

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RELEASE OF EASEMENT

Date: _____, 2026

Easement Holder: City of San Marcos

Easement(s): Drainage Easement from Posey 2000, LLC to the City of San Marcos, dated January 7, 2014, and recorded as Volume 4840, Page 718, Document Number 14001406, Official Real Property Records of Hays County, Texas, being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

Release of Easement(s): Easement Holder hereby releases the Property from and relinquishes any right, title or interest in and to the Easement(s).

EASEMENT HOLDER:

City of San Marcos

By: _____
Stephanie Reyes, City Manager

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on _____, 2026 by Stephanie Reyes, City Manager, of the City of San Marcos, Texas in such capacity, on behalf of the said municipal corporation.

Notary Public, State of Texas

EXHIBIT "A"

Hays County
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666



70 2014 14001406

Instrument Number: 2014-14001406

As

Recorded On: January 17, 2014

OPR RECORDINGS

Parties: POSEY 2000 LLC

Billable Pages: 5

To

Number of Pages: 6

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS	42.00
Total Recording:	42.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Record and Return To:

Document Number: 2014-14001406

Receipt Number: 357873

Recorded Date/Time: January 17, 2014 02:58:22P

Book-Vol/Pg: BK-OPR VL-4840 PG-718

User / Station: L Peralez - Cashing #1

DEVELOPMENT 2000 INC

510 W 15TH ST

ORIGINAL BACK TO CUSTOMER

AUSTIN TX 78701



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

Liz Q. Gonzalez

Liz Q. Gonzalez, County Clerk

DRAINAGE EASEMENT

Date: January 7, 2014

Grantor: Posey 2000, LLC, 510 West 15th Street, Austin, Travis County, TX 78701

Grantee: City of San Marcos, Texas, 630 East Hopkins Street, San Marcos, Hays County, Texas
78666

Property (Subject to Easement): Posey 2000, LLC., 16.29 Acres Total out of the Henry Warnell Survey No. 21 ABS No. 492 Hays County, Texas, Vol. 4393, Pg. 438 & Vol. 4393, Pg. 429

Easement Area: As described in Exhibit A attached hereto and incorporated herein.

Consideration: \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Grant of Easement:

Grantor, for the Consideration, grants and conveys to Grantee an easement through, upon and across the Easement Area for stormwater drainage, drainage ways and drainage facilities and all related equipment, if any, appurtenances and improvements (the "Drainage Improvements"), together with a right of ingress and egress at all times upon and across the Property and Easement Area for the purposes of inspecting the Easement Area and Drainage Improvements, to have and to hold this easement unto the Grantee, its successors and assigns. Grantor binds the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular this easement to Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same or any part thereof.

Grantor acknowledges and agrees that it shall design, install, maintain and operate the Drainage Improvements in accordance with plans and specifications approved by the Grantee and applicable City of San Marcos, Texas ordinances. Grantor further acknowledges and agrees that it, and any successors or assigns, are solely responsible for the continued maintenance of the Easement Area and Drainage Improvements in accordance appropriate engineering standards and applicable City of San Marcos, Texas ordinances. If Grantor fails to properly maintain the Easement Area and Drainage Improvements, Grantee may perform such maintenance and assert a lien against the Property for the cost thereof subject to providing any notice as may be required under applicable City of San Marcos ordinances.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

Posey 2000, LLC
510 West 15th Street
Austin, TX 78701
Mr. Jerry R. Reed, Manager

EXHIBIT A

METES AND BOUNDS DESCRIPTION

12,683 SQ. FT. DRAINAGE EASEMENT OUT OF THE HENRY WARNELL SURVEY No. 21, ABSTRACT No. 492, HAYS COUNTY, TEXAS

ALL THAT CERTAIN 12,683 SQUARE FOOT PARCEL OR TRACT OF LAND OUT OF THE HENRY WARNELL SURVEY No. 21, ABSTRACT No. 492 IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT SAME TRACT DESCRIBED AS A TOTAL OF 16.290 ACRES COMPOSED OF TWO TRACTS, NO. 1 BEING 0.014 ACRES AS DESCRIBED IN VOLUME 4393, PAGE 438 (INSTRUMENT No. 2012-12020027) AND No. 2 BEING 16.276 ACRES AS DESCRIBED IN VOLUME 4393, PAGE 429 (INSTRUMENT No. 2012-12020026), BOTH CONVEYED TO POSEY 2000 LLC BY SAID INSTRUMENTS, SAID 12683 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a capped iron rod previously set by the undersigned in the northeast ROW line of Posey Road (County Road 235) and west corner of said 0.014 acre tract, at the south corner of a 7.00 acre tract conveyed out of said Posey 2000 properties to 2832 Anvil Block Road LLC by deeds of record in Volume 4393, Page 417 and Volume 4393, Page 409, both of the Hays County Official Public Records; Thence into said Posey 2000 tracts and with the southeast line of said Anvil Block tracts totaling 7.00 acres, N43°10'34"E for a distance of 440.00 feet to a calculated point at the north corner of a proposed subdivision to be known as Posey Business Park Section One; Thence leaving the line of said Anvil Block tracts and continuing into said Posey 2000 properties and with the northeast line of said proposed subdivision, S46°49'26"E for a distance of 174.04 feet to a calculated point for the west corner and POINT OF BEGINNING hereof

THENCE with the northwest line hereof, N43°10'34"E for a distance of

66.36 feet to a calculated point for the north corner hereof

THENCE with the northeast line hereof S46°49'26"E for a distance of 166.41 feet to a calculated point for the east corner hereof

THENCE with the southeast line hereof S46°43'34"W for a distance of 91.03 feet to a calculated point in the northeast line of said proposed subdivision for the south corner hereof

THENCE with the northeast line of said proposed subdivision N46°49'26"W for a distance of 158.96 feet to the POINT OF BEGINNING hereof and containing 12,683 square feet of land, more or less.

Surveyed 9/15/11 and 7/12/12 under the supervision of the undersigned. Description prepared 12/25/13. All capped iron rods set are capped yellow & stamped "RPLS 3693". See attached sketch, made a part hereof.



Michael Samford, RPLS 3693
Posey DE_01

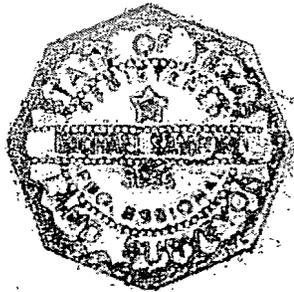


EXHIBIT B

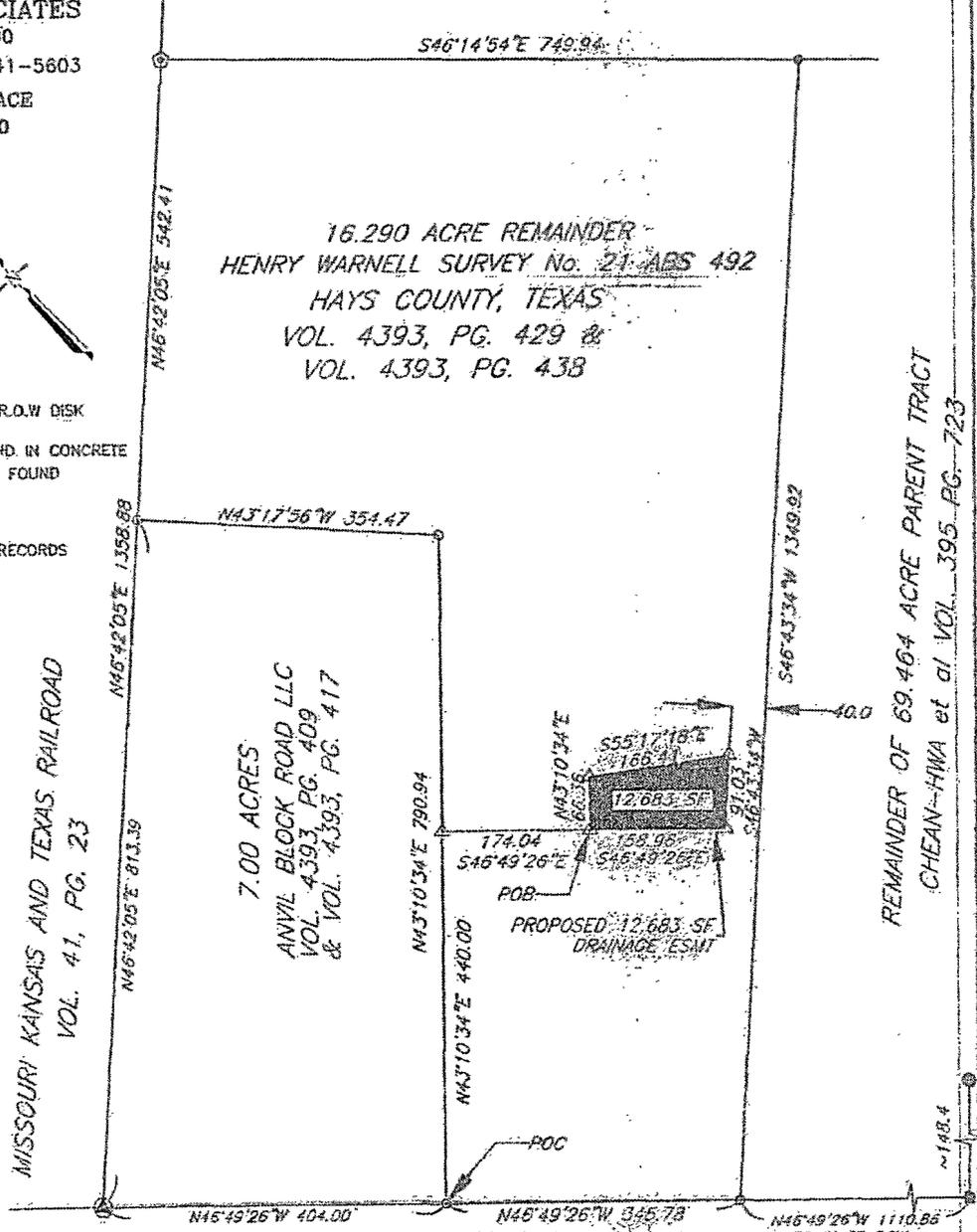
29.427 ACRES
CENTER/POSEY BUSINESS PARK L.L.C.
VOL. 3039 PG. 273

SAMFORD & ASSOCIATES
TX FIRM # 10103700
TEL: 441-5601 FAX: 441-5603
1400 HILLSIDE TERRACE
BUDA, TEXAS 78610

SCALE: 1"=200'

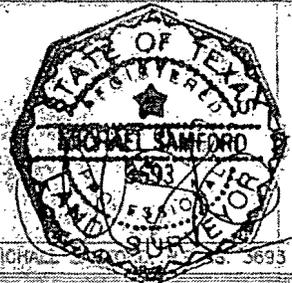
LEGEND

- = 1/2" IRON ROD FOUND
 - = CAPPED IRON ROD SET STAMPED "RPLS 3693"
 - ⊙ = HAYS COUNTY ALUMINUM R.O.W DISK FOUND IN CONCRETE
 - = TXDOT TYPE II DISK FOUND IN CONCRETE
 - ⊗ = TXDOT TYPE I MONUMENT FOUND
 - ⊕ = 6" STEEL POST FOUND
 - △ = CALCULATED POINT
- [] = RECORD DATA FROM DEED RECORDS
BEARING BASIS NAD'83, REF. LCRA HARN SMA2



POSEY ROAD (AKA COUNTY ROAD No. 235)
ROW VARIES ASPHALT

SKETCH TO ACCOMPANY METES & BOUNDS
DESCRIPTION OF A 12,683 SQ. FT. TRACT OUT
OF THE HENRY WARNELL SURVEY No. 21
ABS. No. 492, SITUATED IN HAYS COUNTY,
TEXAS



PLAN No.: POSEY DE 01

DATE: 12/25/13

MICHAEL SAMFORD, License No. 3693