

**DESCRIPTION OF  
A 0.3197 – ACRE VARIABLE WIDTH  
ACCESS AND PUBLIC UTILITY EASEMENT**

A **0.3197 – acre** tract of land, being a Variable Width Access and Public Utility Easement, over and across the William H Vanhorn Survey, Abstract No. 464, situated in the City of San Marcos, Hays County, Texas, over and across a 56.288 acre tract of land as conveyed to JMC Realty LP of record in Volume 1662 Page 628, recorded May 1, 2000, of the Deed Records of Hays County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the North line of the 56.288 acre tract and the South line of Lot 2, Block A, San Marcos Toyota Subdivision, being a plat of record in Volume 9 Pages 155-156 of the Plat Records of Hays County, Texas, also called Tract 1, as conveyed to BRCK LTD of record in Document No. 20009852 Deed Records of Hays County, Texas and for the northwest corner of the easement described herein, from which a found  $\frac{1}{2}$  iron rod for the Northwest corner of the 56.288 acre tract and the Southwest corner of Lot 2, Block A bears South 43 degrees 33 minutes 04 seconds West, a distance of 75.18 feet for a reference;

**THENCE: North 43 degrees 33 minutes 04 seconds East**, with the common line of the 56.288 acre tract and Lot 2, Block A, a distance of **25.00 feet**, for the Northeast corner of the easement described herein, from which a found  $\frac{1}{2}$  iron rod with a cap stamped HMT on the Southwest right-of-way line of Posey Road, ( having a 40 foot wide right-of-way, for the common corner of the remaining portion of the 56.288 acre tract and a 2.571 acre tract, called Tract 2, conveyed to BRCK LTD of record in Document No. 20009852 Deed Records of Hays County, Texas, bears North 43 degrees 33 minutes 04 seconds East, a distance of 908.58 feet for a reference;

THENCE, over and across the 56.288 acre tract the following eight (8) courses and distances;

1. **South 46 degrees 16 minutes 36 seconds East**, a distance of **278.43 feet**;
2. **South 74 degrees 17 minutes 48 seconds East**, a distance of **27.29 feet**;
3. **South 60 degrees 21 minutes 22 seconds East**, a distance of **32.76 feet**;
4. **South 46 degrees 24 minutes 56 seconds East**, a distance of **13.11 feet**;
5. **North 43 degrees 36 minutes 56 seconds East**, a distance of **29.18 feet**;

6. **South 46 degrees 16 minutes 36 seconds East**, a distance of **57.11 feet**;
7. **South 43 degrees 43 minutes 19 seconds West**, a distance of **75.00 feet**
8. **North 46 degrees 16 minutes 36 seconds West**, a distance of **404.36 feet** to the **POINT OF BEGINNING**, containing 13,924 square feet or **0.3197 - acres**, said tract being described in accordance with an exhibit prepared by KFW Surveying. Basis of bearings is based on the Texas State-Plane South Central Zone, 4204 (N.A.D. 83).



*S. Castillo*  
03/22/2023

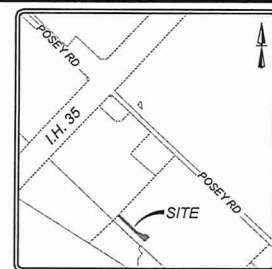
Job No.: 19-115  
Prepared by: KFW Surveying  
Date: March 22, 2023  
File: S:\Draw 2019\19-115 Posey Road Detention Project\DOCS\FN 0.3197AC.docx

# NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN MARCOS AND HAYS COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW CAP STAMPED "KFW EASEMENT".
5. ADJOINERS SHOWN HEREON ARE PER CURRENT HAYS COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



SCALE: 1"=100'



LOCATION MAP  
NOT-TO-SCALE

14.86 ACRES  
OWNER: KIMBERLEY GUNNARSON  
(VOL 3281 PG 47 D.R.H.C.T.)  
PROPERTY ID # 18622

LOT 2, BLOCK A  
SAN MARCOS TOYOTA SUBDIVISION  
(VOL 9 PGS 155-156 P.R.H.C.T.)  
CALLED TRACT 1  
OWNER: BRCK LTD  
(DOC. NO. 20009852 D.R.H.C.T.)  
PROPERTY ID # 97639

ACCESS AND PUBLIC  
UTILITY EASEMENT  
(VOL. 2521 PG. 19  
O.P.R.H.C.T.)

2.571 ACRES  
CALLED TRACT 2  
OWNER: BRCK LTD  
(DOC. NO. 20009852  
D.R.H.C.T.)  
PROPERTY ID # 97680

417.630 ACRES  
OWNER: HIGHPOINTE TRACE LLC  
(DOC. NO. 16010858 D.R.H.C.T.)  
PROPERTY ID # 162349

S43° 33' 04" W  
75.18'

10' PUBLIC UTILITY  
EASEMENT  
(VOL 9 PGS 155-156  
P.R.H.C.T.)

N43° 33' 04" E  
908.58'

FIR -  
HMT

POSEY ROAD  
(40' WIDE RIGHT-OF-WAY)

REMAINING PORTION OF 56.288 ACRES  
OWNER: JMC REALTY LP  
(VOL 1662 PG 628 D.R.H.C.T.)  
PROPERTY ID # 18623

0.3197 - ACRE  
TRACT  
(13,924 SQ. FT.)  
VARIABLE WIDTH  
ACCESS AND PUBLIC  
UTILITY EASEMENT

ACCESS AND PUBLIC  
UTILITY EASEMENT  
(VOL. 2521 PG. 19  
O.P.R.H.C.T.)

N46° 16' 36" W 404.39'  
S46° 16' 36" E 278.43'

WILLIAM H VANHORN SURVEY,  
ABSTRACT NO. 464

Line Table		
LINE #	DIRECTION	LENGTH
L1	N43°33'04"E	25.00'
L2	S74°17'48"E	27.29'
L3	S60°21'22"E	32.76'
L4	S46°24'56"E	13.11'
L5	N43°36'56"E	29.18'
L6	S46°16'36"E	57.11'
L7	S43°43'19"W	75.00'

## SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED  
● CALCULATED POINT  
D.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS  
P.R.H.C.T. PLAT RECORDS OF HAYS COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING



*Saul V. Castillo* 03/22/2023  
SAUL V. CASTILLO  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6192  
EMAIL: SCASTILLO@KFWENGINEERS.COM  
DATE OF SURVEY: 03/22/23  
PROJECT NO.: 19-115

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1917 S INTERSTATE 35, AUSTIN, TEXAS, 78741  
PHONE: 512-440-7723; FAX: 512-442-1414 - EMAIL: INFO@PELS.TEXAS.GOV



has joined Colliers Engineering & Design  
TBP EL FIRM #8513 / TBP EL FIRM #01223-00

## EXHIBIT "A" OF

A 0.3197 OF AN ACRE TRACT, BEING A VARIABLE WIDTH  
ACCESS AND PUBLIC UTILITY EASEMENT, SITUATED IN THE  
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

REVISIONS:

ISSUE DATE:

JOB NO. 19-115  
DATE: 03/22/2023  
DRAWN: KWM

DESIGNER: SVC  
CHECKED: SVC

SHEET: 3 OF 3