

EXHIBIT " A "

FIELD NOTE DESCRIPTION OF A 9.78 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE WILLIAM PETTUS LEAGUE, ABSTRACT No. 21, CALDWELL COUNTY, TEXAS; BEING OUT OF A 242.985 ACRE TRACT CONVEYED FROM W.M. SOYARS TO THE CITY OF SAN MARCOS DATED OCTOBER 30, 1998 AND RECORDED IN VOLUME 197 AT PAGE 887 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with aluminum cap stamped "LCRA" set (Grid Coordinates= **Northing** 13,867,832.10 U.S. ft., **Easting** 2,318,546.00 U.S. ft.) for a point on the Westerly boundary line of said 242.985 acre tract, same being the Easterly right-of-way line of N. Old Bastrop Highway for the Southwest corner of this tract;

THENCE N 02°56'18" E with the Westerly boundary line of said 242.985 acre tract and the Easterly right-of-way line of said N. Old Bastrop Highway a distance of **80.03 feet** to a 5/8 inch iron rod with aluminum cap stamped "LCRA" set for the Northwest corner of this tract, from which a 1/2 inch iron rod found bears N 02°56'18" E a distance of 280.54 feet;

THENCE S 88°30'30" E through the interior of said 242.985 acre tract a distance of **5,334.64 feet** to a 5/8 inch iron rod with aluminum cap stamped "LCRA" set on the Easterly boundary line of said 242.985 acre tract, same being the Westerly boundary line of a 160.20 acre tract conveyed from Margaret Cape Rust and Joe C. Rust to Curby D. Ohnheiser dated November 16, 2001 and recorded in Volume 283 at Page 366 of the Official Public Records of Caldwell County, Texas for the Northeast corner of this tract, from which a nail found bears N 17°41'08" E a distance of 1,775.50 feet;

THENCE with the Easterly boundary line of said 242.985 and the Westerly boundary line of said 160.20 acre tract the following two (2) courses:

- 1) **S 17°41'08" W** a distance of **45.37 feet** to a 1/2 inch iron rod found,
- 2) **S 17°43'19" W** a distance of **37.95 feet** to a 5/8 inch iron rod with aluminum cap stamped "LCRA" set for the Southeasterly corner of this tract, from which a square steel rod found bears S 17°43'19" W a distance of 1,628.62 feet;

THENCE N 88°30'03" W through the interior of said 242.985 acre tract a distance of **5,313.40 feet** to the **POINT OF BEGINNING**.

Bearing Basis: Texas Lambert Grid, South Central Zone, NAD 83/2011 – Epoch 2010.

All distances are surface values; to obtain grid values multiply surface distances by a Combined Scale Factor of 0.9998835706. All distance units are U.S. Survey Feet.

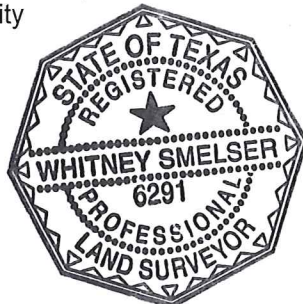
Whitney Smelser

06/14/2019

Whitney Smelser

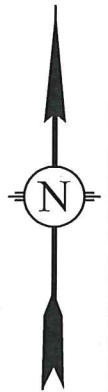
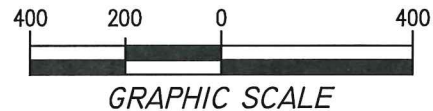
Date

Registered Professional Land Surveyor No. 6291
Lower Colorado River Authority
3700 Lake Austin Boulevard
Austin, Texas 78703
(512) 473-3200
TBPLS FIRM# 10152700



WORD FILE: T220017B-0010A.doc
ACAD FILE: T220017B-0010A.dwg

WILLIAM PETTUS LEAGUE,
ABSTRACT No. 21
CALDWELL COUNTY, TEXAS
PARCEL: B001



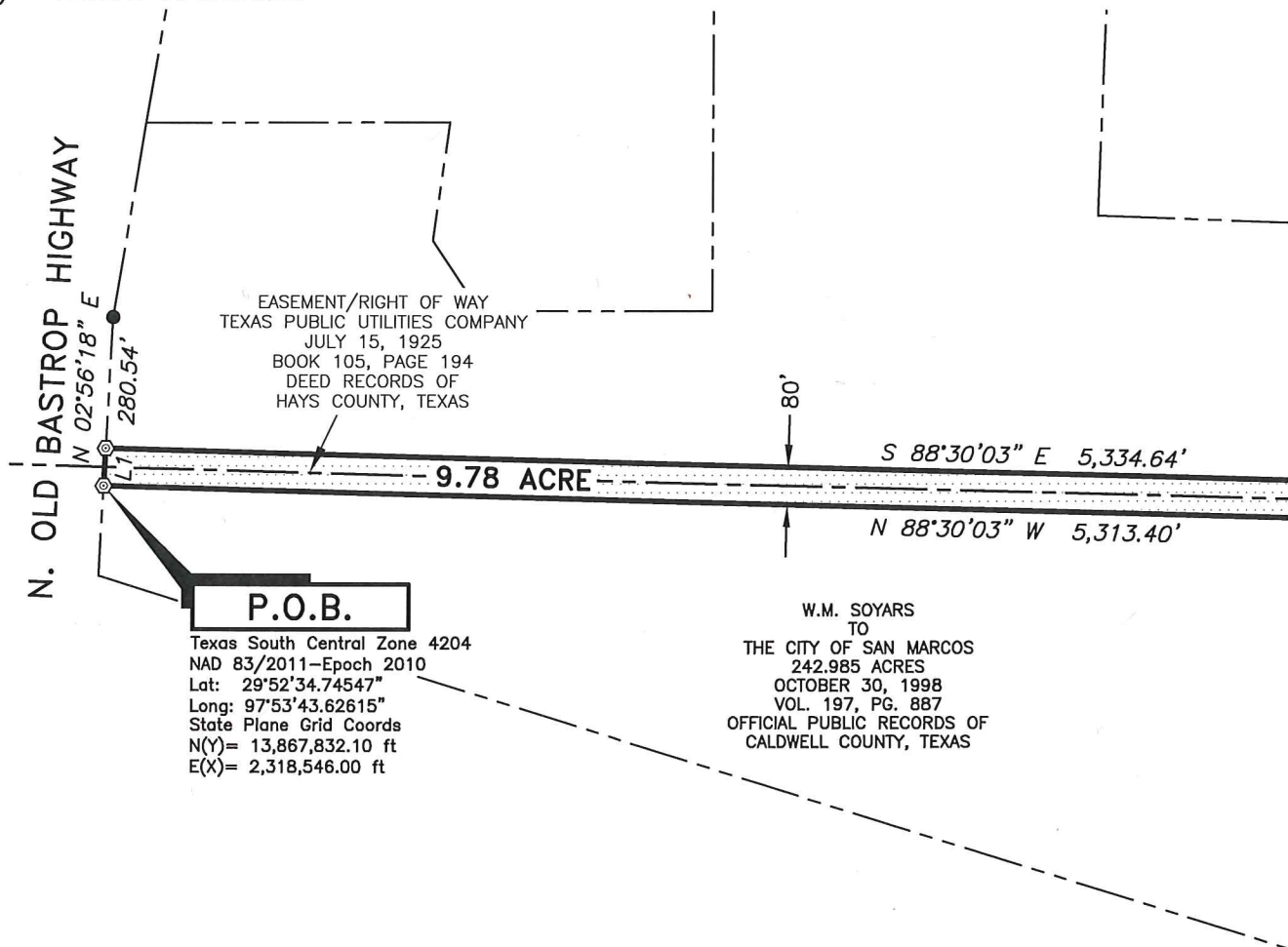
LEGEND

- ⊙ 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "LCRA" SET
- SQUARE STEEL ROD FOUND
- 1/2" IRON ROD FOUND
- ✦ NAIL FOUND
- () RECORD INFORMATION

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°56'18" E	80.03'
L2	S 17°41'08" W	45.37'
L3	S 17°43'19" W	37.95'

SEE PAGE 4 OF 4



HORIZONTAL DATUM: NAD83/2011 - EPOCH 2010
VERTICAL DATUM: NAVD 88 - GEOID12B
COMBINED SCALE FACTOR: 0.9998835706
BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

NOTE:

THERE ARE NO EASEMENTS LISTED IN THE LIMITED TITLE CERTIFICATE PREPARED BY GARY H. HUBBS, RPLS.

ACAD FILE: T220017B-0010A.dwg
WORD FILE: T220017B-0010A.doc
DATE: 5/30/2019
WO NO: 4460035
FIELD BOOK: 2019-01 PG. 37
DRAWN BY: BRC

PLAT SHOWING A 9.78 ACRE TRACT OF LAND
LOCATED IN THE
WILLIAM PETTUS LEAGUE, ABSTRACT No. 21
CALDWELL COUNTY, TEXAS
T-220 TRANSMISSION LINE



3700 LAKE AUSTIN BLVD. AUSTIN, TX 78703
(512)473-3200 www.lcra.org
TBPLS FIRM# 10152700

WILLIAM PETTUS LEAGUE,
ABSTRACT No. 21
CALDWELL COUNTY, TEXAS
PARCEL: B001

LEGEND

- ⊙ 5/8" IRON ROD WITH ALUMINUM CAP
STAMPED "LCRA" SET
- SQUARE STEEL ROD FOUND
- 1/2" IRON ROD FOUND
- ★ NAIL FOUND
- () RECORD INFORMATION

400 200 0 400

GRAPHIC SCALE

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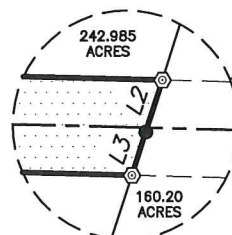


W.M. SOYARS
TO
THE CITY OF SAN MARCOS
242.985 ACRES
OCTOBER 30, 1998
VOL. 197, PG. 887
OFFICIAL PUBLIC RECORDS OF
CALDWELL COUNTY, TEXAS

S 88°30'03" E 5,334.64'

-9.78 ACRE-

N 88°30'03" W 5,313.40'

SEE
DETAILT-220
CENTERLINE OF
TRANSMISSION LINEDETAIL
NOT TO SCALE

MARGARET CAPE RUST
AND JOE C. RUST
TO
CURBY D. OHNHEISER
160.20 ACRES
NOVEMBER 16, 2001
VOL. 283, PG. 366
OFFICIAL PUBLIC RECORDS OF
CALDWELL COUNTY, TEXAS

SEE PAGE 3 OF 4

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