



SPOT ON SURVEYING

Land Surveying & Mapping

# Exhibit "A"

## Wastewater Easement Vacation Lot 3A

DESCRIPTION OF 0.073 ACRE TRACT OF LAND BEING A THAT PORTION OF A 20 FOOT WIDE WASTEWATER EASEMENT DESCRIBED IN INSTRUMENT NO. 14000578, RECORDED IN VOLUME 4835, PG. 348, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), THAT FALLS WITHIN THE LIMITS OF LOT 3A, OF THE RESUBDIVISION OF LOT 3, SAC-N-PAC CENTERPOINT SUBDIVISION, PER INSTRUMENT NO. 17016197, O.P.R.H.C.TX., SAID 0.073 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the most Easterly corner of Lot 3C of said Resubdivision, said point also being accepted as a point on the Northwesterly Right of Way limits of Interstate Highway 35 (IH-35) 300 feet wide;

THENCE S 43° 32' 26" W, 99.64 feet with the common Right of Way limits of said IH-35 and said Lot 3C to an angle point in said line;

THENCE S 43° 35' 26" W, 36.84 feet continuing with said common line to the most Southerly corner of said 20 foot wide wastewater easement;

THENCE N 44° 00' 04" W, 259.88 feet leaving said common line through the interior of said Lot 3C with the Southwesterly limits of said 20 foot wide wastewater easement to a point of intersection with the common Southeasterly line of said Lot 3A, also being the Northwesterly line of said Lot 3C, for the TRUE POINT OF BEGINNING herein, and for the most Southerly corner hereof;

THENCE N 44° 00' 04" W, 159.74 feet leaving said common line through the interior of said Lot 3A continuing with the Southwesterly limits of said 20 foot wide wastewater easement to its point of intersection with a 20 foot wide wastewater easement along the Northwest line of said Lot 3A, as shown on said Resubdivision, also being the most Westerly corner of said wastewater easement per Inst. No. 14000578, for the most Westerly corner hereof;

THENCE N 43° 35' 39" E, 20.02 feet continuing through the interior of said Lot 3A with the common limits of said wastewater easements to the most Northerly corner of said Inst. No. 14000578, for the most Northerly corner hereof;

THENCE S 44° 00' 04" E, 159.73 feet leaving said common wastewater easement limits continuing through the interior of said Lot 3A with the Northeasterly limits of said Inst. No. 14000578, to its point of intersection with the common line of said Lot 3A and Lot 3C, for the most Easterly corner hereof;

THENCE S 43° 32' 37" W, 20.02 feet leaving said Inst. No. 14000578 wastewater easement limits with the common line of said Lot 3A and Lot 3C to the Point of Beginning hereof, containing a calculated area of 3,195.07 Sq. Ft., 0.073 Acres. Said tract being described in accordance with a Survey Sketch, Exhibit "B" prepared by me or under my direction attached hereto and made a part hereof.

All bearings shown are based on Northwest line of said Resubdivision of Lot 3, Sac-n-Pac Centerpoint Subdivision Plat.

Scott A. Hahn, RPLS 6375  
Spot On Surveying, Inc.-TX. Firm No. 10193894  
614 Jerrys Lane, Buda, TX. 78610  
(512)523-8092  
SOS J/N: 0033-17-004



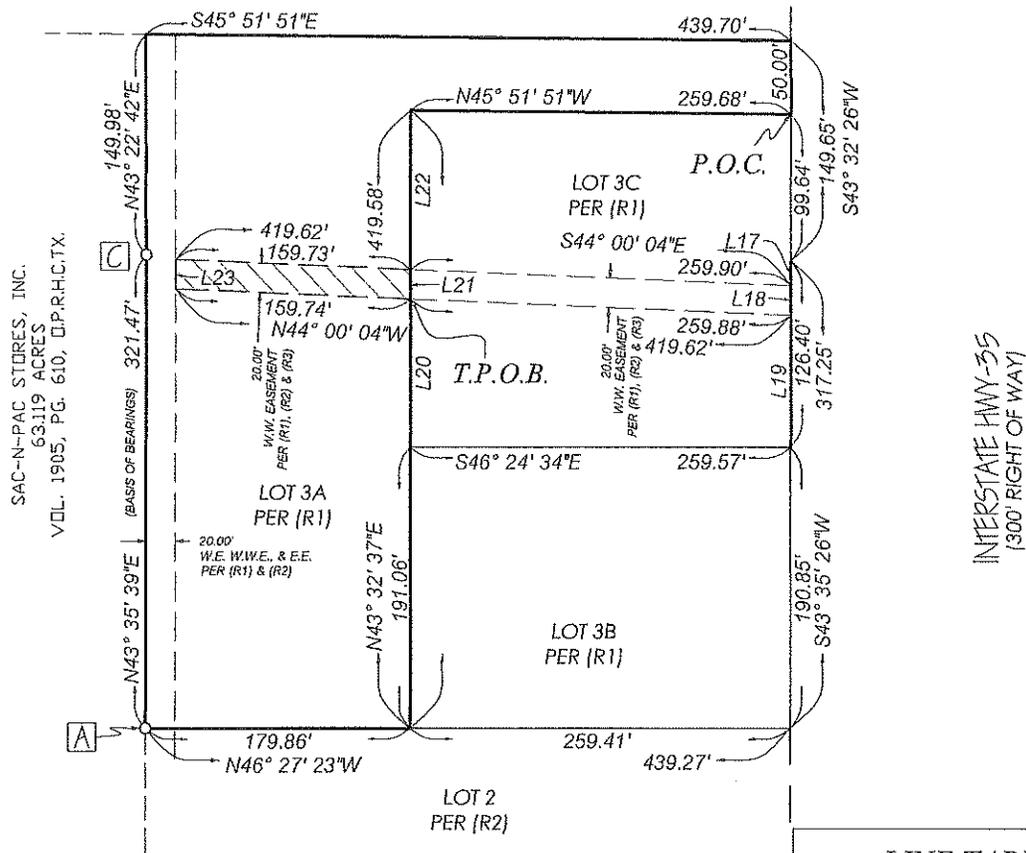
2018/08/16

Date

# Exhibit "B"

EASEMENT VACATION SKETCH, BEING 0.073 ACRES OUT OF THE EDWARD BURLESON SURVEY NO. 18, ABSTRACT NO. 63, BEING A PORTION OF LAND OUT OF LOT 3A, OF THE RESUBDIVISION OF LOT 3, SAC-N-PAC CENTERPOINT SUBDIVISION, BEING A SUBDIVISION IN THE CITY OF SAN MARCOS, COUNTY OF HAYS, STATE OF TEXAS, PER MAP OR PLAT RECORDED AS INSTRUMENT NO.: 17016197, OFFICIAL PUBLIC RECORDS, HAYS COUNT, TEXAS.

INGRAM READYMIX HEADQUARTERS  
4.00 ACRES  
VOL. 1925, PG. 39, D.P.R.H.C.TX.



## HATCH LEGEND

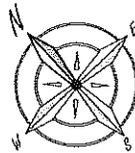
EASEMENT AREA TO VACATE  
3,195.07 SQ. FT. 0.073 ACRES

## REFERENCE LEGEND

- (R1) = RESUBDIVISION OF LOT 3, SAC-N-PAC CENTERPOINT SUBDIVISION, PER INST. NO. 17016197, O.P.R.H.C.TX.
- (R2) = SAC-N-PAC SUBDIVISION PER MAP RECORDED IN VOL. 17, PG. 231-232, P.R.H.C.TX.
- (R3) = CITY OF SAN MARCOS WASTEWATER EASEMENT INST. NO. 14000578 RECORDED IN VOL. 4835, PG. 348, O.P.R.H.C.TX.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS EASEMENT EXHIBIT IS N 43° 35' 39" E, ALONG THE NORTHWEST LINE OF LOTS 1, 2 AND 3 OF SAC-N-PAC CENTERPOINT SUBDIVISION, PER MAP OR PLAT RECORDED IN VOL. 17, PGS. 231-232, P.R.H.C.TX.



SCALE: 1" = 100'

## LINETYPE LEGEND

- EASEMENT LIMITS
- LOT LINES
- BROKEN LINE (NTS)

## LINE TABLE

L #	BEARING	LENGTH
L17	S43°35'26"W	16.82'
L18	S43°35'26"W	20.02'
L19	S43°35'26"W	89.56'
L20	N43°32'37"E	100.48'
L21	S43°32'37"W	20.02'
L22	N43°32'37"E	108.01'
L23	N43°35'39"E	20.02'

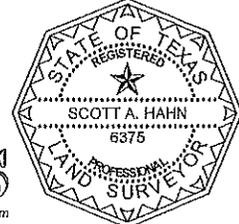
## SURVEYORS STATEMENT

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS EXHIBIT PREPARED BY ME OR UNDER MY DIRECTION AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT A. HAHN, RPLS 6375  
SPOT ON SURVEYING, INC.  
TBPS FIRM #: 10193894  
614 JERRYS LN., BUDA, TX. 78610

2018/08/16

DATE





SPOT ON SURVEYING

# Exhibit "A"

## Wastewater Easement Vacation Lot 3C

*Land Surveying & Mapping*

DESCRIPTION OF 0.119 ACRE TRACT OF LAND BEING A THAT PORTION OF A 20 FOOT WIDE WASTEWATER BASEMENT DESCRIBED IN INSTRUMENT NO. 14000578, RECORDED IN VOLUME 4835, PG. 348, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), THAT FALLS WITHIN THE LIMITS OF LOT 3C, OF THE RESUBDIVISION OF LOT 3, SAC-N-PAC CENTERPOINT SUBDIVISION, PER INSTRUMENT NO. 17016197, O.P.R.H.C.TX., SAID 0.119 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the most Easterly corner of said Lot 3C, said point also being accepted as a point on the Northwesterly Right of Way limits of Interstate Highway 35 (IH-35) 300 feet wide;

THENCE S 43° 32' 26" W, 99.64 feet with the common Right of Way limits of said IH-35 and said Lot 3C to an angle point in said line;

THENCE S 43° 35' 26" W, 16.82 feet continuing with said common line to the TRUE POINT OF BEGINNING hereof, said point being the most Easterly corner of said 20 foot wide wastewater easement and most Easterly corner hereof;

THENCE S 43° 35' 26" W, 20.02 feet continuing with said common to the most Southerly corner of said wastewater easement for the most Southerly corner hereof;

THENCE N 44° 00' 04" W, 259.88 feet leaving said common line through the interior of said Lot 3C with the Southwesterly limits of said 20 foot wide wastewater easement to its point of intersection with the common Southeasterly line of Lot 3A of said Resubdivision also being the Northwesterly line of said Lot 3C, for the most Westerly corner hereof;

THENCE N 43° 32' 37" E, 20.02 feet with said common Lot lines to a point of intersection with the Northeasterly limits of said 20 foot wide wastewater easement, for the most Northerly corner hereof;

THENCE S 44° 00' 04" E, 259.90 feet leaving said common Lot lines through the interior of said Lot 3C with the Northeasterly limits of said 20 foot wide wastewater easement limits to the Point of Beginning hereof, containing a calculated area of 5,198.39 Sq. Ft., 0.119 Acres. Said tract being described in accordance with a Survey Sketch, Exhibit "B" prepared by me or under my direction attached hereto and made a part hereof.

All bearings shown are based on Northwest line of said Resubdivision of Lot 3, Sac-n-Pac Centerpoint Subdivision Plat.

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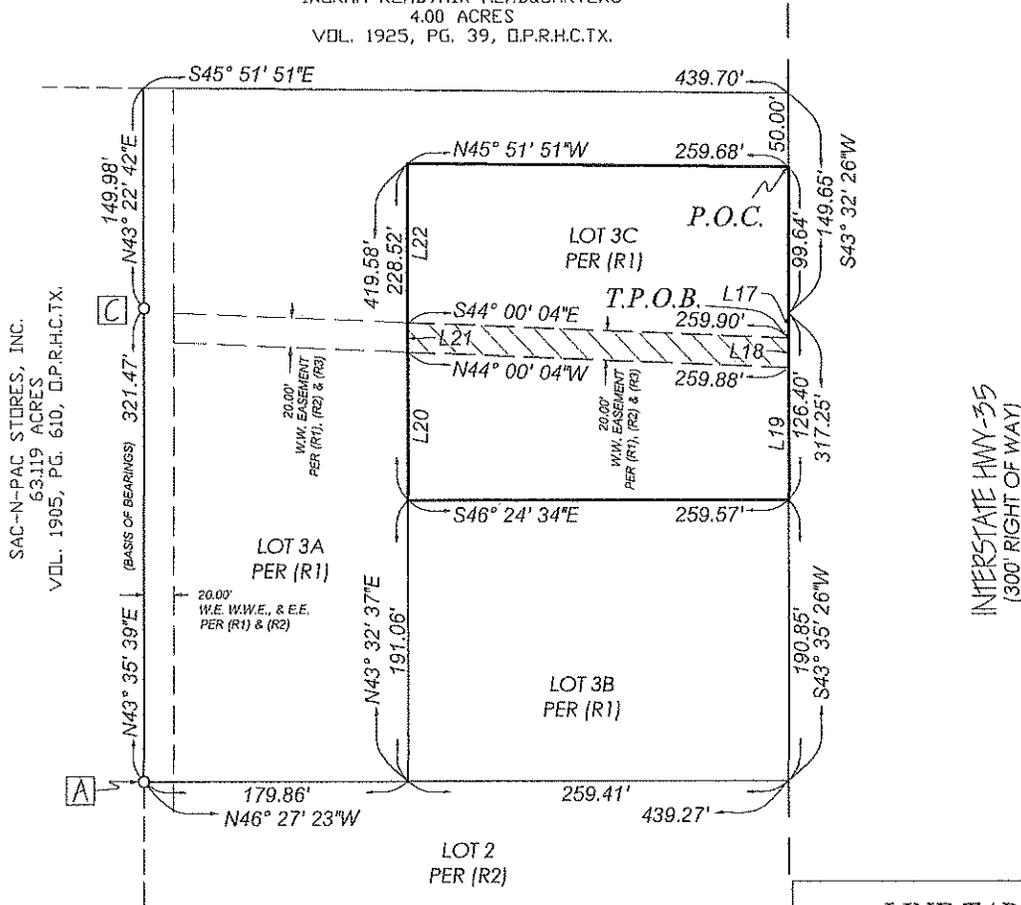
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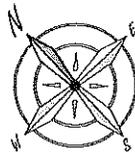
EASEMENT AREA TO VACATE  
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