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**PERIMETER DESCRIPTION**  
**113.133 ACRE TRACT OF LAND**  
**J.M. VERAMENDI SURVEY NO. 1, ABSTRACT NO. 17**  
**HAYS COUNTY, TEXAS**

BEING A 113.133 ACRE TRACT OF LAND OUT OF AND PART OF THE J.M. VERAMENDI SURVEY NUMBER 1, ABSTRACT NUMBER 17 IN HAYS COUNTY, TEXAS, SAID 113.133 ACRE TRACT BEING OUT OF AND PART OF A CALLED 121.52 ACRE TRACT OF LAND CONVEYED TO CAPITAL FORESIGHT LIMITED PARTNERSHIP, RECORDED IN VOLUME 1336, PAGE 595 OF OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. SAID 113.133 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2" Iron Rod found (Capped "Byrn") for the East corner of said 121.52 acre tract, in the West line of Interstate Highway No. 35 (300' Right-of-Way per Volume 9, Page 399 of the Hays County, Texas Plat Records), also being the South corner of a called 3.15 acre tract of land conveyed to Gulf Business Forms, Inc. as recorded in Volume 357, Page 703 of the Hays County, Texas Deed Records, for the East corner hereof;

**THENCE**, with the common line of said 121.52 acre tract and said Interstate Highway No. 35, **South 43°34'50" West**, a distance of **2931.79** feet to a 1/2" Iron Rod found (Capped "Byrn") in the West line of said Interstate Highway No. 35, being the East corner of Lot 1, Block 1 of "San Marcos Outlet Park", a subdivision in Hays County, Texas, recorded in Volume 9, Page 399 of the Hays County, Texas Plat Records, for the South corner hereof;

**THENCE**, leaving the West line of said Interstate Highway No. 35, with the Northeast line of said Lot 1, Block 1 of "San Marcos Outlet Park", **North 45°57'47" West**, a distance of **730.65** feet to a 1/2" Iron Rod found (Capped "Byrn") for the North corner of said Lot 1, Block 1 of "San Marcos Outlet Park", being an interior point hereof;

**THENCE**, with the Northwest line of said Lot 1, Block 1 of "San Marcos Outlet Park", **South 43°34'29" West**, a distance of **499.98** feet to a 1/2" Iron Rod found (Capped "Byrn") for the West corner of said Lot 1, Block 1 of "San Marcos Outlet Park", being the North corner of the residual of a called 9.438 acre tract of land conveyed to KBLB Partners as recorded in Volume 1266, Page 132 of the Real Property Records of Hays County, Texas, also being the East corner of a called 0.75 acre tract of land conveyed to Capital Foresight as recorded in Volume 1473, Page 700 of the Real Property Records of Hays County, Texas, also being in the Southwest line of said 121.52 acre tract, for an exterior corner hereof;

**THENCE**, with the common line of said 0.75 acre tract and said 121.52 acre tract, **North 45°56'28" West**, a distance of **59.84** feet to a "Mag" Nail found in concrete for the North corner of said 0.75 acre tract, being an angle point of the said 121.52 acre tract, also being the East corner of the residual of a called 20 acre tract of land conveyed to Tereso Tobias as recorded in Volume 139, Page 383 of the Hays County, Texas Deed Records, for an angle point hereof;

**THENCE**, with the common line of said 121.52 acre tract and the residual of said 20 acre tract (said tract having been cut into numerous small parcels all of which as referenced on the separate sketch of this survey), **North 45°49'24" West**, a distance of **843.66** feet to a 1/2" Iron Rod found (Capped "Byrn") for the North corner of said 20 acre tract, being the West corner of said 121.52 acre tract, also being in the Southeast line of the Missouri, Kansas and Texas Railroad as recorded in Volume 41, Page 12 of the Hays County, Texas Deed Records, for the West corner hereof;


**THENCE**, with the common line of said 121.52 acre tract and said Missouri, Kansas and Texas Railroad, **North 46°39'52" East**, a distance of **3437.82** feet to a 1/2" Iron Rod found in the Southeast line of said Missouri, Kansas and Texas Railroad, for the North corner of said 121.52 acre tract, being the West corner of Lot 1 of "Thermon Industrial Park No. 2", a subdivision in Hays County, Texas, recorded in Volume 5, Page 6 of the Hays County, Texas Plat Records, for the North corner hereof;

**THENCE**, with the common line of said 121.52 acre tract and said Lot 1 of "Thermon Industrial Park No. 2" and the said 3.15 acre Gulf Business Forms, Inc. tract, **South 45°46'49" East**, a distance of **1449.17** feet back to the place and **POINT OF BEGINNING**, containing 113.133 Acres of land.

Bearing basis for this tract is based upon the Texas State Plane Coordinate System, NAD83/93 HARN, Texas South Central Zone (U.S. Survey Feet).

This perimeter description is a part of and accompanies a separate sketch of this survey.

Surveyed under the direction and supervision of the undersigned:

  
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Charles G. Walker  
Registered Professional Land Surveyor  
Number 5283  
341001.doc

June 15, 2005  
Date of field survey

File No. Sketch file No. 36  
Hays County  
Field notes to accompany State Rec 1  
Property sk. 3  
Date Filed: 02/10/2022  
George P. Bush, Commissioner  
By K. Schreiber