

**DESCRIPTION FOR
A 0.0234 OF AN ACRE TRACT
(A VARIABLE WIDTH SEWER EASEMENT)**

A **0.0234 of an acre** (1,020 square feet) tract of land, being a variable width Sewer 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 (DR) and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the northeast line of a 417.630 acre tract of land as conveyed to Highpointe Trace LLC of record in Document No. 16010858 (DR), for the common corner of the 56.288 acre tract and Lot 2, Block A, San Marcos Toyota Subdivision, 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 (DR) and for the northwest corner of the easement described herein;

THENCE: N 43°33'04" E, along and with the common line of the 56.288 acre tract and Lot 2, Block A, a distance of **23.59 feet** to a SET KFW-E (from hereon called SET KFW-E), for the northeast corner of the easement described herein, from which a found ½" iron rod with a Plastic Cap Stamped "HMT" in the southwest right-of-way line of Posey Road, 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 (DR) bears, N 43°33'04" E, a distance of 985.16 feet;

THENCE: S 31°02'03" E, departing the common line of the 56.288 acre tract and Lot 2, Block A, over and across the 56.288 acre tract, a distance of **89.72 feet** to a SET KFW-E in the northeast line of the 417.630 acre tract, for the southeast corner of the easement described herein, from which a SET KFW-E, for a common corner of the 56.288 acre tract and the 417.630 acre tract, bears S 46°16'51" E, a distance of 239.51 feet;

THENCE: N 46°16'51" W, along and with the common line of the 56.288 acre tract and the 417.630 acre tract, a distance of **86.49 feet** to the **POINT OF BEGINNING** and containing **0.0234 of an acre** (1,020 square feet), situated in the City of San Marcos, Hays County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.:	19-115
Prepared by:	KFW Surveying
Date:	August 12, 2022
Revised:	March 15, 2023
File:	S:\Draw 2019\19-115 Posey Road Detention Project\DOCS\FN 0.0234AC.docx



March 15, 2023

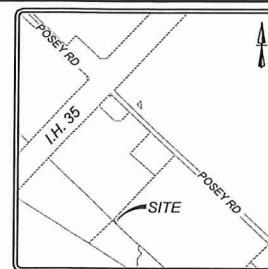
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NOTES:

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.)
PROPERTY ID # 18622

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

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

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

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

10' PUBLIC UTILITY
EASEMENT
(VOL 9 PGS 155-156 P.R.)

N43° 33' 04"E
985.16'

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

0.0234 OF AN
ACRE TRACT
(1,020 SQ. FT.)
A VARIABLE WIDTH
SEWER EASEMENT

Line Table		
LINE #	DIRECTION	LENGTH
L1	N43°33'04"E	23.59'
L2	S31°02'03"E	89.72'
L3	N46°16'51"W	86.49'

S46° 16' 51"E
239.51'

S59° 35' 25"E
326.44'

WILLIAM H VANHORN SURVEY,
ABSTRACT NO. 464



3/21/23

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR-E SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "KFW EASEMENT"
- D.R. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R. PLAT RECORDS OF HAYS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

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
TBPE FIRM #0513 / TBPLS FIRM #101223-00

EXHIBIT "A" OF

A 0.0234 OF AN ACRE TRACT, BEING A VARIABLE
WIDTH SEWER EASEMENT, SITUATED IN THE CITY OF
SAN MARCOS, HAYS COUNTY, TEXAS

REVISIONS:
REMOVED PROPOSED ESMT
REVISED SEWER ESMT
REVISED ACRES IN PREAMBLE
REVISED SQ FT IN MMB
SHOW LIFT STATION

ISSUE DATE:
11/03/2022
12/15/2022
03/02/2023
03/15/2023
03/20/2023

JOB NO. 19-115
DATE: 08/12/2022
DRAWN: JSO

DESIGNER: TAS
CHECKED: TAS

SHEET: 2 OF 2