

CAUSE NO. 23-1002-C

CITY OF SAN MARCOS,  
Plaintiff,

§ PROCEEDINGS IN EMINENT DOMAIN

§

§

VS.

§ IN COUNTY COURT AT LAW NO. 1

§

TWO RIVERS INTERESTS, LP  
Defendant(s).

§

§ HAYS COUNTY, TEXAS

**NOTICE OF LIS PENDENS**

STATE OF TEXAS  
COUNTY OF HAYS

§

§

NOTICE IS HEREBY GIVEN that in the above-entitled Court there is pending an eminent domain proceeding as numbered and styled above wherein CITY OF SAN MARCOS is the Plaintiff, and, TWO RIVERS INTERESTS, LP is the Defendant; that said suit is an eminent domain proceeding wherein said Plaintiff seeks under authority of the laws of the State of Texas to condemn and acquire rights by Plaintiff on the property of Defendant; that said suit involves the title to the real estate depicted and described in **Exhibits “1A,” “2A,” “3A,” and “1B”** of Plaintiff’s Original Petition for Condemnation, fully incorporated herein, which involves the acquisition and planned use of permanent Public Wastewater Facilities within a variable width easement, for the installation and operation of wastewater lines and appurtenances, including a temporary construction easement for the entry, demolition, and removal of a metal shop building located partially within the permanent easement. Plaintiff is seeking affirmative relief in such suit in that it is suing for a judgment vesting in Plaintiff said interests in real property.

EXECUTED this the 12th day of October, 2023

Respectfully submitted,

**BAKER MORAN DOGGETT MA & DOBBS  
LLP**

By: *Scott T. Doggett*  
SCOTT T. DOGGETT

State Bar No. 05945675

[sdoggett@bakermoran.com](mailto:sdoggett@bakermoran.com)

CHARLES M. WILSON

State Bar No. 24100853

[cwilson@bakermoran.com](mailto:cwilson@bakermoran.com)

1400 Preston Road, Suite 350

Plano, Texas 75093

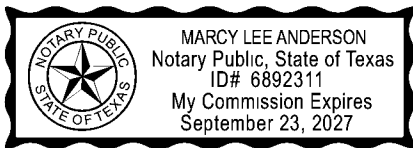
Telephone: (469) 351-3494

Facsimile: (469) 351-3490

**ATTORNEYS FOR CONDEMNOR  
CITY OF SAN MARCOS**

STATE OF TEXAS §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 12 day of October, 2023, by **Scott T. Doggett** as an attorney for City of San Marcos, Texas.



*Marcy Lee Anderson*  
NOTARY PUBLIC, STATE OF TEXAS

When Recorded, Return To:  
Marcy Anderson  
Baker Moran Doggett Ma & Dobbs, LLP  
1400 Preston Road, Suite 350  
Plano, Texas 75093

JUAN MARTIN VERAMENDI SURVEY, ABSTRACT No. 17  
HAYS COUNTY, TX

December 2, 2022  
LJAS001-SA197-401: RIVER BRIDGE RANCH  
WWL EASEMENT  
PAGE 1 OF 3

**FIELD NOTES**  
**0.311 ACRES (13,538 SQ. FT.)**  
**(30' WIDE WWL EASEMENT)**

**BEING** 0.311 ACRES (13,538 SQUARE FEET), MORE OR LESS, OUT OF A CALLED 57.67 ACRES OF LAND REFERRED TO AS EXHIBIT "F", MORE OR LESS, AND A CALLED 1.01 ACRES OF LAND REFERRED TO AS EXHIBIT "J", MORE OR LESS, BEING OUT OF THE JUAN MARTIN VERAMENDI SURVEY ABSTRACT NO. 17, SITUATED IN HAYS COUNTY, TEXAS AND CONVEYED TO TWO RIVERS INTERESTS, LP, A TEXAS LIMITED PARTNERSHIP DATED AUGUST 31, 2012 AND RECORDED IN VOLUME 4514 PAGE 304, OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS (O.P.R.H.C.TX.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD WITH CAP STAMPED "BYRN SURVEY" FOUND WITH A GRID COORDINATE VALUE OF NORTHING: 13,861,126.12' AND EASTING: 2,306,553.72', BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, AND BEING THE WEST CORNER OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND BEING THE SOUTH CORNER OF A CALLED 0.381 ACRE TRACT CONVEYED TO SAN MARCOS TELEPHONE COMPANY AS RECORDED IN VOLUME 124 PAGE 256, SAME BEING THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.);

**THENCE** LEAVING THE R.O.W. LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) NORTH 51 DEGREES 25 MINUTES 38 SECONDS EAST, WITH THE COMMON LINE OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND THE SAID 0.381 ACRE TRACT, A DISTANCE OF 30.01 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

**THENCE** OVER AND ACROSS SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND SAID 1.01 ACRE TRACT REFERRED TO AS EXHIBIT "J", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 39 DEGREES 57 MINUTES 53 SECONDS EAST A DISTANCE OF 187.66 FEET TO A POINT OF CURVATURE TO THE RIGHT OF THE HEREIN DESCRIBED EASEMENT;
2. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH 262.89 FEET, A RADIUS OF 1,215.88 FEET, A DELTA ANGLE OF 12 DEGREES 23 MINUTES 17 SECONDS, AND A LONG CHORD THAT BEARS SOUTH 33 DEGREES 46 MINUTES 13 SECONDS EAST A DISTANCE OF 262.37 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, ON THE COMMON LINE OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND A CALLED 5.00 ACRE TRACT OF LAND CONVEYED TO TWO RIVERS INTERESTS, LP, A TEXAS LIMITED PARTNERSHIP DESCRIBED AND RECORDED IN FILE NO. 19035103 (O.P.R.H.C.TX.);

**THENCE** ALONG SAID COMMON NON-TANGENT LINE OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND SAID 5.00 ACRE TRACT, SOUTH 48 DEGREES 57 MINUTES 34 SECONDS WEST A DISTANCE OF 30.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BYRN SURVEY" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT ON THE SOUTH CORNER OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND BEING THE WEST CORNER OF SAID 5.00 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.);

**EXHIBIT 1A**

JUAN MARTIN VERAMENDI SURVEY, ABSTRACT No. 17  
HAYS COUNTY, TX

December 2, 2022  
LJAS001-SA197-401: RIVER BRIDGE RANCH  
WWL EASEMENT  
PAGE 2 OF 3

**THENCE** ALONG THE COMMON NON-TANGENT LINE OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND THE SAID 1.01 ACRE TRACT REFERRED TO AS EXHIBIT "J", SAME BEING THE NORTH R.O.W. LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH A CURVE TO THE LEFT, PASSING A 1" IRON ROD WITH ALUMINUM CAP STAMPED "BYRN AND ASSOCIATES" SET IN CONCRETE FOUND AT ARC LENGTH 123.73 FEET LYING NORTHEASTERLY, HAVING A TOTAL ARC LENGTH OF 263.59 FEET, A RADIUS OF 1185.84 FEET, A DELTA ANGLE OF 12 DEGREES 44 MINUTES 09 SECONDS, AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 35 MINUTES 49 SECONDS WEST A DISTANCE OF 263.05 FEET TO A POINT OF TANGENCY OF THE HEREIN DESCRIBED EASEMENT;
2. NORTH 39 DEGREES 57 MINUTES 53 SECONDS WEST PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 68.99 FEET, FOR A TOTAL DISTANCE OF 188.39 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 0.311 ACRES (13,538 SQUARE FEET) OF LAND, MORE OR LESS.

Bearing Basis: Grid North, Texas State Plane Coordinates, South Central Zone, NAD83 (NAD83 (2011) Epoch 2018). All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999925898. All distance units are U.S. Survey Feet.

LJA Surveying, Inc.  
Texas Surveying Firm Branch Registration No. 10194382  
1100 Northeast Loop 410, Suite 850. San Antonio, Texas 78209  
Phone No.: 210.503.2700




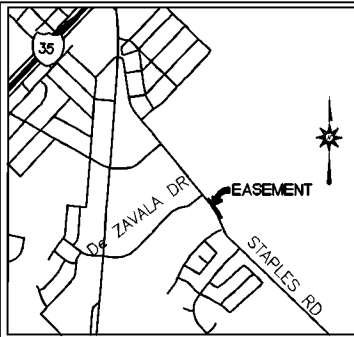
By:   
Surveyor's Name: Gordon N. Anderson  
Registered Professional Land Surveyor, Texas No. 6617  
Date: December 2, 2022

EXHIBIT 1A



VICINITY MAP  
(NOT TO SCALE)

STATE OF TEXAS  
118.378 ACRES  
VOLUME 135, PAGE 414  
O.P.R.H.C.TX.

SAN MARCOS  
TELEPHONE COMPANY  
CALLED 0.381 ACRES  
VOLUME 124, PAGE 256  
O.P.R.H.C.TX.

0.19 ACRES  
INGRESS AND EGRESS  
EASEMENT  
DOC. NO. 09928334

1.93 ACRES  
30' PERMANENT  
EASEMENT  
DOC. NO. 09928334  
O.P.R.H.C.TX.

JUAN MARTIN VERAMENDI SURVEY,  
ABSTRACT 17

STAPLES ROAD  
A.K.A. FM 621  
(VARIABLE WIDTH R.O.W.)

POB  
N: 13,862,153.33'  
E: 2,306,724.65'

METAL SHOP  
BUILDING  
25' x 60'

TWO RIVERS INTERESTS, LP  
CALLED 1.01 ACRES  
VOLUME 4514, PAGE 304  
EXHIBIT "J"  
O.P.R.H.C.TX.

WASTE WATER  
LINE EASEMENT  
0.311 ACRES  
(13,538 Sq. Ft.)

ROCK SIGN  
"ROCK RIVER CHURCH OFFICES"  
1.5' x 12'

LEGEND :



EASEMENT

EASEMENT CORNER

1" IRON ROD WITH  
ALUMINUM CAP  
STAMPED "BYRN AND  
ASSOCIATES" FOUND

1/2" IRON ROD  
WITH  
CAP STAMPED "BYRN  
SURVEY" FOUND  
UNLESS NOTED

LAND HOOK

P.O.B.

POINT OF BEGINNING

O.P.R.H.C.TX.

OFFICIAL PUBLIC RECORDS  
HAYS COUNTY, TEXAS

BOUNDARY LINE

EXISTING EASEMENT

OHE

OVERHEAD ELECTRIC LINE

POWER POLE

TWO RIVERS INTERESTS, LP  
CALLED 57.67 ACRES  
VOLUME 4514, PAGE 304  
EXHIBIT "F"  
O.P.R.H.C.TX.

TWO RIVERS INTERESTS, LP  
CALLED 5.00 ACRES  
FILE No. 19035103  
O.P.R.H.C.TX.

FND. 1" IRON ROD WITH  
ALUMINUM CAP BRS.  
N51°46'08"E 0.76'

NOTE

- 1 ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT) ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999925898
- 2 THIS PLAT IS BEING SUBMITTED ALONG WITH A SURVEYOR'S FIELD NOTE DESCRIPTION OF THE HEREON DESCRIBED TRACT

Line #	Direction	Length
L1	N51°25'38"E	30.01'
L2	S39°57'53"E	187.66'
L3	S48°57'34"W	30.87'
L4	N39°57'53"W	188.39'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1215.88'	262.89'	12°23'17"	S33°46'13"E	262.37'
C2	1185.84'	263.59'	12°44'09"	N33°35'49"W	263.05'

EXHIBIT 1A

*Gordon N. Anderson*

Gordon N. Anderson  
Registered Professional Land Surveyor No 6617  
LJA Surveying, Inc.  
1100 Northeast Loop 410, Suite 850  
San Antonio, Texas 78209  
(210) 503-2700  
TBPELS No. 10194382

Date: 12/02/2022



LJA Surveying, Inc.

1100 Northeast Loop 410 Suite 850  
San Antonio, Texas 78209  
Phone 210 503 2700  
TB PLS Firm No. 10194382

0.311 ACRE WASTEWATER LINE EASEMENT  
HAYS COUNTY, TEXAS

SCALE: 1"=100'	DATE: 12/02/2022
DRAWN BY: PM	PROJ. No: SA197-0401
QA/QC BY: GA	PAGE 3 OF 3

JUAN MARTIN VERAMENDI SURVEY, ABSTRACT No. 17  
HAYS COUNTY, TX

DECEMBER 2, 2022  
LJAS001-SA197-401: RIVER BRIDGE RANCH  
WWL EASEMENT  
PAGE 1 OF 3

**FIELD NOTES  
0.025 ACRES (1,073 SQ. FT.)  
(VARIABLE WIDTH  
WASTEWATER LINE  
EASEMENT)**

**BEING** 0.025 ACRES (1,073 SQUARE FEET), MORE OR LESS, OUT OF A CALLED 5.00 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE JUAN MARTIN VERAMENDI SURVEY ABSTRACT NO. 17, SITUATED IN HAYS COUNTY, TEXAS AND CONVEYED TO TWO RIVERS INTERESTS, LP, A TEXAS LIMITED PARTNERSHIP DATED SEPTEMBER 26, 2019 AND RECORDED IN FILE NO. 19035103, OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS (O.P.R.H.C.TX.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD WITH CAP STAMPED "BYRN SURVEY" FOUND WITH A GRID COORDINATE VALUE OF NORTHING: 13,860,762.65' AND EASTING: 2,306,820.26', BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, AND BEING THE WEST CORNER OF SAID 5.00 ACRE TRACT AND BEING THE SOUTH CORNER OF A CALLED 57.67 ACRES OF LAND REFERRED TO AS EXHIBIT "F" RECORDED IN VOLUME 4514 PAGE 304 (O.P.R.H.C.TX.), SAME BEING THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.);

**THENCE** LEAVING THE R.O.W. LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) NORTH 48 DEGREES 57 MINUTES 34 SECONDS EAST, WITH THE COMMON LINE OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND THE SAID 5.00 ACRE TRACT, A DISTANCE OF 30.87 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

**THENCE** OVER AND ACROSS SAID 5.00 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. WITH A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 10.96 FEET, A RADIUS OF 1,215.88 FEET, A DELTA ANGLE OF 00 DEGREES 31 MINUTES 00 SECONDS AND A LONG CHORD THAT BEARS SOUTH 27 DEGREES 19 MINUTES 05 SECONDS EAST A DISTANCE OF 10.96 FEET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;
2. SOUTH 71 DEGREES 21 MINUTES 20 SECONDS EAST ALONG A NON-TANGENT LINE A DISTANCE OF 15.00 FEET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;
3. SOUTH 30 DEGREES 50 MINUTES 12 SECONDS EAST A DISTANCE OF 6.54 FEET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, ON THE COMMON LINE OF SAID 5.00 ACRE TRACT AND A CALLED 137.00 ACRE TRACT OF LAND REFERRED TO AS EXHIBIT "D" CONVEYED TO TWO RIVERS INTERESTS, LP, A TEXAS LIMITED PARTNERSHIP, DESCRIBED AND RECORDED IN VOLUME 4514 PAGE 304 (O.P.R.H.C.TX.);

**THENCE** ALONG THE SAID COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID 137.00 ACRE TRACT OF LAND REFERRED TO AS EXHIBIT "D", SOUTH 48 DEGREES 54 MINUTES 56 SECONDS WEST, PASSING A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND AT 30.49 FEET, FOR A TOTAL DISTANCE OF 42.50 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, BEING THE SOUTH CORNER OF SAID 5.00 ACRE TRACT, AND BEING THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.);

**EXHIBIT 2A**

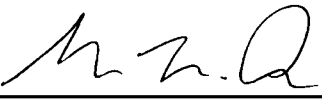
JUAN MARTIN VERAMENDI SURVEY, ABSTRACT No. 17  
HAYS COUNTY, TX

DECEMBER 2, 2022  
LJAS001-SA197-401: RIVER BRIDGE RANCH  
WWL EASEMENT  
PAGE 2 OF 3

**THENCE** ALONG THE COMMON LINE OF SAID 5.00 ACRE AND THE SAID NORTH R.O.W. LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) WITH A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 31.06 FEET, A RADIUS OF 1,185.88 FEET, A DELTA ANGLE OF 01 DEGREES 30 MINUTES 03 SECONDS, AND A LONG CHORD THAT BEARS NORTH 26 DEGREES 28 MINUTES 44 SECONDS WEST A DISTANCE OF 31.06 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 0.025 ACRES (1,073 SQUARE FEET) OF LAND, MORE OR LESS.

Bearing Basis: Grid North, Texas State Plane Coordinates, South Central Zone, NAD83 (NAD83 (2011) Epoch 2018). All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999925898. All distance units are U.S. Survey Feet.

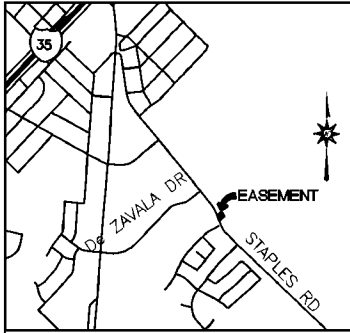
**LJA Surveying, Inc.**  
**Texas Surveying Firm Branch Registration No. 10194382**  
**1100 Northeast Loop 410, Suite 850. San Antonio, Texas 78209**  
**Phone No.: 210.503.2700**

By: 

**Surveyor's Name: Gordon N. Anderson**  
**Registered Professional Land Surveyor, Texas No. 6617**  
**Date: December 2, 2022**



EXHIBIT 2A



VICINITY MAP  
(NOT TO SCALE)

NOTE  
 1 ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT) ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999925898  
 2 THIS PLAT IS BEING SUBMITTED ALONG WITH A SURVEYOR'S FIELD NOTE DESCRIPTION OF THE HEREON DESCRIBED TRACT

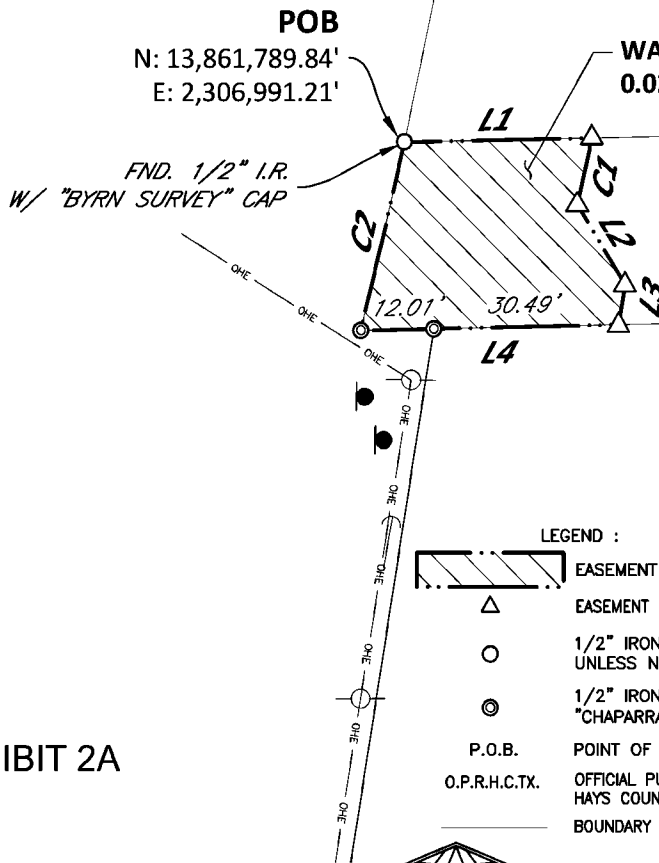
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1215.88'	10.96'	00°31'00"	S27°19'05"E	10.96'
C2	1185.88'	31.06'	01°30'03"	N26°28'44"W	31.06'

Line Table		
Line #	Direction	Length
L1	N48°57'34"E	30.87'
L2	S71°21'20"E	15.00'
L3	S30°50'12"E	6.54'
L4	S48°54'56"W	42.50'

JUAN MARTIN VERAMENDI SURVEY,  
ABSTRACT 17

STAPLES ROAD  
A.K.A. FM 621  
(VARIABLE WIDTH R.O.W.)

TWO RIVERS INTERESTS, LP,  
A TEXAS LIMITED PARTNERSHIP  
CALLED 57.67 ACRES  
VOLUME 4514, PAGE 304  
EXHIBIT "F"  
O.P.R.H.C.TX.



WASTE WATER LINE EASEMENT  
0.025 ACRES (1,073 Sq. Ft.)

TWO RIVERS INTERESTS, LP  
CALLED 5.00 ACRES  
FILE No. 19035103  
O.P.R.H.C.TX.

TWO RIVERS INTERESTS, LP  
CALLED 137.00 ACRES  
VOLUME 4514, PAGE 304  
EXHIBIT "D"  
O.P.R.H.C.TX.

LEGEND :

- EASEMENT
- EASEMENT CORNER
- 1/2" IRON ROD FOUND UNLESS NOTED
- 1/2" IRON ROD FOUND W/ CAP STAMPED "CHAPARRAL BOUNDARY"
- P.O.B.
- O.P.R.H.C.TX. BOUNDARY LINE
- SINGLE SUPPORT SIGN
- OVERHEAD ELECTRIC LINE
- POWER POLE
- GUY WIRE

EXHIBIT 2A

FILE: SA197-0401-TRI-0.025AC-WW-Esmt - EXHIBIT.dwg

*Gordon N. Anderson*

Gordon N. Anderson  
Registered Professional Land Surveyor No 6617  
LJA Surveying, Inc.  
1100 Northeast Loop 410, Suite 850  
San Antonio, Texas 78209  
(210) 503-2700  
TBPELS No. 10194382

Date: 12/02/2022



**LJA Surveying, Inc.**

1100 Northeast Loop 410 Phone 210 503 2700  
Suite 850  
San Antonio, Texas 78209 TBPLS Firm No. 10194382

0.025 ACRE WASTEWATER LINE EASEMENT  
HAYS COUNTY, TEXAS

SCALE: 1"=30'	DATE: 12/02/2022
DRAWN BY: PM	PROJ. No: SA197-0401
QA/QC BY: GA	PAGE 3 OF 3

JUAN MARTIN VERAMENDI SURVEY, ABSTRACT No. 17  
 JAMES CURTIS SURVEY, ABSTRACT No. 3  
 HAYS COUNTY, TX

DECEMBER 2, 2022  
 LJAS001-SA197-401: RIVER BRIDGE RANCH  
 WWL EASEMENT  
 PAGE 1 OF 5

**FIELD NOTES**  
**1.165 ACRES (50,734 SQ. FT.)**  
**(30' WIDE WASTEWATER**  
**LINE EASEMENT)**

**BEING** 1.165 ACRES (50,734 SQUARE FEET), MORE OR LESS, OUT OF A CALLED 137.0 ACRES OF LAND, MORE OR LESS, REFERRED TO AS EXHIBIT "D", BEING OUT OF THE JUAN MARTIN VERAMENDI SURVEY ABSTRACT NO. 17, AND JAMES CURTIS SURVEY ABSTRACT NO. 3, SITUATED IN HAYS COUNTY, TEXAS AND CONVEYED TO TWO RIVERS INTERESTS, LP, A TEXAS LIMITED PARTNERSHIP DATED AUGUST 31, 2012 AND RECORDED IN VOLUME 4514 PAGE 304, OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS (O.P.R.H.C.TX.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY", BEING THE SOUTH CORNER OF A CALLED 5.00 ACRE TRACT CONVEYED TO TWO RIVERS INTERESTS, LP, A TEXAS LIMITED PARTNERSHIP DATED SEPTEMBER 26, 2019 AND RECORDED IN FILE NO. 19035103 (O.P.R.H.C.TX.), AND BEING ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.);

**THENCE** ALONG THE COMMON LINE OF SAID 5.00 ACRE TRACT AND THE SAID NORTH R.O.W. LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.), NORTH 48 DEGREES 54 MINUTES 56 SECONDS EAST A DISTANCE OF 12.01 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND FOR THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE VALUE OF NORTHING: 13,860,742.74' AND EASTING: 2,306,843.16', BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, AND BEING ON THE SOUTH LINE OF SAID 5.00 ACRE TRACT AND BEING THE WEST CORNER OF CALLED 137.00 ACRE TRACT OF LAND REFERRED TO AS EXHIBIT "D" CONVEYED TO TWO RIVERS INTERESTS, LP, A TEXAS LIMITED PARTNERSHIP, DESCRIBED AND RECORDED IN VOLUME 4514 PAGE 304 (O.P.R.H.C.TX.);

**THENCE** LEAVING THE R.O.W. LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) NORTH 48 DEGREES 54 MINUTES 56 SECONDS EAST, WITH THE COMMON LINE OF SAID 137.0 ACRE TRACT REFERRED TO AS EXHIBIT "D" AND THE SAID 5.00 ACRE TRACT, A DISTANCE OF 30.49 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

**THENCE** OVER AND ACROSS SAID 137.0 ACRE TRACT REFERRED TO AS EXHIBIT "D", THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 30 DEGREES 50 MINUTES 12 SECONDS EAST A DISTANCE OF 288.46 FEET TO A POINT OF CURVATURE TO THE LEFT FOR THE HEREIN DESCRIBED EASEMENT;
2. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 503.74 FEET, A RADIUS OF 1,759.36 FEET, A DELTA ANGLE OF 16 DEGREES 23 MINUTES 20 SECONDS, AND A LONG CHORD THAT BEARS SOUTH 39 DEGREES 01 MINUTES 41 SECONDS EAST A DISTANCE OF 501.53 FEET TO AN ANGLE POINT FOR THE HEREIN DESCRIBED EASEMENT;
3. SOUTH 13 DEGREES 51 MINUTES 22 SECONDS EAST ALONG A NON-TANGENT LINE A DISTANCE OF 16.01 FEET TO AN ANGLE POINT FOR THE HEREIN DESCRIBED EASEMENT;
4. SOUTH 46 DEGREES 50 MINUTES 33 SECONDS EAST A DISTANCE OF 881.50 FEET TO THE SOUTHEAST CORNER FOR THE HEREIN DESCRIBED EASEMENT;
5. SOUTH 48 DEGREES 50 MINUTES 32 SECONDS WEST A DISTANCE OF 30.15 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, ON THE COMMON LINE OF SAID 137.00 ACRE TRACT REFERRED TO AS EXHIBIT "D" AND SAID NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.);

**EXHIBIT 3A**

JUAN MARTIN VERAMENDI SURVEY, ABSTRACT No. 17  
JAMES CURTIS SURVEY, ABSTRACT No. 3  
HAYS COUNTY, TX

DECEMBER 2, 2022  
LJAS001-SA197-401: RIVER BRIDGE RANCH  
WWL EASEMENT  
PAGE 2 OF 5

**THENCE** ALONG THE SAID COMMON LINE OF SAID 137.00 ACRE TRACT REFERRED TO AS EXHIBIT 'D' AND SAID NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) NORTH 46 DEGREES 50 MINUTES 33 SECONDS WEST A DISTANCE OF 900.77 FEET TO AN ANGLE POINT FOR THE HEREIN DESCRIBED EASEMENT;

**THENCE** ALONG THE SAID COMMON LINE OF SAID 137.00 ACRE TRACT REFERRED TO AS EXHIBIT 'D' AND SAID NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.), NORTH 43 DEGREES 04 MINUTES 01 SECONDS EAST 8.68 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE RIGHT FOR THE HEREIN DESCRIBED EASEMENT;

**THENCE** ALONG THE SAID COMMON LINE OF SAID 137.00 ACRE TRACT REFERRED TO AS EXHIBIT 'D' AND SAID NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.), WITH A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 502.78 FEET, A RADIUS OF 1,789.35 FEET, A DELTA ANGLE OF 16 DEGREES 05 MINUTES 57 SECONDS, AND A LONG CHORD THAT BEARS NORTH 38 DEGREES 53 MINUTES 00 SECONDS WEST A DISTANCE OF 501.13 FEET TO A POINT OF TANGENCY FOR THE HEREIN DESCRIBED EASEMENT;

**THENCE** ALONG THE SAID COMMON LINE OF SAID 137.00 ACRE TRACT REFERRED TO AS EXHIBIT 'D' AND SAID NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) NORTH 30 DEGREES 50 MINUTES 12 SECONDS WEST A DISTANCE OF 283.04 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 1.165 ACRES (50,734 SQUARE FEET) OF LAND, MORE OR LESS.

Bearing Basis: Grid North, Texas State Plane Coordinates, South Central Zone, NAD83 (NAD83 (2011) Epoch 2018). All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999925898. All distance units are U.S. Survey Feet.

LJA Surveying, Inc.  
Texas Surveying Firm Branch Registration No. 10194382  
1100 Northeast Loop 410, Suite 850. San Antonio, Texas 78209  
Phone No.: 210.503.2700




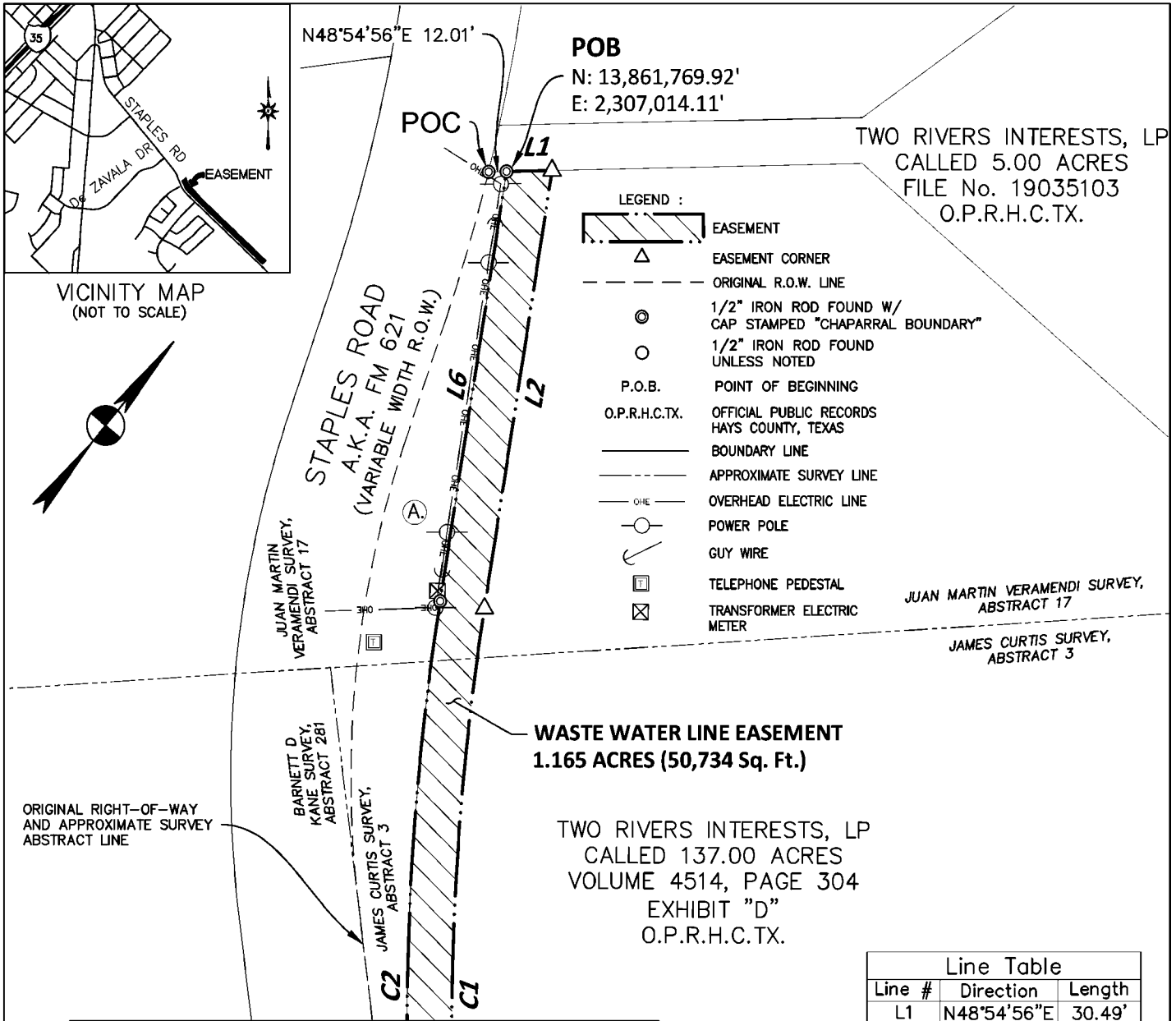
By:   
Surveyor's Name: Gordon N. Anderson  
Registered Professional Land Surveyor, Texas No. 6617  
Date: December 2, 2022

EXHIBIT 3A



TWO RIVERS INTERESTS, LP  
 CALLED 5.00 ACRES  
 FILE No. 19035103  
 O.P.R.H.C.TX.

- LEGEND :**
- EASEMENT
  - EASEMENT CORNER
  - ORIGINAL R.O.W. LINE
  - 1/2" IRON ROD FOUND W/ CAP STAMPED "CHAPARRAL BOUNDARY"
  - 1/2" IRON ROD FOUND UNLESS NOTED
  - P.O.B. POINT OF BEGINNING
  - O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
  - BOUNDARY LINE
  - APPROXIMATE SURVEY LINE
  - OVERHEAD ELECTRIC LINE
  - POWER POLE
  - GUY WIRE
  - TELEPHONE PEDESTAL
  - TRANSFORMER ELECTRIC METER

**WASTE WATER LINE EASEMENT**  
**1.165 ACRES (50,734 Sq. Ft.)**

TWO RIVERS INTERESTS, LP  
 CALLED 137.00 ACRES  
 VOLUME 4514, PAGE 304  
 EXHIBIT "D"  
 O.P.R.H.C.TX.

Line Table		
Line #	Direction	Length
L1	N48°54'56"E	30.49'
L2	S30°50'12"E	288.46'
L3	S13°51'22"E	16.01'
L4	S48°50'32"W	30.15'
L5	N43°04'01"E	8.68'
L6	N30°50'12"W	283.04'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1759.36'	503.24'	16°23'20"	S39°01'41"E	501.53'
C2	1,789.35'	502.78'	16°05'57"	N38°53'00"W	501.13'

MATCH LINE - SEE SHEET 4 OF 5

HAYS COUNTY  
 (A) = CALLED 0.553 ACRES  
 DOC. NO. 21034994  
 O.P.R.H.C.TX.

FILE: SA197-0401-TRI-1.165AC-WWL-Esmt - EXHIBIT.dwg

- NOTE**
- ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999925898.
  - THIS PLAT IS BEING SUBMITTED ALONG WITH A SURVEYOR'S FIELD NOTE DESCRIPTION OF THE HEREON DESCRIBED TRACT

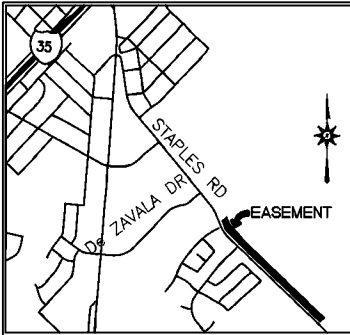
**EXHIBIT 3A**

**LJA Surveying, Inc.**

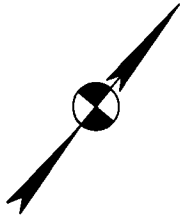
1100 Northeast Loop 410 Phone 210 503.2700  
 Suite 850  
 San Antonio, Texas 78209 T B P L S Firm No. 10194382

**1.165 ACRE WASTE WATER LINE EASEMENT**  
**HAYS COUNTY, TEXAS**

SCALE: 1"=100'	DATE: 12/02/2022
DRAWN BY: PM	PROJ. No: SA197-0401
QA/QC BY: GA	PAGE 3 OF 5



VICINITY MAP  
(NOT TO SCALE)

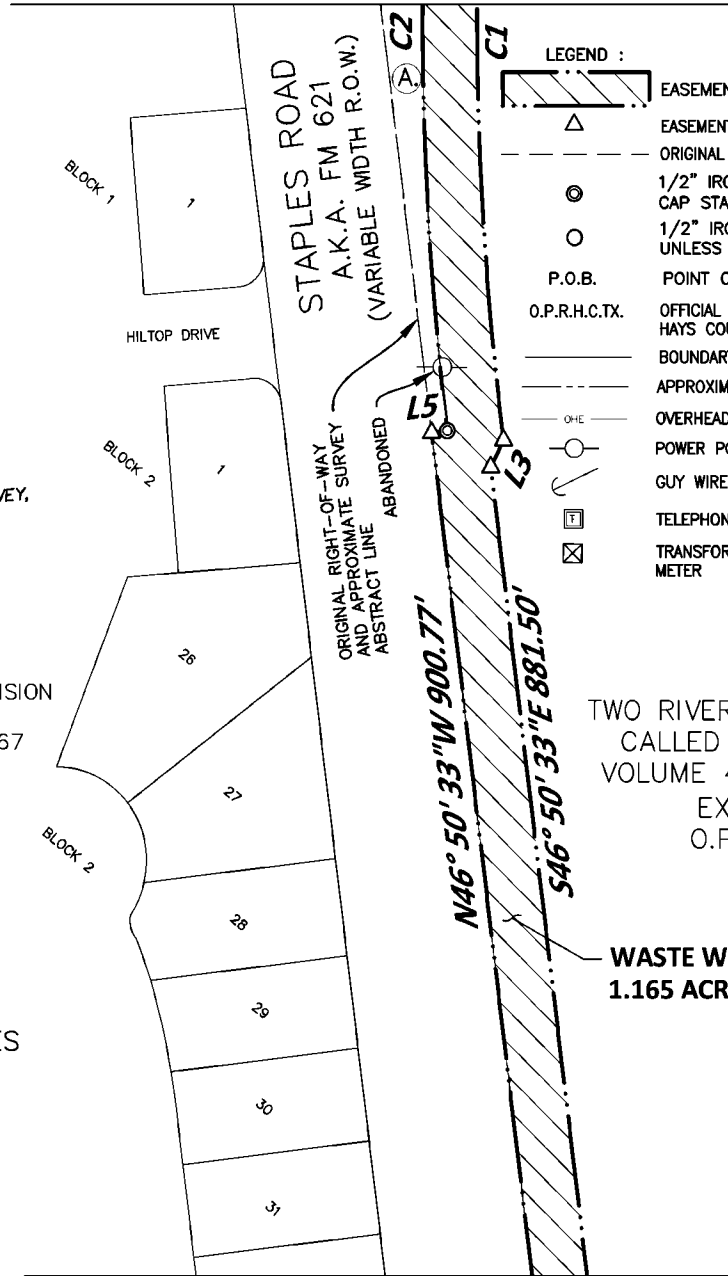


BARNETT D KANE SURVEY,  
ABSTRACT 281

HILLS OF HAYS SUBDIVISION  
PHASE I  
VOLUME 04, PAGE 267  
O.P.R.H.C.TX.

HAYS COUNTY  
Ⓐ = CALLED 0.553 ACRES  
DOC. NO. 21034994  
O.P.R.H.C.TX.

MATCH LINE - SEE SHEET 3 OF 5



JAMES CURTIS SURVEY,  
ABSTRACT 3

LEGEND :

- EASEMENT
- EASEMENT CORNER
- ORIGINAL R.O.W. LINE
- 1/2" IRON ROD FOUND W/  
CAP STAMPED "CHAPARRAL BOUNDARY"
- 1/2" IRON ROD FOUND  
UNLESS NOTED
- P.O.B. POINT OF BEGINNING
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS  
HAYS COUNTY, TEXAS
- BOUNDARY LINE
- APPROXIMATE SURVEY LINE
- OHE OVERHEAD ELECTRIC LINE
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TRANSFORMER ELECTRIC  
METER

TWO RIVERS INTERESTS, LP  
CALLED 137.00 ACRES  
VOLUME 4514, PAGE 304  
EXHIBIT "D"  
O.P.R.H.C.TX.

**WASTE WATER LINE EASEMENT  
1.165 ACRES (50,734 Sq. Ft.)**

MATCH LINE - SEE SHEET 5 OF 5

NOTE

- 1 ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999925898.
- 2 THIS PLAT IS BEING SUBMITTED ALONG WITH A SURVEYOR'S FIELD NOTE DESCRIPTION OF THE HEREON DESCRIBED TRACT

EXHIBIT 3A

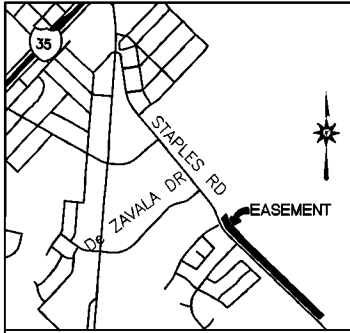
**LJA Surveying, Inc.**



1100 Northeast Loop 410 Phone 210 503.2700  
Suite 850  
San Antonio, Texas 78209 T B P L S Firm No. 10194382

1.165 ACRE WASTE WATER LINE EASEMENT  
HAYS COUNTY, TEXAS

SCALE: 1"=100'	DATE: 12/02/2022
DRAWN BY: PM	PROJ. No: SA197-0401
QA/QC BY: GA	PAGE 4 OF 5

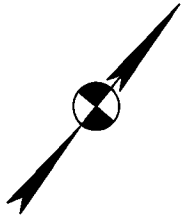


VICINITY MAP  
(NOT TO SCALE)

NOTE

- 1 ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT) ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999925898
- 2 THIS PLAT IS BEING SUBMITTED ALONG WITH A SURVEYOR'S FIELD NOTE DESCRIPTION OF THE HEREON DESCRIBED TRACT

MATCH LINE – SEE SHEET 4 OF 5



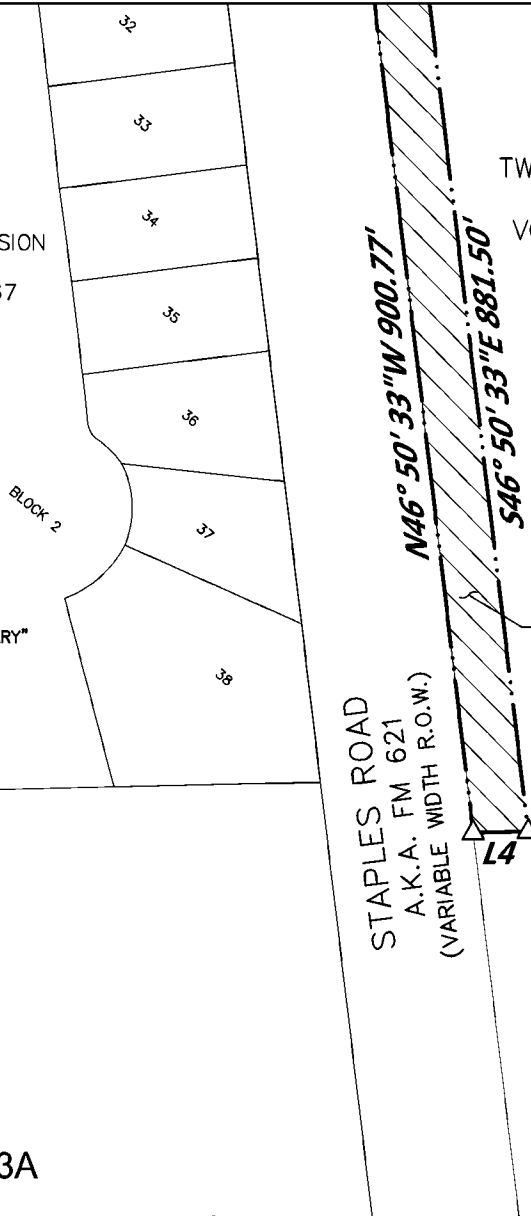
HILLS OF HAYS SUBDIVISION  
PHASE I  
VOLUME 04, PAGE 267  
O.P.R.H.C.TX.

BARNETT D KANE SURVEY,  
ABSTRACT 281

JAMES CURTIS SURVEY,  
ABSTRACT 3

TWO RIVERS INTERESTS, LP  
CALLED 137.00 ACRES  
VOLUME 4514, PAGE 304  
EXHIBIT "D"  
O.P.R.H.C.TX.

- LEGEND :
- EASEMENT
  - EASEMENT CORNER
  - 1/2" IRON ROD FOUND W/ CAP STAMPED "CHAPARRAL BOUNDARY"
  - 1/2" IRON ROD FOUND UNLESS NOTED
  - P.O.B. POINT OF BEGINNING
  - O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
  - BOUNDARY LINE
  - APPROXIMATE SURVEY LINE
  - OVERHEAD ELECTRIC LINE
  - POWER POLE
  - GUY WIRE
  - TELEPHONE PEDESTAL
  - TRANSFORMER ELECTRIC METER



WASTE WATER LINE  
EASEMENT  
1.165 ACRES (50,734 Sq. Ft.)

EXHIBIT 3A

*Gordon N. Anderson*

Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617  
LJA Surveying, Inc.  
1100 Northeast Loop 410, Suite 850  
San Antonio, Texas 78209  
(210) 503-2700  
TBPELS No. 10194382

Date: 12/02/2022



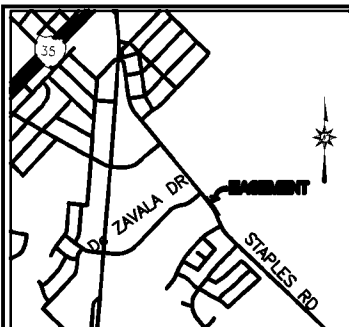
**LJA Surveying, Inc.**

1100 Northeast Loop 410 Phone 210 503.2700  
Suite 850  
San Antonio, Texas 78209 T B P L S Firm No. 10194382

1.165 ACRE WASTE WATER LINE EASEMENT  
HAYS COUNTY, TEXAS

SCALE: 1"=100'	DATE: 12/02/2022
DRAWN BY: PM	PROJ. No: SA197-0401
QA/QC BY: GA	PAGE 5 OF 5

FILE: SA197-0401-TRI-1.165AC-WWL-Esmt - EXHIBIT.dwg



VICINITY MAP  
(NOT TO SCALE)

JUAN MARTIN VERAMENDI SURVEY,  
ABSTRACT 17

50' X 60' TEMPORARY  
CONSTRUCTION  
EASEMENT

STAPLES ROAD  
A.K.A. FM 621  
(VARIABLE WIDTH R.O.W.)

FND. 1" IRON ROD WITH  
ALUMINUM CAP BRS  
N51°46'08"E 0.76'

STATE OF TEXAS  
118.378 ACRES  
VOLUME 135 PAGE 414  
O.P.R.H.C.T.X.

SAN MARCOS  
TELEPHONE COMPANY  
CALLED 0.381 ACRES  
VOLUME 124 PAGE 256  
O.P.R.H.C.T.X.

1.93 ACRES  
30 PERMANENT  
EASEMENT  
DOC. NO. 09928334  
O.P.R.H.C.T.X.

0.19 ACRES  
INGRESS AND EGRESS  
EASEMENT  
DOC. NO. 09928334

POB

N: 13,862,153.33'  
E: 2,306,724.65'

METAL SHOP  
BUILDING  
25' x 60'

TWO RIVERS INTERESTS LP  
CALLED 1.01 ACRES  
VOLUME 4514 PAGE 304  
EXHIBIT J  
O.P.R.H.C.T.X.

WASTE WATER  
LINE EASEMENT  
0.311 ACRES  
(13,538 Sq. Ft.)

ROCK SIGN  
"ROCK RIVER CHURCH OFFICES"  
1.5' x 12'

TWO RIVERS INTERESTS LP  
CALLED 57.67 ACRES  
VOLUME 4514 PAGE 304  
EXHIBIT F  
O.P.R.H.C.T.X.

TWO RIVERS INTERESTS LP  
CALLED 5.00 ACRES  
FILE No. 19035103  
O.P.R.H.C.T.X.

LEGEND

	EASEMENT
	EASEMENT CORNER
	1" IRON ROD WITH ALUMINUM CAP STAMPED BYRN AND ASSOCIATES FOUND
	1/2" IRON ROD WITH CAP STAMPED BYRN SURVEY FOUND UNLESS NOTED
	LAND HOOK
	POB POINT OF BEGINNING
	O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
	BOUNDARY LINE
	EXISTING EASEMENT
	OVERHEAD ELECTRIC LINE
	POWER POLE

NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACRES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999920698.
2. THIS PLAT IS BEING SUBMITTED ALONG WITH A SURVEYOR'S FIELD NOTE DESCRIPTION OF THE HEREON DESCRIBED TRACT.

Line Table		
Line #	Direction	Length
L1	N51°25'38"E	30.01'
L2	S39°57'53"E	187.66'
L3	S48°57'34"W	30.87'
L4	N39°57'53"W	188.39'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1215.88'	262.89'	12°23'17"	S33°46'13"E	262.37'
C2	1185.84'	263.59'	12°44'09"	N33°35'49"W	263.05'

EXHIBIT 1B

**LJA Surveying, Inc.**

1100 Northeast Loop 410 Suite 850 San Antonio, Texas 78209 Phone 210.503.2700 T B P L S Firm No. 10194382

0.311 ACRE WASTEWATER LINE EASEMENT  
HAYS COUNTY, TEXAS

SCALE 1"=100'	DATE 12/02/2022
DRAWN BY: PM	PROJ. No: SA197-0401
QA/QC BY GA	PAGE 3 OF 3

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

23037596 LISPENDENS  
10/12/2023 01:57:52 PM Total Fees: \$78.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

