

**DESCRIPTION OF  
A 0.4490 - ACRE VARIABLE WIDTH  
ACCESS AND PUBLIC UTILITY EASEMENT**

A **0.4490 - 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 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, of the Deed Records of Hays County, Texas Deed Records of Hays County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the South line of Lot 2, Block A, and the North line of the 56.288 acre tract of land as conveyed to JMC Realty LP of record in Volume 1662 Page 628, recorded May 1, 2000, Deed Records of Hays County, Texas, for the South corner of the herein described easement, 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, over and across Lot 2, Block A, the following ten (10) courses and distances

1. **North 46 degrees 16 minutes 36 seconds West**, a distance of **155.49 feet**;
2. **North 43 degrees 35 minutes 04 seconds East**, a distance of **351.62 feet**;
3. **North 03 degrees 19 minutes 43 seconds East**, a distance of **29.73 feet**;
4. **North 36 degrees 55 minutes 37 seconds West**, a distance of **228.59 feet**
5. **North 43 degrees 33 minutes 00 seconds East**, a distance of **25.34 feet**;
6. **South 36 degrees 55 minutes 37 seconds East**, a distance of **273.43 feet**;
7. **South 43 degrees 35 minutes 04 seconds West**, a distance of **357.32 feet**;
8. **South 01 degrees 24 minutes 56 seconds East**, a distance of **14.18 feet**;

9. **South 46 degrees 16 minutes 36 seconds East**, a distance of **120.45 feet**, 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;
10. **South 43 degrees 33 minutes 04 seconds West**, a distance of **25.00 feet to the POINT OF BEGINNING**, containing 19,559 square feet or **0.4490 - acres**, said tract being described in accordance with an exhibit prepared by KFW Surveying. Basis of bearings is based on Texas State-Plane South Central Zone, 4204 (N.A.D.83).



*SVC* 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 0.4490AC.docx

**NOTES:**

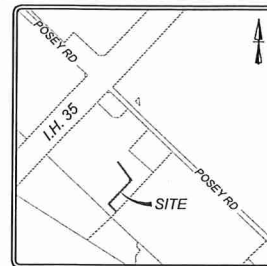
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN MARCOS AND HAYS COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
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.



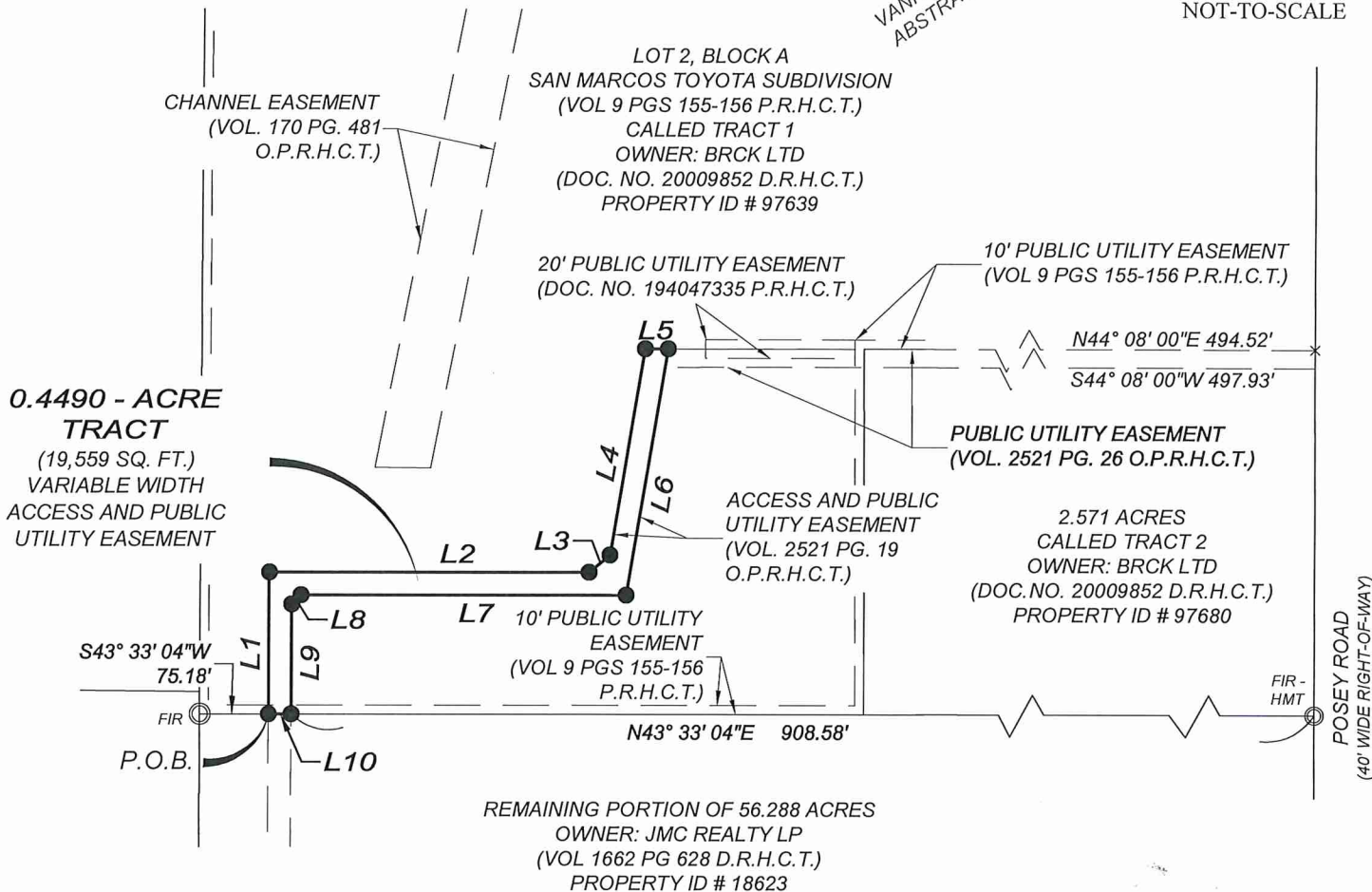
SCALE: 1"=200'



WILLIAM H  
VANHORN SURVEY,  
ABSTRACT NO. 464



LOCATION MAP  
NOT-TO-SCALE



**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
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- × FXC FOUND "X" IN CONCRETE

**Line Table**

LINE #	DIRECTION	LENGTH
L1	N46°16'36"W	155.49'
L2	N43°35'04"E	351.62'
L3	N03°19'43"E	29.73'
L4	N36°55'37"W	228.59'
L5	N43°33'00"E	25.34'
L6	S36°55'37"E	273.43'
L7	S43°35'04"W	357.32'
L8	S01°24'56"E	14.18'
L9	S46°16'36"E	120.45'
L10	S43°33'04"W	25.00'



*Saul V. Castillo*  
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  
TBPE FIRM #9513 / TBPLS FIRM #01223-00

**EXHIBIT "A" OF**

A 0.4490 OF AN ACRE TRACT, BEING A VARIABLE WIDTH  
ACCESS AND PUBLIC UTILITY EASEMENT, SITUATED IN THE  
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

REVISIONS: ADDED 20' PUBLIC UTILITY ESMT EXTENDED 10' PUBLIC UTILITY ESMT TO POSEY RD	ISSUE DATE: 05/05/2023 05/05/2023
JOB NO. 19-115	DESIGNER: SVC
DATE: 03/22/2023	CHECKED: SVC
DRAWN: KNM/CAR	



SHEET: 1 OF 1

Date: May 05, 2023, 12:00pm User ID: chris.reyes  
File: S:\Draw 2019\19-115 Posey Road Denition Project\19-115 Posey Road Denition Project\UPDATE.dwg