rod found in the north right of way of said Elder Hill Road, at the southwest corner of said 9.21 acres and the common southeast corner of said Capron called 10.00 acre tract, for the southeast corner of the herein described tract;

THENCE with the north right of way line of Elder Hill Road, the following two (2) courses and distances:

1) **South 87°29'54" West**, a distance of **417.80 feet**, (called South 87°29'53" West, 417.80 feet), to a ½ inch iron rod found,

2) **North 87°43'07" West**, a distance of **89.32 feet**, (called North 87°43'07" West, 89.32 feet), to the **POINT OF BEGINNING**, and containing **12.04 acres** of land.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared from a boundary survey performed under my direction during November 2011, and is true and correct to the best of my knowledge and belief.



Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas

12/09/11
Date

Attachments: Exhibit of a 12.04 acre tract
Job: 10-3892 12 ac

