

Project Name: Hwy 80 Merged Projects #661 & #555
Parcel: 00016.0004

Job No. 2300000074.000.2
February 21, 2023

Exhibit "A"

3.004 Acre **Water Line, Wastewater Line and** **Recycled Water Line Easement**

State of Texas
County of Caldwell

Fieldnotes, for a 3.004 Acre (130,876 Square Feet) Water Line, Wastewater Line and Recycled Water Line Easement, situated in the William Pettus Survey, Abstract Number 21, Caldwell County, Texas, over and across a 99.95 Acre tract, described in a Deed from Arthur A. Harper, Jr., Ray Stewart Harper and Dudley Gene Harper to Arthur A. Harper, Jr., as recorded in Volume 386, Page 196 of the Official Public Records of Caldwell County, Texas; said 3.004 Acres being more fully described by metes and bounds as follows;

Commencing, at a ½ Inch Iron Rod with Aluminum Cap stamped "Guadalupe-Blanco River Authority" found, on the apparent East Right-of-Way of Old Bastrop Road, for a corner of the said 99.95 Acre tract, from **Whence** a ½ Inch Iron Rod found, for a corner of the said 99.95 Acre tract bears North 07°33'17" East, 1044.92 Feet;

Thence, South 10°26'17" West, with the said apparent East Right-of-Way, the West line of the said 99.95 Acre tract, 73.76 Feet, to the Northeast Right-of-Way of State Highway 80, a Southwest corner of the said 99.95 Acre tract;

Thence, South 23°53'43" East, with the Northeast Right-of-Way of the said State Highway 80, 91.21 Feet, to a ½ Inch Iron Rod with Red Plastic Cap stamped "ESMT" set, for the **Point of Beginning** and West corner of this tract;

Thence, departing the said Northeast Right-of-Way, with the Northwest and Northeast boundary of this tract, as follows;

- North 66°06'17" East, 65.00 Feet, to a ½ Inch Iron Rod with Red Plastic Cap stamped "ESMT" set, for the North corner of this tract;
- South 23°53'43" East, 145.22 Feet, to a ½ Inch Iron Rod with Red Plastic Cap stamped "ESMT" set, for an Inner Ell corner of this tract;
- South 55°48'00" East, 1468.32 Feet, to a ½ Inch Iron Rod with Red Plastic Cap stamped "ESMT" set, for a corner of this tract and the Beginning of a curve to the Left with a Radius of 2749.79 Feet, a Delta of 07°44'43" an Arc Length of 371.71 Feet and a Chord which bears South 59°51'44" East, 371.43 Feet;

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- with the Arc of the said Curve to the Left, 371.71 Feet, to a ½ Inch Iron Rod with Red Plastic Cap stamped "ESMT" set, on the Northwest line of a 84.27 Acre tract, in a Probate Muniment of Title from Dudley Gene Harper to Jaime Lynn Harper, as recorded in Document Number 370-2019-005417 of the said Official Public Records and further described in a Deed from Arthur A. Harper, Jr., Ray Stewart Harper and Dudley Gene Harper to Dudley Gene Harper, as recorded in Volume 386, Page 186 of the said Official Public Records, the Southeast line of the said 99.95 Acre tract, for the East corner of this tract;

Thence, South 17°20'17" West, with the said common line of the said 84.27 Acre tract and the said 99.95 Acre tract, 65.78 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Baseline Corp." set, on the Northeast Right-of-Way of the said State Highway 80, for the West corner of the said 84.27 Acre tract, the South corner of the said 99.95 Acre tract and this tract, and the Beginning of a curve to the Right with a Radius of 2814.79 Feet, a Delta of 07°57'19" an Arc Length of 390.82 Feet and a Chord which bears North 59°57'54" West, 390.50 Feet;

Thence, with the Arc of the said Curve to the Right, the said Northeast Right-of-Way and the Southwest line of the said 99.95 Acre tract, 390.82 Feet to a ½ Inch Iron Rod with Red Plastic Cap stamped "ESMT" set, for a corner of the said 99.95 Acre tract and this tract;

Thence, North 55°48'00" West, with the common line of the said North Right-of-Way and the Southwest line of the said 99.95 Acre tract, 1487.00 Feet to a ½ Inch Iron Rod with Red Plastic Cap stamped "ESMT" set, for a corner of this tract;

Thence, North 23°53'43" West, continuing with the said Common line, 163.80 Feet to the **Point of Beginning**, containing 3.004 Acres (130,876 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Sketch of tract described herein.

BASELINE CORPORATION




Keith W. Wooley, R.P.L.S.
License No. 5463

THOMAS G. McGEHEE SURVEY
ABSTRACT NO. 11
HAYS COUNTY, TEXAS

Exhibit "A"

Parcel: 00016.0004

GUADALUPE-BLANCO RIVER AUTHORITY (GBRA)
AMENDED PIPELINE EASEMENT
40' FOOT WIDE-PERMANENT EASEMENT
VOL. 366, PG. 117
O.P.R.C.C.T.

GUADALUPE-BLANCO RIVER AUTHORITY (GBRA)
40' FOOT WIDE-PERMANENT EASEMENT
VOL. 210, PG. 736 O.P.R.C.C.T.

BLUEBONNET ELECTRIC
COOPERATIVE INC.
20' WIDE EASEMENT
VOL. 640, PG. 735
O.P.R.C.C.T.

LINE TABLE		
LINE	BEARING	LENGTH
A1 (DEED)	S10°26'17"W S11°06'W	73.76 73.76
A2 (DEED)	S7°33'17"W S8°15'W	1044.92 1044.92

**POINT OF
BEGINNING**

WILLIAM PETTUS SURVEY
ABSTRACT NO. 21
CALDWELL COUNTY, TEXAS

LOCATION MAP
Caldwell County, Tx.

SYMBOL LEGEND:

- 1/2 Inch Iron Rod Found
- 1/2 Inch Iron Rod Set with Red Plastic Cap "ESMT"
- ⊙ 1/2 Inch Iron Rod Found with Yellow Plastic Cap "BURY & PARTNERS"
- △ 60 Set 60d Nail
- Monument TxDot Type "I"
- Monument TxDot Type "II"
- Property Line/R.O.W.
- - - Proposed Easement
- Record Bearing/Distance

LINE TABLE		
LINE	BEARING	LENGTH
L1	N66°06'17"E	65.00
L2	S23°53'43"E	145.22
L3	S55°48'00"E	1468.32
L4	S17°20'17"W	65.78
L5	N23°53'43"W	163.80'

MAXWELL WATER SUPPLY CORP.
15' WIDTH-RIGHT OF WAY EASEMENT
VOL. 421, PG. 776
D.R.C.C.T.

AS AFFECT BY
EASEMENT MODIFICATION
20' EASEMENT
VOL. 261, PG. 203
O.P.R.C.C.T.

3.004 ACRE

(130,876 SQ FT)

**WATER LINE AND WASTEWATER
LINE AND RECYCLED WATER
LINE EASEMENT**

ARTHUR A. HARPER, JR.
99.95 ACRES
(VOL. 386, PG. 196)
D.R.C.C.T.

Exhibit "A"

Sketch to Accompany

3.004 Acre (130,876 Square Feet) Water Line, Wastewater Line and Recycled Water Line Easement, situated in the William Pettus Survey, Abstract Number 21, Caldwell County, Texas, over and across a 99.95 Acre tract, described in a Deed from Arthur A. Harper, Jr., Ray Stewart Harper and Dudley Gene Harper to Arthur A. Harper, Jr., as recorded in Volume 386, Page 196 of the Official Public Records of Caldwell County, Texas.

BASELINE

DCCM

Baseline Corporation | TxSurv F-10030200
190 S Seguin Ave, New Braunfels, TX 78130
830.606.3913 | BaselineSurveyors.net

DRAWN BY: M.H.

DATE: FEBRUARY 2023

CHECKED BY: K.W.W.

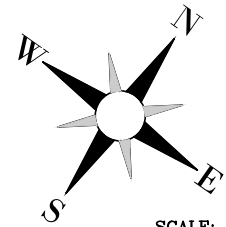
JOB NO.: 2206.07.NB

SHEET 3 OF 6

P:\Surveying\2022\2206\07\OFFICE\EASEMENTS-PROPOSED\AA Harper Jr\2206.07_AA Harper Jr-Per Comments.dwg

Exhibit "A"
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WILLIAM PETTUS SURVEY
ABSTRACT NO. 21
CALDWELL COUNTY, TEXAS



SCALE: 1"=100'
SCALE IN FEET



LINE TABLE		
LINE	BEARING	LENGTH
L1	N66°06'17"E	65.00
L2	S23°53'43"E	145.22
L3	S55°48'00"E	1468.32
L4	S17°20'17"W	65.78
L5	N23°53'43"W	163.80

SYMBOL LEGEND:

- 1/2 Inch Iron Rod Found
- 1/2 Inch Iron Rod Set with Red Plastic Cap "ESMT"
- ⊙ 1/2 Inch Iron Rod Found with Yellow Plastic Cap "BURY & PARTNERS"
- △ 60d Nail
- Monument TxDot Type "I"
- Monument TxDot Type "II"
- Property Line/R.O.W.
- - - Proposed Easement
- (N02°03'21"E 1168.37) Record Bearing/Distance

ARTHUR A. HARPER, JR.
99.95 ACRES
(VOL. 386, PG. 196)
D.R.C.C.T.

3.004 ACRE
(130,876 SQ FT)
WATER LINE AND
WASTEWATER LINE AND
RECYCLED WATER LINE
EASEMENT

MAXWELL WATER SUPPLY CORP.
15' WIDTH-RIGHT OF WAY EASEMENT
VOL. 421, PG. 776
D.R.C.C.T.
AS AFFECT BY
EASEMENT MODIFICATION
20' EASEMENT
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SHEET 4 OF 6

P:\Surveying\2022\2206\07\OFFICE\EASEMENTS-PROPOSED\AA Harper Jr\2206.07_AA Harper Jr-Per Comments.dwg

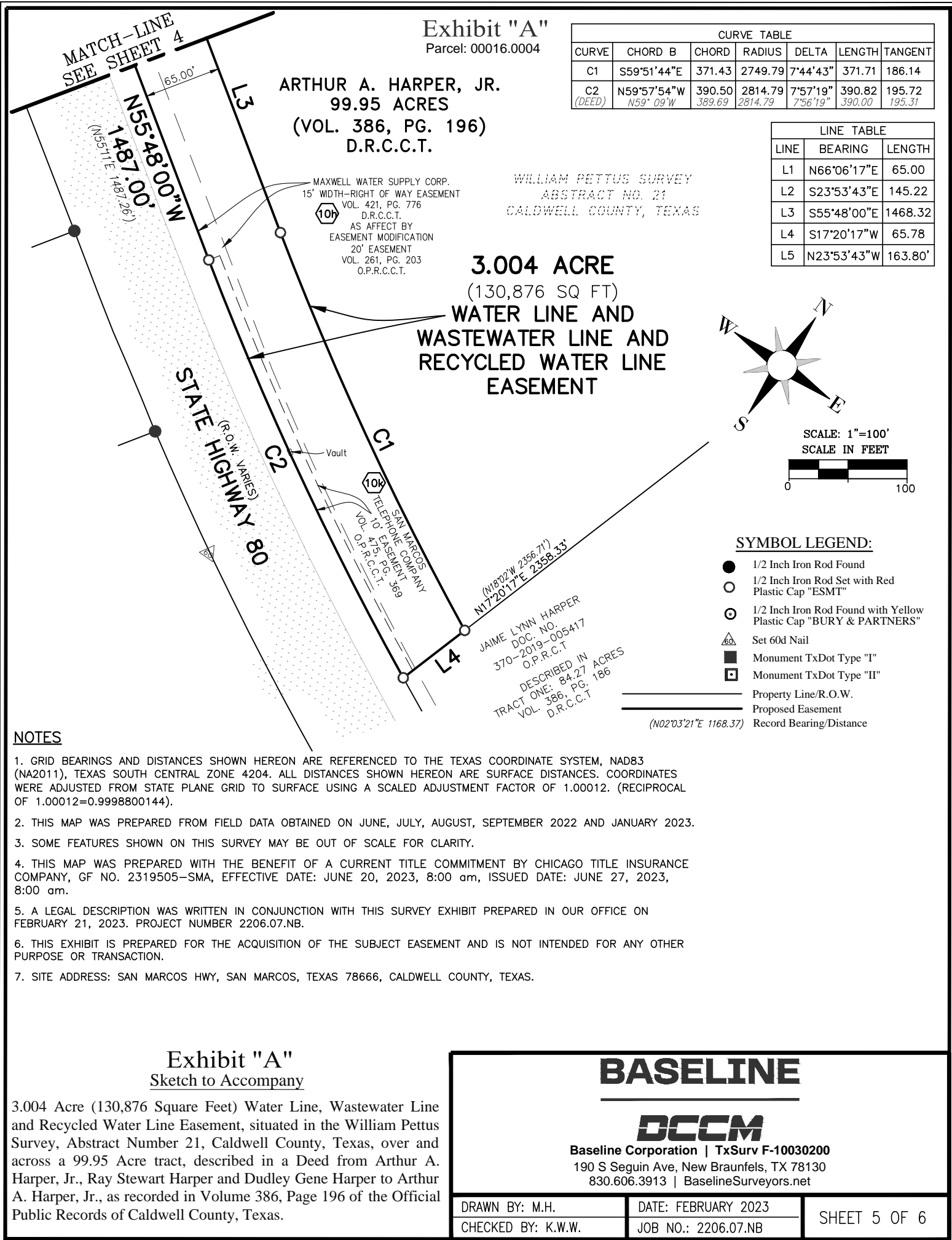


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NOTES:

THIS MAP WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 2319505-SMA, EFFECTIVE DATE: JUNE 20, 2023, 8:00 am, ISSUED DATE: JUNE 27, 2023, 8:00 am.

- 10a. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- 10b. Rights of Parties in Possession. (Owner Policy)
- 10c. Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements. (NOTE: This item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)
- 10d. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined.
- 10e. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- 10f. Any portion of subject property lying within the boundaries of a dedicated or undedicated public or private roadway.
- 10g. Easement:
Recorded: Volume 208, Page 809, Official Public Records, Caldwell County, Texas.
Purpose: as stated therein **DOES NOT AFFECT ALIGNMENT**
- 10h. Easement:
Recorded: Volume 421, Page 776, Deed Records, as affected by Volume 261, Page 203, Official Public Records, Caldwell County, Texas.
Purpose: as stated therein **DOES AFFECT ALIGNMENT, AS SHOWN HEREON**
- 10i. Easement:
Recorded: Volume 210, Page 736, as affected by Volume 366, Page 117, Official Public Records, Caldwell County, Texas.
Purpose: as stated therein **DOES NOT AFFECT ALIGNMENT**
- 10j. Easement:
Recorded: Volume 421, Page 774, Deed Records, Caldwell County, Texas.
Purpose: as stated therein **DOES NOT AFFECT ALIGNMENT**
- 10k. Easement:
Recorded: Volume 475, Page 369, Deed Records, Caldwell County, Texas.
Purpose: as stated therein **DOES AFFECT ALIGNMENT, AS SHOWN HEREON**
- 10l. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto:
Recorded: Volume 189, Page 332, Deed Records, Caldwell County, Texas.
Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s).

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DRAWN BY: M.H.

DATE: FEBRUARY 2023

CHECKED BY: K.W.W.

JOB NO.: 2206.07.NB

SHEET 6 OF 6