

RIGHT OF WAY AGREEMENT
FM 110N Construction Project

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

This Agreement by and between the **COUNTY OF HAYS**, hereinafter called the **County, and CITY OF SAN MARCOS, TEXAS**, hereinafter called **Owners**, whether one or more, shall be effective on the date of approval and execution by and on behalf of the County.

In view of the mutual covenants herein expressed and contained, the Owners agree to and do hereby agree to grant, bargain, sell and convey for the consideration and upon the terms herein stated to the County, and the County agreeing to and does hereby agree to purchase for the consideration and upon the terms herein stated, (1) fee simple interest in and to the property situated in Hays County, Texas which is described in Exhibits "A-B" (Parcels 17N/20N); and (2) Drainage Easement interest in and across the property situated in Hays County, Texas which is described in Exhibit "C" (Parcel 17N-E), (collectively the "Property") and which are attached hereto and incorporated herein for any and all purposes.

The **County** and the **Owners** do further agree as follows:

Consideration: County agrees that it shall at its sole cost cause those certain FM 110 North roadway facility project ("Roadway Construction Project") design and construction modifications, the specifications and description of which are as set out in Exhibit "D" attached hereto, to be added or otherwise incorporated into the final approved FM110 North Roadway Construction Project design plan set and approved for construction, in return for the Owner's conveyance of fee simple right of way and drainage easement interests in and to the Property which is described in the said Exhibits "A-C", free of all mortgage liens, assessments and encumbrances related mortgage liens, but otherwise subject to any easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Hays County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

The obligation of County as set out herein shall survive the Closing of this transaction and conveyance of the Property.

Title Evidence and Closing: As part of the Closing of this transaction the County may choose to acquire at its own expense a policy of title insurance issued by Corridor Title Company (Dripping Springs), called the County's Closing Agent, which policy on consummation of this transaction guarantees title and/or easement interest in the County. The County, without cost to

Owners, will prepare the necessary instruments and will pay the cost of recording all instruments conveying title and/or easement interest to the County.

Ownership and Easement Conveyance: Owners agree to convey to the County the fee simple title and drainage easement interests described herein. After approval of title by the County, Owners agree to deliver at Closing to the County's Closing Agent General Warranty Deeds and Drainage Easement, in the forms shown on the attached Exhibits "E-G," respectively, properly executed, conveying such interests as herein provided. In the event Owners are unable to convey the easement interests described herein to said property or a title satisfactory to the County, then this agreement shall be null and void.

Possession: The parties agree that upon approval and execution of this Agreement by the final party identified below, that County, TxDOT and their contractors, agents and employees shall be allowed to take possession of the Property for the purposes of any preliminary investigation and other activities related to actual construction of FM 110 North roadway facility project and related appurtenances and utility relocations as necessary to complete the proposed project schedule. In the event the condition of the property should change, for any reason, prior to the date of delivery of possession to the County, the County shall have the right to declare this agreement null and void.

Other: Owner and County agree that the Property shall be used solely for public roadway facility and related appurtenances and utility relocation construction and operation.

Owner and the County agree that the Property is being conveyed to the County under the imminence of condemnation, as that term is used in the United States Internal Revenue Code.

THE FULL AGREEMENT OF THE **COUNTY** AND THE **OWNERS** IS SET FORTH IN THE FOREGOING TEXT OF THIS INSTRUMENT, AND NO OTHER REPRESENTATIONS OR OBLIGATIONS OTHER THAN THOSE SET FORTH HEREIN WILL BE RECOGNIZED.

OWNERS:

CITY OF SAN MARCOS, TEXAS

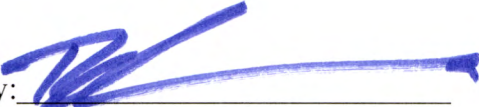
By: _____

_____ Date

Name: _____

Its: _____

COUNTY OF HAYS

By: 
Ruben Becerra, County Judge

8/25/20
Date

ROUTING FOR APPROVAL ONLY

APPROVED:


Marisol Villarreal-Alonzo, County Auditor

APPROVED:


Debbie Ingalsbe, County Commissioner Pct. 1

APPROVED AS TO FORM:

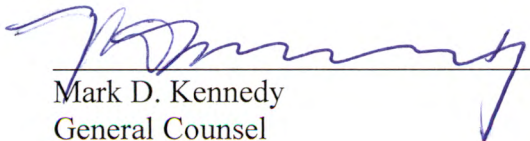

Mark D. Kennedy
General Counsel
SBOT#24032498

EXHIBIT A

County: Caldwell
Parcel No.: 17N
Highway: F.M. 110
Project Limits: From: I.H. 35
To: S.H. 80
Right of Way CSJ: 0475-11-031

PROPERTY DESCRIPTION FOR PARCEL 17N

DESCRIPTION OF 24.463 ACRES (1,065,606 SQUARE FEET) OF LAND OUT OF THE WILLIAM PETTUS SURVEY, ABSTRACT NO. 21, CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS 1,303.055 ACRES (TRACT I AIRPORT LAND) IN A DEED TO THE CITY OF SAN MARCOS, TEXAS, OF RECORD IN VOLUME 313, PAGE 463, DEED RECORDS, CALDWELL COUNTY, TEXAS; SAID 24.463 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at an angle point in the northwest line of said City of San Marcos 1,303.055 acre tract and the west corner of that tract of land described as 22.35 acres in a deed to the City of San Marcos, Texas, of record in Volume 335, Page 523, Deed Records, Caldwell County, Texas, same being in the southeast line of State Highway 21;

THENCE, with the northwest line of said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21, S48°36'14"W 458.97 feet to a 1/2" iron rod set with a plastic cap 110.00 feet right of Engineer's Baseline Station 492+38.64, for the POINT OF BEGINNING and the north corner of this tract, said point of beginning having a Texas State Plane Coordinate (Texas South Central Zone, NAD83, US feet, combined scale factor of 1.00011) grid value of N=13,873,920.61, E=2,322,962.76;

THENCE, with the east line of this tract, crossing said City of San Marcos 1,303.055 acre tract, the following five (5) courses, numbered 1 through 5:

- 1) **S06°21'01"W 266.52 feet** to a 1/2" iron rod set with a plastic cap 110.00 feet right of Engineer's Baseline Station 489+72.12;

EXHIBIT A

- 2) **S11°22'14"E 180.70 feet** to a 1/2" iron rod set with a plastic cap 165.00 feet right of Engineer's Baseline Station 488+00.00;
- 3) **S06°21'01"W 356.29 feet** to a 1/2" iron rod set with a plastic cap 165.00 feet right of Engineer's Baseline Station 484+43.71;
- 4) with a curve to the left, whose intersection angle is **16°22'43"**, a radius of **5,585.00 feet**, an arc distance of **1,596.54 feet**, a chord which bears **S01°50'21"E 1,591.11 feet** to a 1/2" iron rod set with a plastic cap 165.00 feet right of Engineer's Baseline Station 468+00.00; and
- 5) **S08°19'38"E 276.07 feet** to a 1/2" iron rod set with a plastic cap 150.00 feet right of Engineer's Baseline Station 465+16.54 at the southeast corner of this tract, same being in the southeast line of said City of San Marcos 1,303.055 acre tract and the northwest line of that tract of land described as 76 acres in a deed to the United States of America, of record in Volume 202, Page 483, Deed Records, Caldwell County, Texas, from which a 1/2" iron rod found at the north corner of said United States of America tract and the west corner of that tract of land described as 11.050 acres (Tract Two) in a deed to the City of San Marcos, Texas, of record in Volume 376, Page 257, Deed Records, Caldwell County, Texas, same being in the southeast line of said City of San Marcos 1,303.055 acre tract, bears **N44°21'11"E 642.16 feet**; and
- 6) THENCE, with the southeast line of this tract and said City of San Marcos 1,303.055 acre tract and the northwest line of said United States of America tract, **S44°21'11"W 329.86 feet** to a 1/2" iron rod set with a plastic cap 130.00 feet left of Engineer's Baseline Station 463+41.81, at the south corner of this tract;

Thence, with the southwest line of this tract, crossing said City of San Marcos 1,303.055 acre tract, the following ten (10) courses, numbered 7 through 16:

- 7) **N16°34'06"W 471.12 feet** to a 1/2" iron rod set with a plastic cap 165.00 feet left of Engineer's Baseline Station 468+00.00;
- 8) with a curve to the right, whose intersection angle is **02°35'16"**, a radius of **5,915.00 feet**, an arc distance of **267.15 feet**, the chord of which bears **N08°44'05"W 267.13 feet** to a 1/2" iron rod set with a plastic cap 165.00 feet left of Engineer's Baseline Station 470+59.70;

EXHIBIT A

- 9) with a curve to the left, whose intersection angle is **28°25'41"**, a radius of **1,100.00 feet**, an arc distanced of **545.78 feet**, the chord of which bears **N24°18'56"W 540.20 feet** to a 1/2" iron rod set with a plastic cap 343.78 feet left of Engineer's Baseline Station 475+48.06;
- 10) **N17°08'14"W 143.37 feet** to a 1/2" iron rod set with a plastic cap 381.39 feet left of Engineer's Baseline Station 476+78.20;
- 11) with a curve to the left, whose intersection angle is **01°53'30"**, a radius of **1,160.00 feet**, an arc distance of **38.30 feet**, the chord of which bears **N46°05'01"W 38.30 feet** to a 1/2" iron rod set with a plastic cap 408.44 feet left of Engineer's Baseline Station 477+03.57;
- 12) **N47°01'46"W 207.81 feet** to a 1/2" iron rod set with a plastic cap 559.59 feet left of Engineer's Baseline Station 478+35.12;
- 13) **N65°15'58"W 127.82 feet** to a 1/2" iron rod set with a plastic cap 676.16 feet left of Engineer's Baseline Station 478+82.46;
- 14) **N39°04'16"W 216.68 feet** to a 1/2" iron rod set with a plastic cap 817.05 feet left of Engineer's Baseline Station 480+28.17;
- 15) **N47°01'46"W 132.73 feet** to a 1/2" iron rod set with a plastic cap 918.15 feet left of Engineer's Baseline Station 481+02.90; and
- 16) **N89°45'00"W 67.84 feet** to a 1/2" iron rod set with a plastic cap 985.92 feet left of Engineer's Baseline Station 481+00.17, at the west corner of this tract, same being in the northwest line of said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21, from which a Texas Department of Transportation (TxDOT) Type I concrete monument found in the northwest line of said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21 bears **S47°31'46"W 1,665.49 feet**;

EXHIBIT A

THENCE, with the northwest line of this tract and said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21, the following two (2) courses, numbered 17 and 18:

- 17) **N47°31'46"E 143.82 feet** to a TxDOT Type I concrete monument found; and
- 18) **N48°36'14"E 57.85 feet** to a 1/2" iron rod set with a plastic cap 845.09 feet left of Engineer's Baseline Station 482+24.70;

THENCE, continuing with the northwest line of this tract, crossing said City of San Marcos 1,303.055 acre tract, the following six (6) courses, numbered 19 through 24;

- 19) **S00°47'14"W 74.10 feet** to a 1/2" iron rod set with a plastic cap 841.14 feet left of Engineer's Baseline Station 481+60.16;
- 20) **S47°01'46"E 153.66 feet** to a 1/2" iron rod set with a plastic cap 723.21 feet left of Engineer's Baseline Station 480+73.44;
- 21) **S63°14'34"E 114.28 feet** to a 1/2" iron rod set with a plastic cap 619.06 feet left of Engineer's Baseline Station 480+31.31;
- 22) **S68°29'19"E 131.04 feet** to a 1/2" iron rod set with a plastic cap 495.52 left of Engineer's Baseline Station 479+91.50;
- 23) with a curve to the left, whose intersection angle is **86°12'04"**, a radius of **380.03 feet**, an arc distance of **571.75 feet**, the chord of which bears **N50°06'49"E 519.33 feet** to a 1/2" iron rod set with a plastic cap 118.14 feet left of Engineer's Baseline Station 483+30.42; and
- 24) **N06°21'01"E 660.67 feet** to a 1/2" iron rod set with a plastic cap 117.00 feet left of Engineer's Baseline Station 489+88.76, in the northwest line of said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21;
- 25) THENCE, continuing with the northwest line of this tract and said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21, **N48°36'14"E 337.59 feet** to the POINT OF BEGINNING and containing 24.463 acres within these metes and bounds, more or less.

EXHIBIT A

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83(93) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

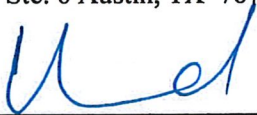
STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 29th day of June, 2015 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623

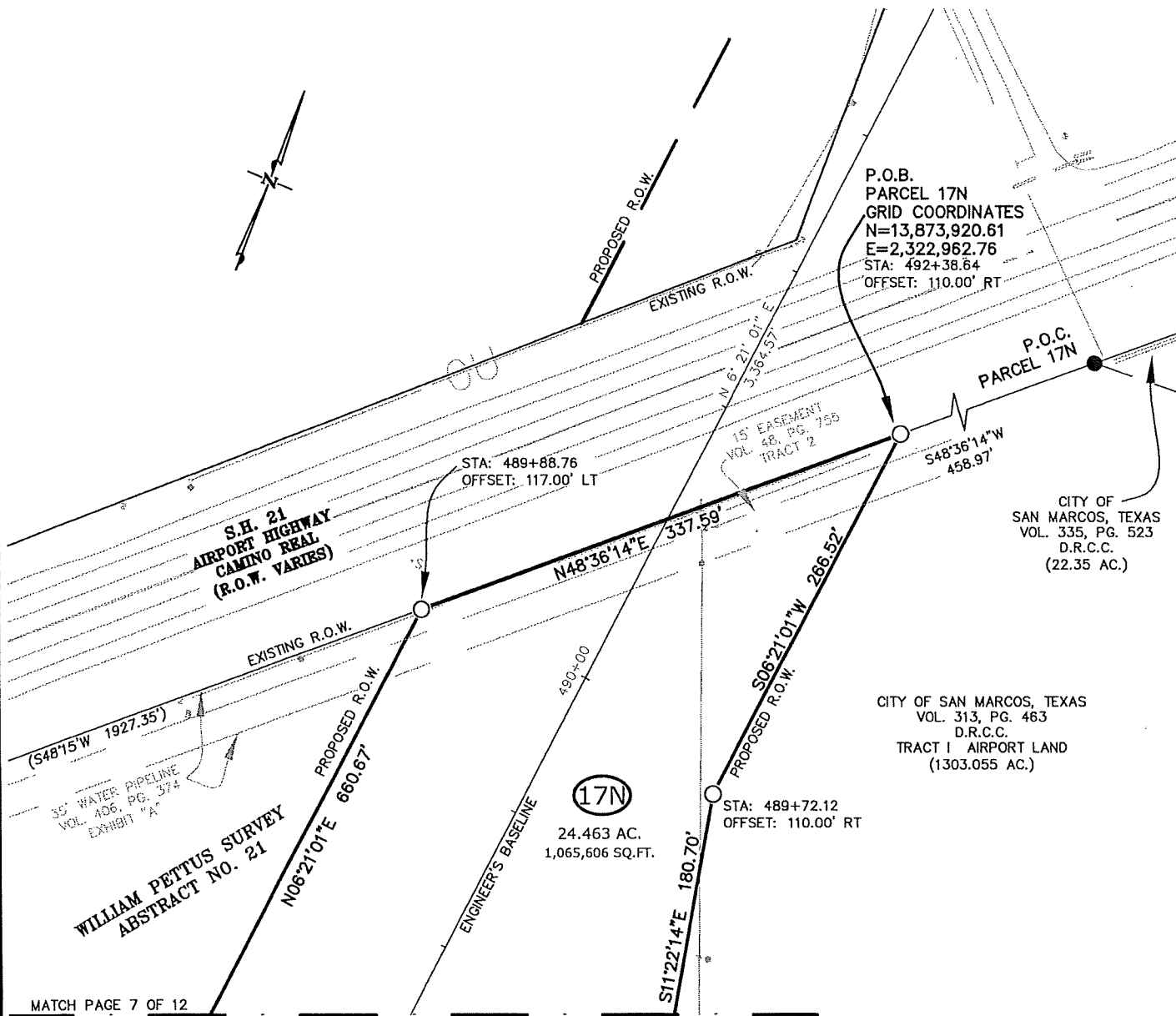
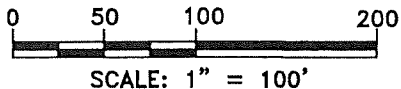
Note: There is a plat to accompany this description.

2014/Descriptions /FM 110/Parcel 17N Rev

Issued 10/31/14, Revised 04/21/15, 06/29/15

"EXHIBIT A"

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



MATCH PAGE 7 OF 12

LINE TABLE

LINE	BEARING	LENGTH
L1	N48°36'14"E	57.85

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	1596.54	5585.00	16°22'43"	803.75	S01°50'21"E	1591.11
C2	267.15	5915.00	02°35'16"	133.60	N08°44'05"W	267.13
C3	545.78	1100.00	28°25'41"	278.63	N24°18'56"W	540.20
C4	38.30	1160.00	01°53'30"	19.15	N46°05'01"W	38.30
C5	571.75	380.03	86°12'04"	355.63	N50°06'49"E	519.33

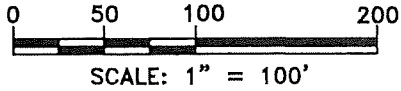
	ACRES	SQUARE FEET
ACQUISITION	24.463	1,065,606
DEED AREA	1,303.055	56,761,076
REMAINDER AREA	1278.592	55,695,470

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

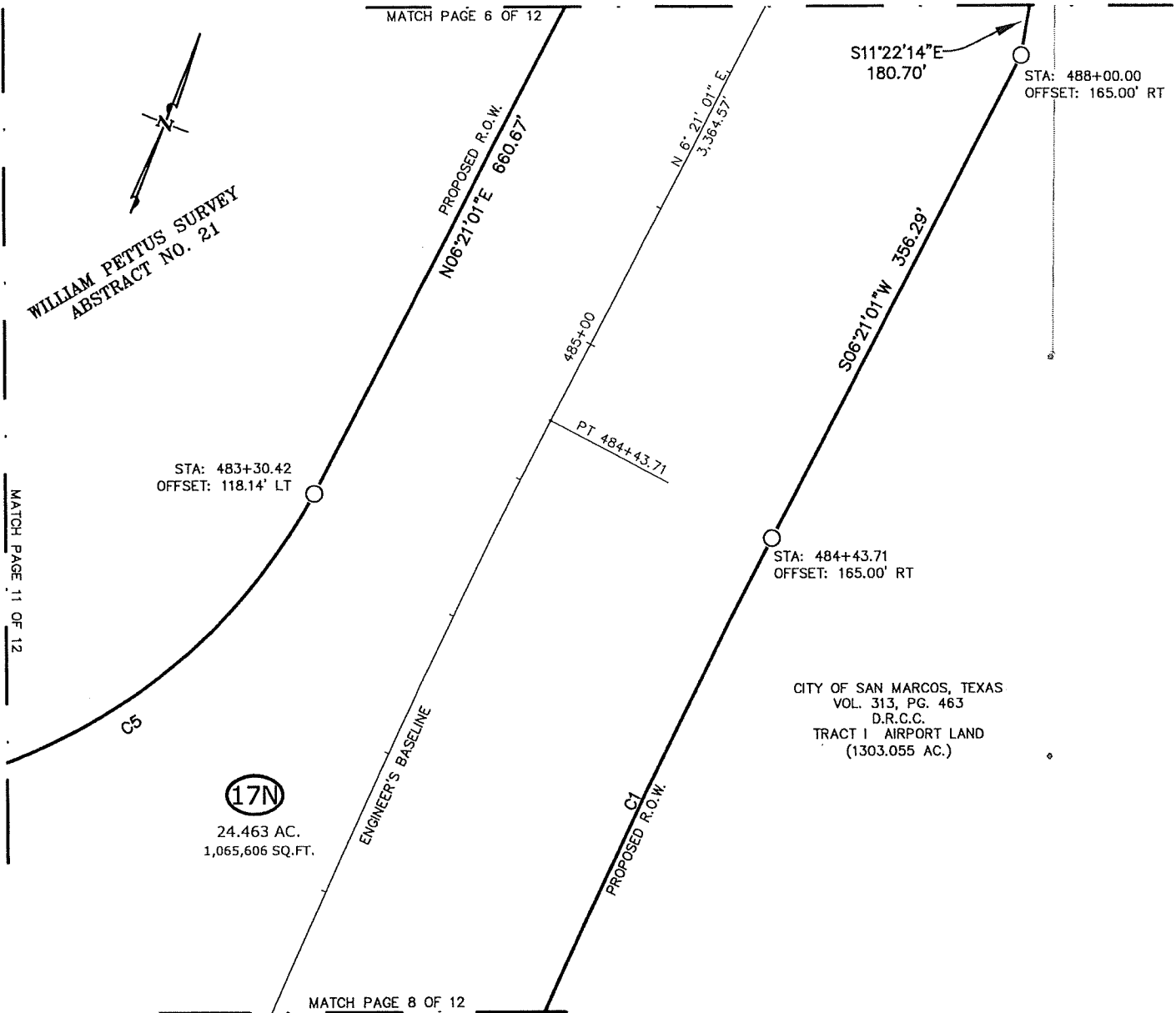
PARCEL PLAT SHOWING PROPERTY OF
CITY OF SAN MARCOS, TEXAS

DISTRICT AUS	F.M. 110	PARCEL 17N
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	COUNTY CALDWELL
	R.O.W.-C. S. J. NO. 0475-11-031	





PLAT TO ACCOMPANY
PARCEL DESCRIPTION



CITY OF SAN MARCOS, TEXAS
VOL. 313, PG. 463
D.R.C.C.
TRACT 1 AIRPORT LAND
(1303.055 AC.)

(17N)
24.463 AC.
1,065,606 SQ.FT.

LINE TABLE

LINE	BEARING	LENGTH
L1	N48°36'14"E	57.85

CURVE TABLE

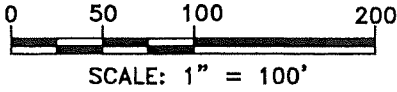
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McGRAY & McGRAY
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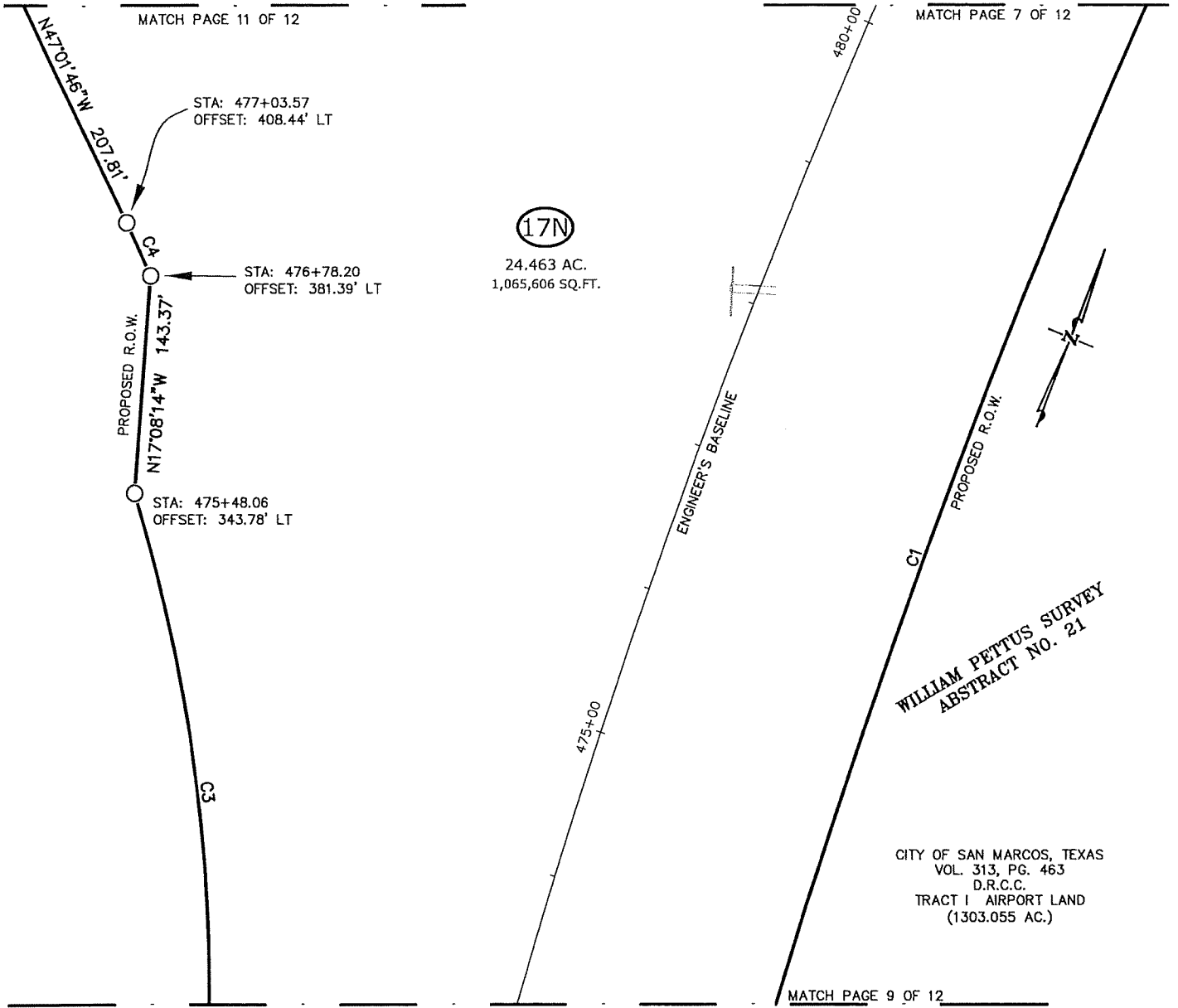
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CITY OF SAN MARCOS, TEXAS

DISTRICT AUS	F.M. 110	PARCEL 17N
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PLAT TO ACCOMPANY
PARCEL DESCRIPTION



WILLIAM PETTUS SURVEY
ABSTRACT NO. 21

CITY OF SAN MARCOS, TEXAS
VOL. 313, PG. 463
D.R.C.C.
TRACT I AIRPORT LAND
(1303.055 AC.)

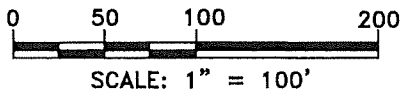
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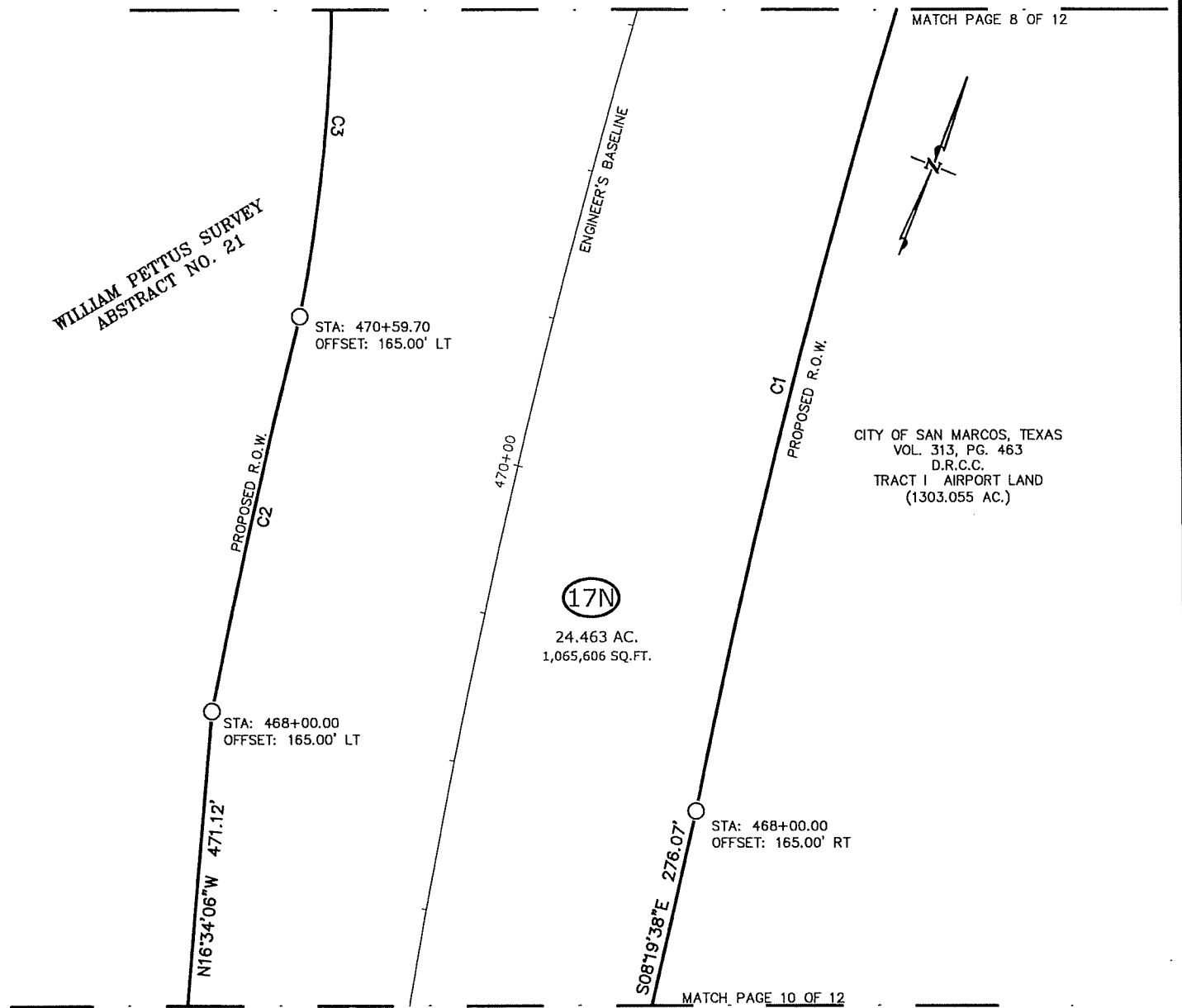
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF CITY OF SAN MARCOS, TEXAS			
DISTRICT AUS	F.M. 110		PARCEL 17N
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0475-11-031	COUNTY CALDWELL





PLAT TO ACCOMPANY
PARCEL DESCRIPTION



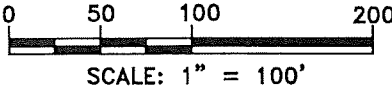
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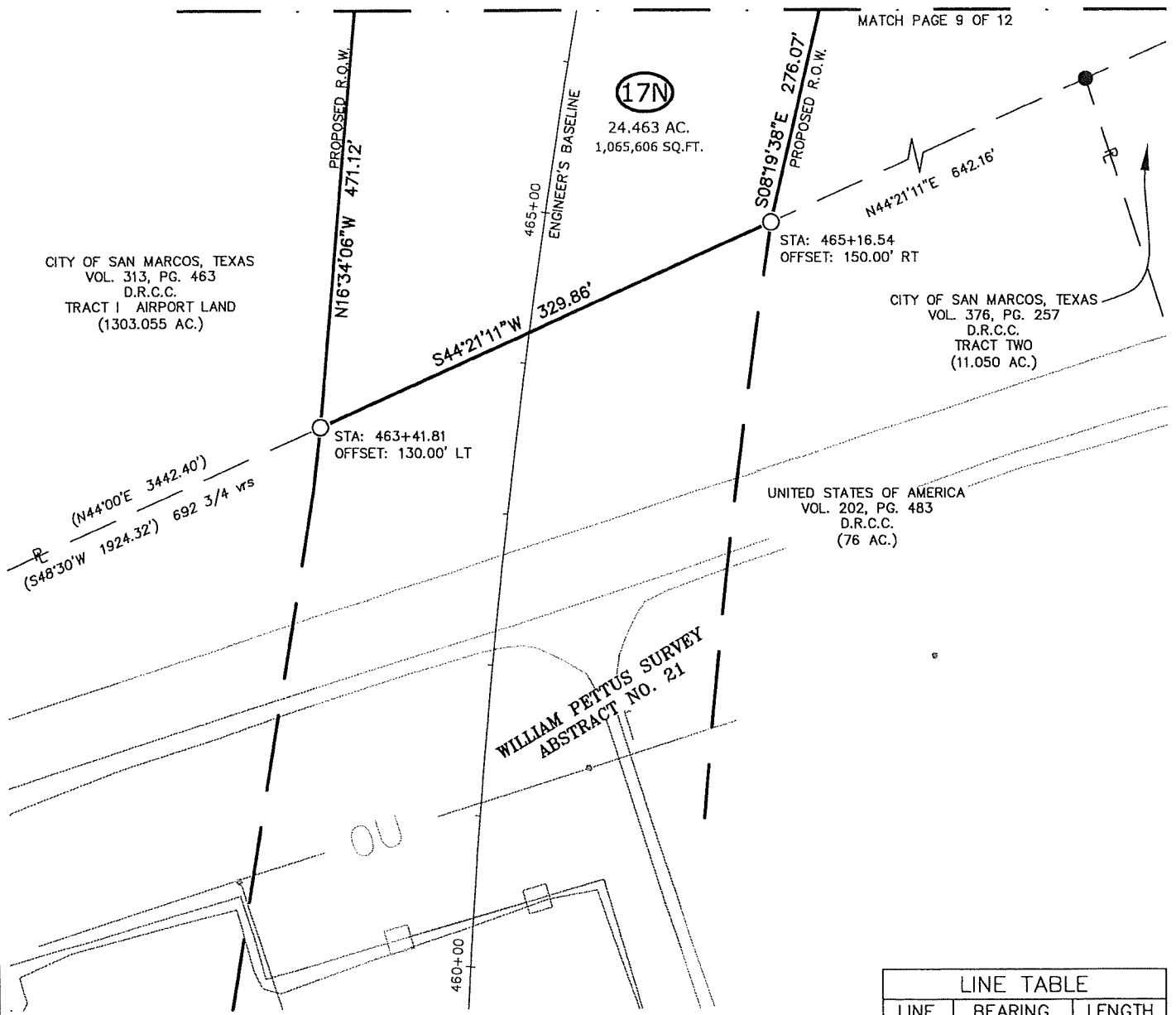
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PARCEL PLAT SHOWING PROPERTY OF CITY OF SAN MARCOS, TEXAS			
DISTRICT AUS	F.M. 110	PARCEL 17N	
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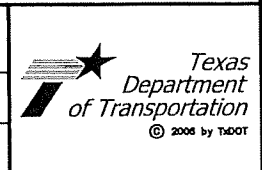
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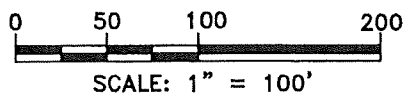
McGRAY & McGRAY
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PARCEL PLAT SHOWING PROPERTY OF
CITY OF SAN MARCOS, TEXAS

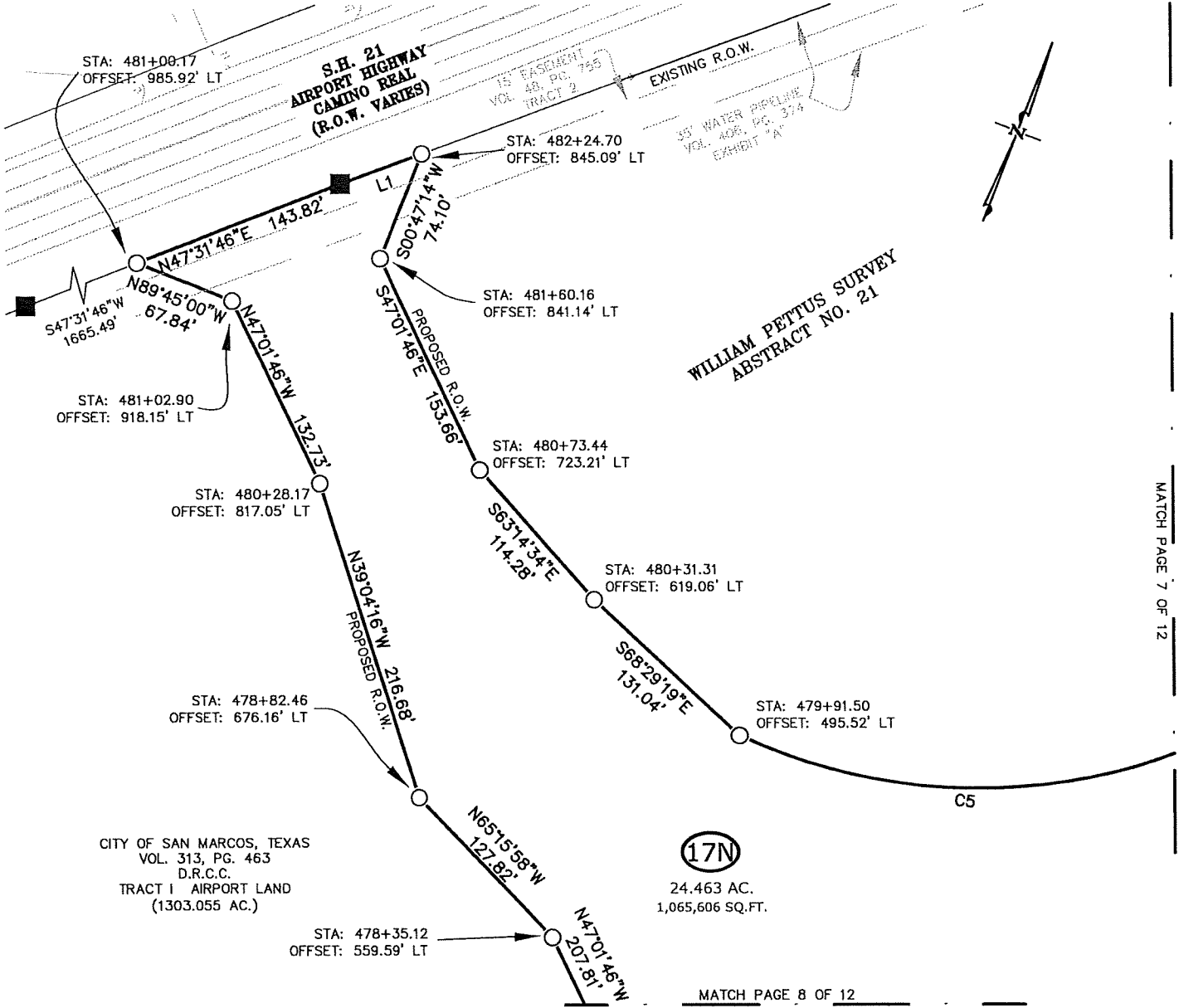
DISTRICT AUS	F.M. 110	PARCEL 17N
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	COUNTY CALDWELL
	R.O.W.-C. S. J. NO. 0475-11-031	



"EXHIBIT A"



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



CITY OF SAN MARCOS, TEXAS
VOL. 313, PG. 463
D.R.C.C.
TRACT 1 AIRPORT LAND
(1303.055 AC.)

(17N)
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CITY OF SAN MARCOS, TEXAS

DISTRICT AUS	F.M. 110	PARCEL 17N
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	COUNTY CALDWELL
	R.O.W.-C. S. J. NO. 0475-11-031	

Texas
Department of
Transportation
© 2008 by TxDOT

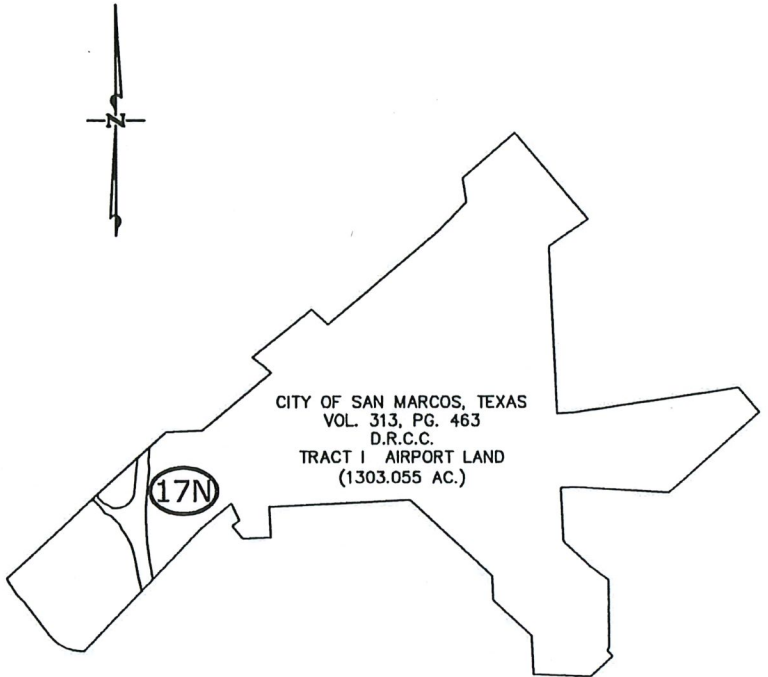
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL FILES PROVIDED BY TXDOT.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

LEGEND

- ☐ SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP, TO BE REPLACED BY TX.D.O.T. TYPE II MONUMENT AFTER ACQUISITION
- ☐ SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP
- △ CALCULATED POINT, NOT SET
- FOUND TX.D.O.T. TYPE I MONUMENT, CONCRETE POST
- ◻ FOUND TX.D.O.T. TYPE II MONUMENT, DISC IN CONCRETE
- ▣ FOUND CONCRETE MARKER POST
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- ▲ FOUND NAIL (TYPE AS NOTED)
- ⊙ FOUND FENCE CORNER POST
- (xxx xxx xxx) RECORD INFORMATION
- PROPERTY LINE (OWNERSHIP DIVISION)
- DEED LINE (OWNERSHIP IN COMMON)
- DISTANCE NOT TO SCALE
- F.M. 356 ENGINEER'S BASELINE
- 123 PARCEL NUMBER FOR R.O.W. ACQUISITION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S&E SAVE AND EXCEPT
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POT POINT ON TANGENT
- O.P.R.R.P.C.C. OFFICIAL PUBLIC RECORDS REAL PROPERTY OF CALDWELL COUNTY, TEXAS
- D.R.H.C.C. DEED RECORDS OF CALDWELL COUNTY, TEXAS



PARENT TRACT:
NOT TO SCALE



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

06/29/15

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF CITY OF SAN MARCOS, TEXAS			
DISTRICT AUS	F.M. 110	PARCEL 17N	
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0475-11-031	COUNTY CALDWELL



EXHIBIT **B**

County: Caldwell
Parcel No.: 20N
Highway: FM 110
Project Limits: From: IH 35
To: SH 80
Right of Way CSJ: 0475-11-031

PROPERTY DESCRIPTION FOR PARCEL 20N

DESCRIPTION OF 8.820 ACRES (384,199 SQUARE FEET) OF LAND OUT OF THE WILLIAM PETTUS SURVEY, ABSTRACT NO. 21, CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS 242.985 ACRES IN A DEED TO THE CITY OF SAN MARCOS, TEXAS, OF RECORD IN VOLUME 197, PAGE 887, OFFICIAL PUBLIC RECORDS, REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 8.820 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a mag nail found at the northeast corner of said City of San Marcos 242.985 acre tract and the northwest corner of that tract of land described as 160.20 acres in a deed to Curby D. Ohnheiser, of record in Volume 283, Page 366, Official Public Records, Real Property, Caldwell County, Texas, same being in the south line of the Union Pacific Railroad 100 foot right-of-way (ROW);

THENCE, with the north line of said City of San Marcos 242.985 tract and the south line of the Union Pacific Railroad ROW, N87°57'27"W 814.22 feet to a 1/2" iron rod set with a plastic cap 110.00 feet right of Engineer's Baseline Station 446+29.65, at the northeast corner of this tract and the POINT OF BEGINNING, said point of beginning having State Plane Coordinates (Texas South Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Scale Factor of 1.00011) grid value of N=13,871,018.56 E=2,323,863.51;

THENCE, with the east line of this tract, crossing said City of San Marcos 242.985 acre tract, the following four (4) courses, numbered 1 through 4:

- 1) **S21°36'52"E 193.72 feet** to a 1/2" iron rod set with a plastic cap 110.00 feet right of Engineer's Baseline Station 444+35.93;

EXHIBIT B

- 2) **S34°44'13"E 242.25 feet** to a 1/2" iron rod set with a plastic cap 165.00 feet right of Engineer's Baseline Station 442+00.00;
- 3) **S15°07'46"E 584.50 feet** to a 1/2" iron rod set with a plastic cap 110.00 feet right of Engineer's Baseline Station 436+27.66; and
- 4) with a curve to the right, whose intersection angle is **04°38'05"**, a radius of **3,515.00 feet**, an arc distance of **284.33 feet**, a chord which bears **S14°45'36"E 284.25 feet** to a 1/2" iron rod set with a plastic cap 110.00 feet right of Engineer's Baseline Station 433+52.22, in the east line of said City of San Marcos 242.985 acre tract and the west line of said Ohnheiser tract;
- 5) THENCE, continuing with the east line of this tract and said City of San Marcos 242.985 acre tract and the west line of said Ohnheiser tract, **S17°41'25"W 491.43 feet** to a 1/2" iron rod set with a plastic cap 110.00 feet left of Engineer's Baseline Station 429+14.34, at the south corner of this tract, same being in the east line of said City of San Marcos 242.985 acre tract and the west line of said Ohnheiser tract, from which a 1/2" iron rod found at the southeast corner of said City of San Marcos 242.985 acre tract and the northeast corner of that tract of land described as 57.796 acres in a deed to the City of San Marcos, of record in Volume 175, Page 866, Official Public Records, Real Property, Caldwell County, Texas, bears S17°41'25"W 81.38 feet to a calculated point at an angle point in the east line of said City of San Marcos 242.985 acre tract and S17°43'17"W 1,666.39 feet;

Thence, with the west line of this tract, crossing said City of San Marcos 242.985 acre tract, the following five (5) courses, numbered 6 through 10:

- 6) **N06°18'36"W 73.43 feet** to a 1/2" iron rod set with a plastic cap 110.00 feet left of Engineer's Baseline Station 110.00 feet left of Engineer's Baseline Station 429+87.77:
- 7) with a curve to the left, whose intersection angle is **12°06'09"**, a radius of **3,295.00 feet**, an arc distance of **695.99 feet**, the chord of which bears **N12°21'40"W 694.70 feet** to a 1/2" iron rod set with a plastic cap 110.00 feet left of Engineer's Baseline Station 437+07.00;
- 8) **N27°27'45"W 601.09 feet** to a 1/2" iron rod set with a plastic cap 176.39 feet left of Engineer's Baseline Station 443+11.20;

EXHIBIT B

- 9) **N02°12'40"W 199.84 feet** to a 1/2" iron rod set with a plastic cap 110.00 feet left of Engineer's Baseline Station 444+99.69; and
- 10) **N21°36'52"W 226.34 feet** to a 1/2" iron rod set with a plastic cap 110.00 feet left of Engineer's Baseline Station 447+26.03, at the northwest corner of this tract, same being in the north line of said City of San Marcos 242.985 acre tract, from which a mag nail found at the northwest corner of said City of San Marcos 242.985 acre tract and the northeast corner of that tract of land described as 60 acres in a deed to the United States of America, of record in Volume 259, Page 439, Deed Records, Caldwell County, Texas, same being in the south line of the Union Pacific Railroad ROW, bears **N87°57'27"W 444.91 feet**;
- 11) THENCE, with the north line of this tract and said City of San Marcos 242.985 acre tract and the south line of said Union Pacific Railroad ROW, **S87°57'27"E 240.18 feet** to the POINT OF BEGINNING and containing 8.820 acres within these metes and bounds, more or less.

EXHIBIT B

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83(93) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

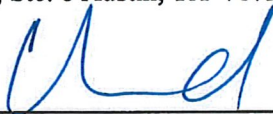
STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 29th day of June, 2015 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591

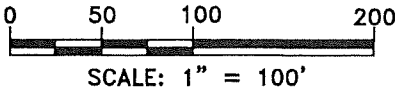


Chris Conrad, Reg. Professional Land Surveyor No. 5623

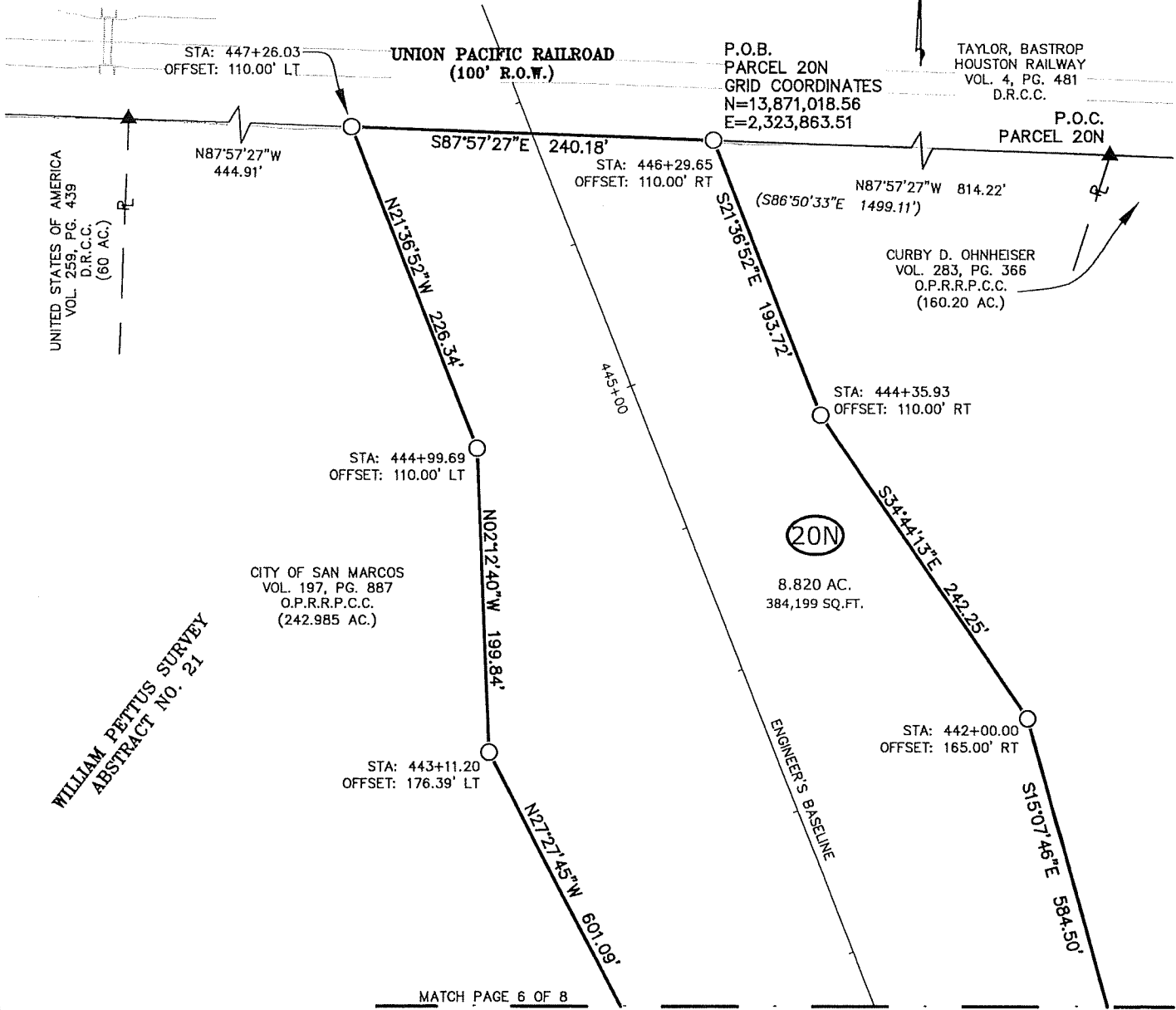
Note: There is a plat to accompany this description.

2014/Descriptions/FM 110/Parcel 20N Rev
Issued 10/31/14, Revised 04/21/15, 06/29/15

"EXHIBIT B"



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



WILLIAM PETTUS SURVEY
ABSTRACT NO. 21

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°18'36"W	73.43

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	284.33	3515.00	04°38'05"	142.24	S14°45'36"E	284.25
C2	695.99	3295.00	12°06'09"	349.30	N12°21'40"W	694.70

	ACRES	SQUARE FEET
ACQUISITION	8.820	384,199
DEED AREA	242.985	10,584,427
REMAINDER AREA	234.165	10,200,228

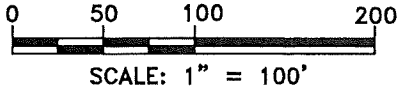
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF
CITY OF SAN MARCOS

DISTRICT AUS	F.M. 110	PARCEL 20N
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	COUNTY CALDWELL
	R.O.W.-C. S. J. NO. 0475-11-031	

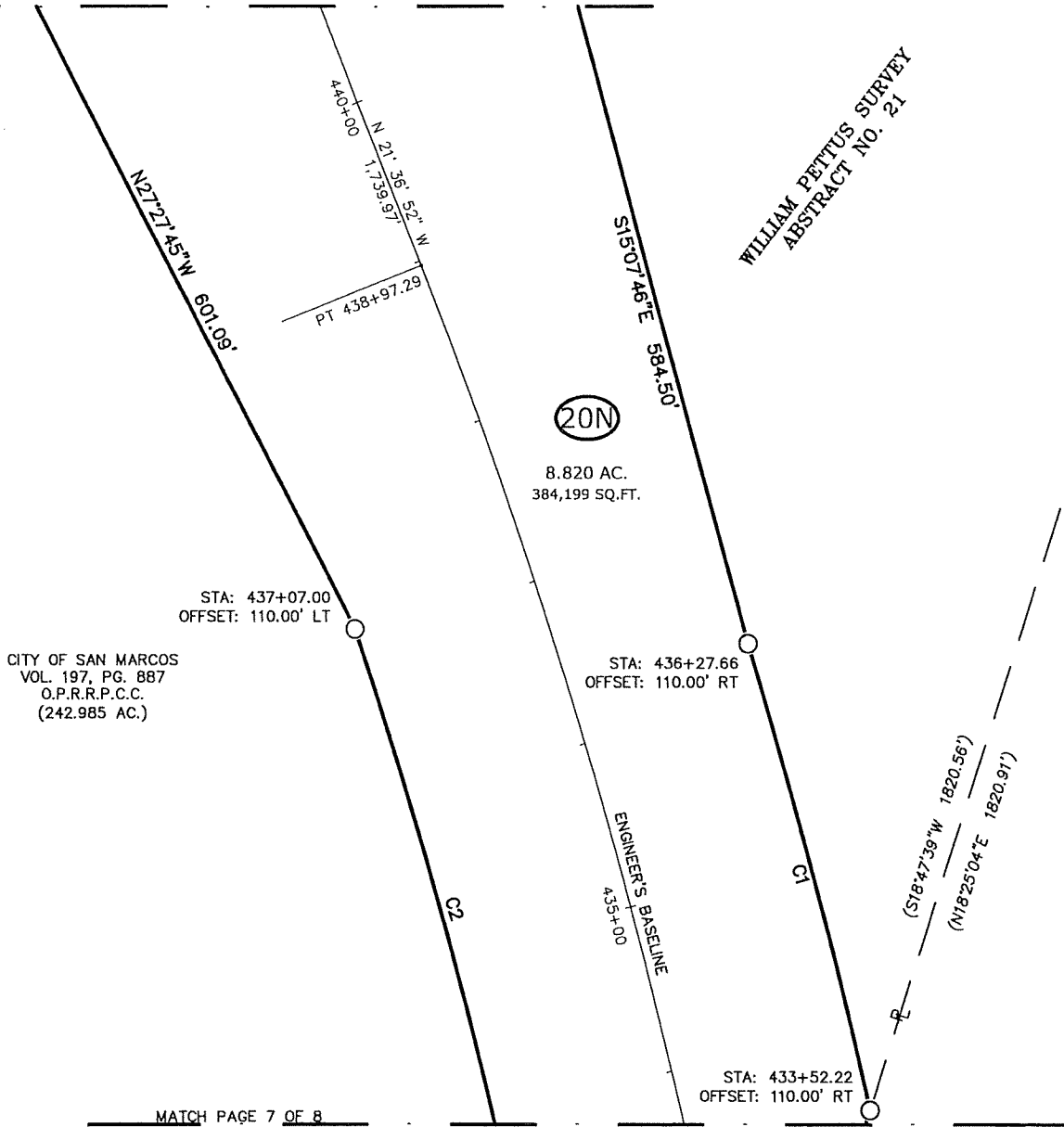


"EXHIBIT B"



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

MATCH PAGE 5 OF 8



LINE TABLE

LINE	BEARING	LENGTH
L1	N06°18'36"W	73.43

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	284.33	3515.00	04°38'05"	142.24	S14°45'36"E	284.25
C2	695.99	3295.00	12°06'09"	349.30	N12°21'40"W	694.70



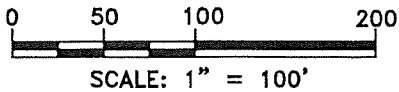
McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF
CITY OF SAN MARCOS

DISTRICT AUS	F.M. 110		PARCEL 20N
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0475-11-031	COUNTY CALDWELL





PLAT TO ACCOMPANY
PARCEL DESCRIPTION

MATCH PAGE 6 OF 8

WILLIAM PETTUS SURVEY
ABSTRACT NO. 21

(20N)
8.820 AC.
384,199 SQ.FT.



CITY OF SAN MARCOS
VOL. 197, PG. 887
O.P.R.R.P.C.C.
(242.985 AC.)

STA: 429+87.77
OFFSET: 110.00' LT

STA: 429+14.34
OFFSET: 110.00' LT

CURBY D. OHNHEISER
VOL. 283, PG. 366
O.P.R.R.P.C.C.
(160.20 AC.)

CITY OF SAN MARCOS
VOL. 175, PG. 866
O.P.R.R.P.C.C.
(57.796 AC.)

TEXAS PUBLIC UTILITY
UNDETERMINED WIDTH
ELECTRIC TRANSMISSION AND
DISTRIBUTING LINE
VOL. 107, PG. 515, D.R.C.C.

LINE TABLE

LINE	BEARING	LENGTH
L1	N06°18'36"W	73.43

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	284.33	3515.00	04°38'05"	142.24	S14°45'36"E	284.25
C2	695.99	3295.00	12°06'09"	349.30	N12°21'40"W	694.70

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF
CITY OF SAN MARCOS

DISTRICT
AUS

F.M. 110

PARCEL
20N

SCALE
1" = 100'

FEDERAL AID PROJECT NO.

R.O.W.-C. S. J. NO.
0475-11-031

COUNTY
CALDWELL



© 2008 by TxDOT

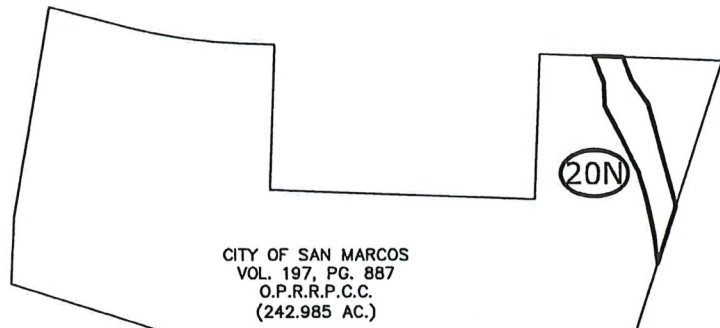
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL FILES PROVIDED BY TXDOT.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

LEGEND

- ☐ SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP, TO BE REPLACED BY TX.D.O.T. TYPE II MONUMENT AFTER ACQUISITION
- SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP
- △ CALCULATED POINT, NOT SET
- FOUND TX.D.O.T. TYPE I MONUMENT, CONCRETE POST
- ⊗ FOUND TX.D.O.T. TYPE II MONUMENT, DISC IN CONCRETE
- ▣ FOUND CONCRETE MARKER POST
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- ▲ FOUND NAIL (TYPE AS NOTED)
- ⊙ FOUND FENCE CORNER POST
- (xxx xxx xxx) RECORD INFORMATION
- PROPERTY LINE (OWNERSHIP DIVISION)
- DEED LINE (OWNERSHIP IN COMMON)
- DISTANCE NOT TO SCALE
- F.M. 356 ENGINEER'S BASELINE
- 123 PARCEL NUMBER FOR R.O.W. ACQUISITION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S&E SAVE AND EXCEPT
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POT POINT ON TANGENT
- O.P.R.R.P.C.C. OFFICIAL PUBLIC RECORDS REAL PROPERTY OF CALDWELL COUNTY, TEXAS
- D.R.H.C.C. DEED RECORDS OF CALDWELL COUNTY, TEXAS



PARENT TRACT:
NOT TO SCALE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris Conrad

06/29/15

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 (512) 451-8591	PARCEL PLAT SHOWING PROPERTY OF CITY OF SAN MARCOS			 Texas Department of Transportation © 2008 by TXDOT
	DISTRICT AUS	F.M. 110	PARCEL 20N	
	SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0475-11-031	
		COUNTY CALDWELL		

EXHIBIT C

County: Caldwell
Parcel No.: 17N Easement Parts 1 and 2
Highway: FM 110
Project Limits: From: IH 35
To: SH 80
Right of Way CSJ: 0475-11-031W

PROPERTY DESCRIPTION FOR PARCEL 17N EASEMENT PARTS 1 AND 2

DESCRIPTION OF 4.693 ACRES (204,437 SQUARE FEET) OF LAND OUT OF THE WILLIAM PETTUS SURVEY, ABSTRACT NO. 21, CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS 1,303.055 ACRES (TRACT I AIRPORT LAND) IN A DEED TO THE CITY OF SAN MARCOS, TEXAS, OF RECORD IN VOLUME 313, PAGE 463, DEED RECORDS, CALDWELL COUNTY, TEXAS; SAID 4.693 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Part 1 3.691 Acres

COMMENCING at a 1/2" iron rod found at an angle point in the northwest line of said City of San Marcos 1,303.055 acre tract and the west corner of that tract of land described as 22.35 acres in a deed to the City of San Marcos, Texas, of record in Volume 335, Page 523, Deed Records, Caldwell County, Texas, same being in the southeast line of State Highway 21;

THENCE, with the northwest line of said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21, S48°36'14"W 1,177.46 feet to a 1/2" iron rod set with a plastic cap 373.12 feet left of Engineer's Baseline Station 487+06.83, for the POINT OF BEGINNING and the north corner of this tract, said point of beginning having a Texas State Plane Coordinate (Texas South Central Zone, NAD83, US feet, combined scale factor of 1.00011) grid value of N=13,873,445.55, E=2,322,423.84;

- 1) THENCE, with the northeast line of this tract, crossing said City of San Marcos 1,303.055 acre tract, S38°38'59"E 362.21 feet to a 1/2" iron rod set with a plastic cap 117.00 feet left of Engineer's Baseline Station 484+50.71, at the east corner of this tract;

EXHIBIT C

THENCE, with the southeast line of this tract, crossing said City of San Marcos 1,303.055 acre tract, the following three (3) courses, numbered 2 through 4:

- 2) **S06°21'01"W 122.61 feet** to a 1/2" iron rod set with a plastic cap 118.14 feet left of Engineer's Baseline Station 483+30.42;
- 3) with a curve to the right, whose intersection angle is **86°12'04"**, a radius of **380.03 feet**, an arc distance of **571.75 feet**, the chord of which bears **S50°06'49"W 519.33 feet**, to a 1/2" iron rod set with a plastic cap 495.52 feet left of Engineer's Baseline Station 479+91.50; and
- 4) **N68°29'19"W 5.61 feet** to a 1/2" iron rod set with a plastic cap 500.80 feet left of Engineer's Baseline Station 479+93.24, at the south corner of this tract;

THENCE, with the west line of this tract, crossing said City of San Marcos 1,303.055 acre tract, the following three (3) courses, numbered 5 through 7:

- 5) **N22°39'56"E 198.36 feet** to a 1/2" iron rod set with a plastic cap 433.13 feet left of Engineer's Baseline Station 481+65.70;
 - 6) **N13°33'03"E 423.56 feet** to a 1/2" iron rod set with a plastic cap 372.81 feet left of Engineer's Baseline Station 485+65.10; and
 - 7) **N38°38'59"W 95.65 feet** to a 1/2" iron rod set with a plastic cap 440.44 feet left of Engineer's Baseline Station 486+32.73, at the west corner of this tract, same being in the northwest line of said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21;
- 8) THENCE, with the northwest line of this tract and said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21, **N48°36'14"E 100.11 feet** to the POINT OF BEGINNING and containing 3.691 acres within these metes and bounds, more or less.

Part 2 1.002 Acres

COMMENCING at a Texas Department of Transportation (TxDOT) Type I concrete monument found in the northwest line of said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21;

EXHIBIT C

THENCE, with the northwest line of said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21, N47°31'46"E 1,759.11 feet to a calculated point, from which a TxDOT Type I concrete monument found in the northwest line of said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21 bears N47°31'46"E 50.20 feet;

THENCE, crossing said City of San Marcos 1,303.055 acre tract, S42°28'14"E 504.27 feet to a 1/2" iron rod set with a plastic cap 567.68 feet left of Engineer's Baseline Station 478+38.47, for the POINT OF BEGINNING and the north corner of this tract, said point of beginning having a Texas State Plane Coordinate (Texas South Central Zone, NAD83, US feet, combined scale factor of 1.00011) grid value of N=13,872,542.11, E=2,322,162.73;

THENCE, with the northeast line of this tract, crossing said City of San Marcos 1,303.055 acre tract, the following four (4) courses, numbered 1 through 4:

- 1) **S65°15'58"E 8.89 feet** to a 1/2" iron rod set with a plastic cap 559.59 feet left of Engineer's Baseline Station 478+35.12;
- 2) **S47°01'46"E 207.81 feet** to a 1/2" iron rod set with a plastic cap 408.44 feet left of Engineer's Baseline Station 477+03.57;
- 3) with a curve to the right, whose intersection angle is **01°53'30"**, a radius of **1,160.00 feet**, an arc distance of **38.30 feet**, the chord of which bears **S46°05'01"E 38.30 feet** to a 1/2" iron rod set with a plastic cap 381.39 feet left of Engineer's Baseline Station 476+78.20; and
- 4) **S17°08'14"E 23.33 feet** to a 1/2" iron rod set with a plastic cap 375.06 feet left of Engineer's Baseline Station 476+57.13, at the east corner of this tract;
- 5) THENCE, with the southeast line of this tract, crossing said City of San Marcos 1,303.055 acre tract, **S72°51'46"W 314.59 feet** to a 1/2" iron rod set with a plastic cap 678.55 feet left of Engineer's Baseline Station 475+81.23 at the south corner of this tract;

EXHIBIT C

- 6) THENCE, with the southwest line of tract, crossing said City of San Marcos 1,303.055 acre tract, **N47°01'46"W 25.00** feet to a 1/2" iron rod set with a plastic cap 696.18 feet left of Engineer's Baseline Station 475+97.05 at the east corner of this tract;
- 7) THENCE, with the northwest line of this tract, crossing said City of San Marcos 1,303.055 acre tract, **N24°44'02"E 297.14** feet to the POINT OF BEGINNING and containing 1.002 acres within these metes and bounds, more or less.

Part 1 3.691 Acres
 Part 2 1.002 Acres
 Total 4.963 Acres

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83(93) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 20th day of June, 2015 A.D.

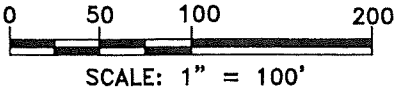
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
 3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591



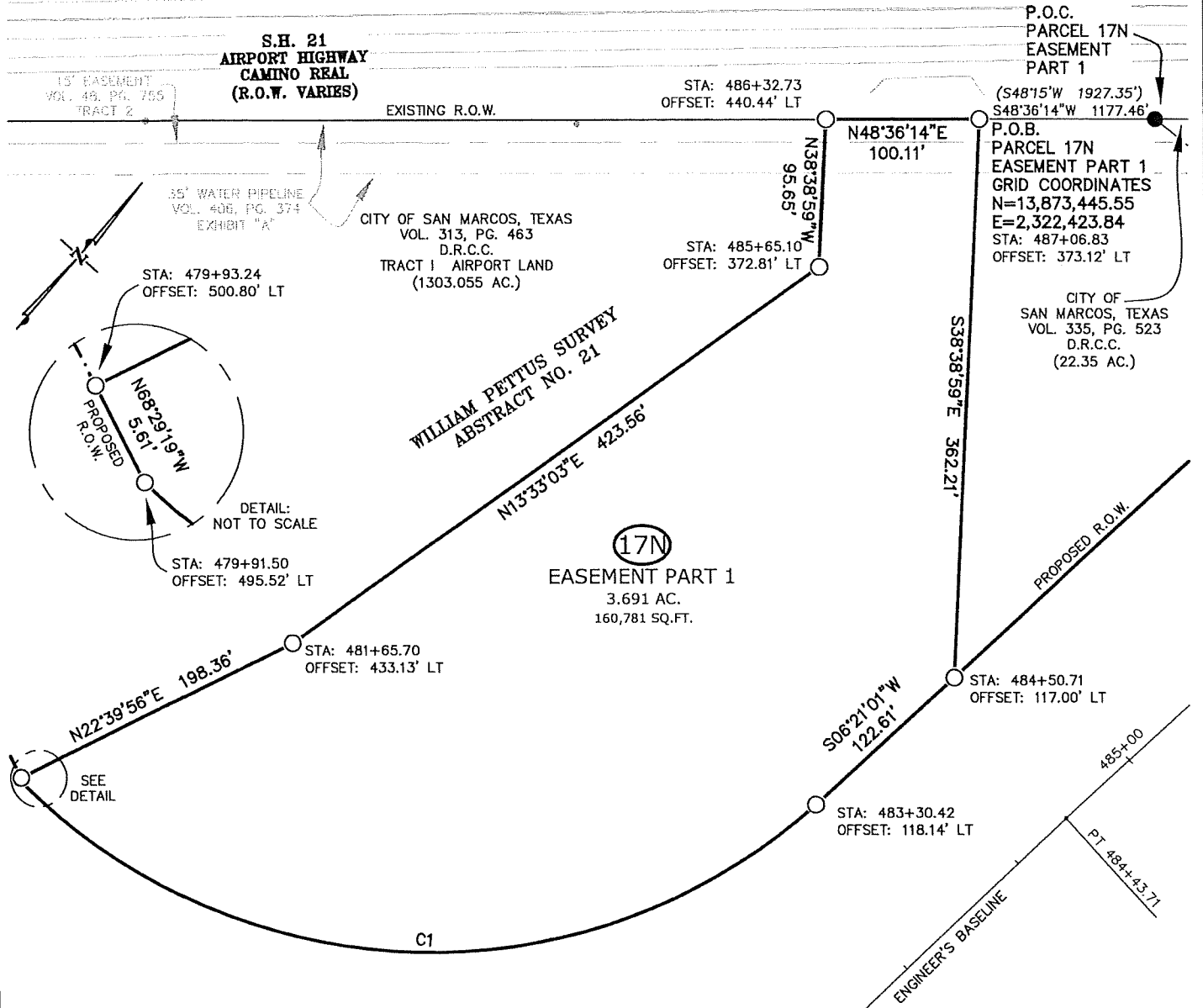
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.
 2014/Descriptions /FM 110/Parcel 17N E Parts 1 and 2 Rev
 Issued 10/31/14, Revised 04/21/15, 06/29/15



"EXHIBIT C"

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	S65°15'58\"E	8.89
L2	S17°08'14\"E	23.33
L3	N47°01'46\"W	25.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	38.30	1160.00	01°53'30"	19.15	S46°05'01\"E	38.30

	ACRES	SQUARE FEET
EASEMENT PART 1	3.691	160,781
EASEMENT PART 2	1.002	43,657
TOTAL	4.693	204,438
DEED AREA	N/A	N/A
REMAINDER AREA	N/A	N/A

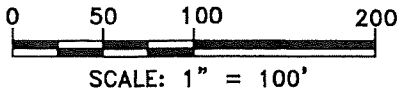
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF
CITY OF SAN MARCOS, TEXAS

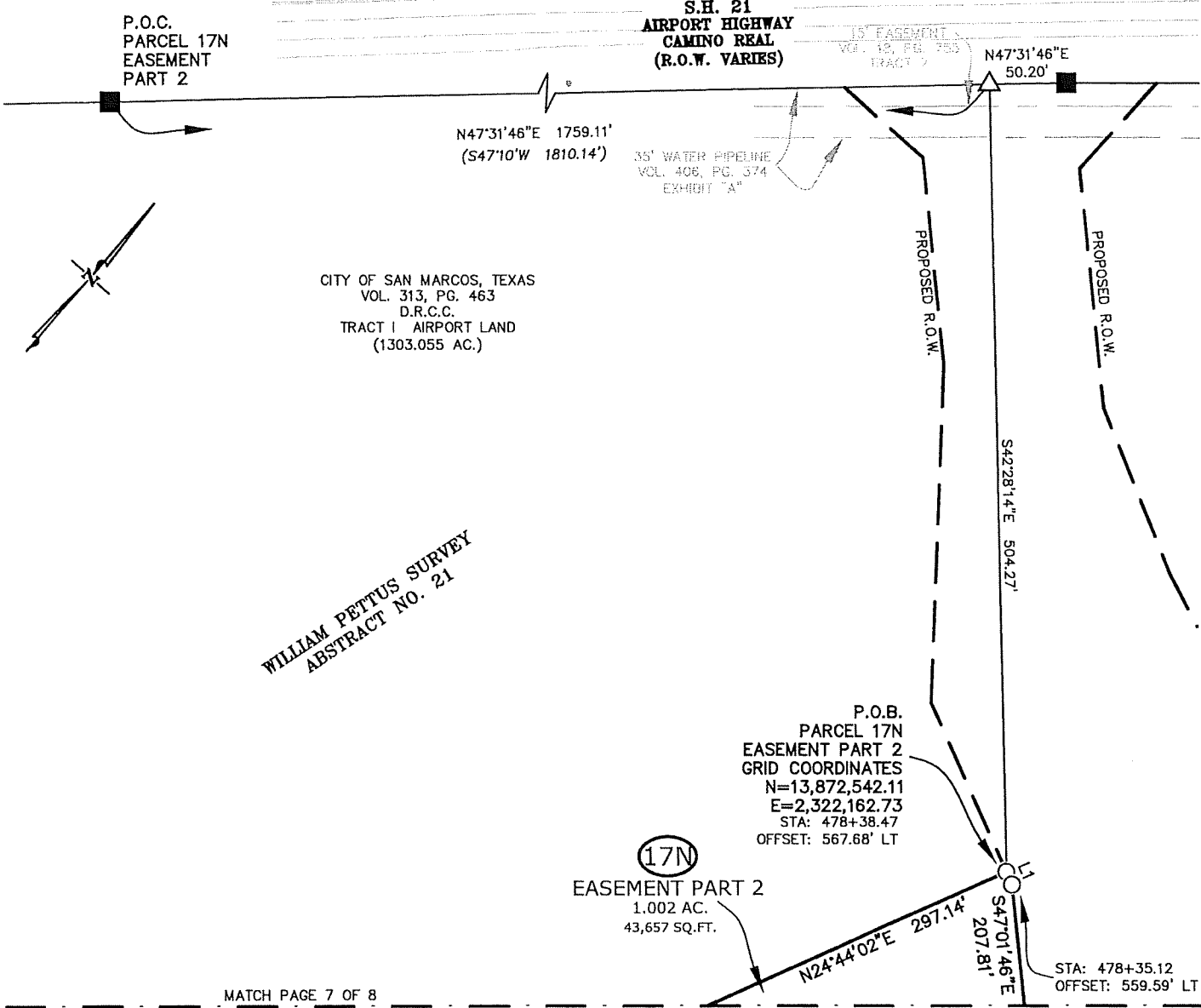
DISTRICT AUS	F.M. 110	PARCEL 17N EASEMENT PART 1
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	COUNTY CALDWELL
	R.O.W.-C. S. J. NO. 0475-11-031	



"EXHIBIT C"



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	S65°15'58"E	8.89
L2	S17°08'14"E	23.33
L3	N47°01'46"W	25.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	38.30	1160.00	01°53'30"	19.15	S46°05'01"E	38.30

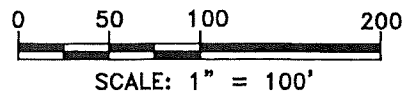
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF
CITY OF SAN MARCOS, TEXAS

DISTRICT AUS	F.M. 110	PARCEL 17N EASEMENT PART 2
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	COUNTY CALDWELL
	R.O.W.-C. S. J. NO. 0475-11-031	

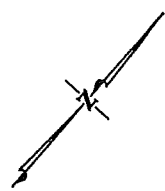


"EXHIBIT C"



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

MATCH PAGE 6 OF 8



STA: 475+97.05
OFFSET: 696.18' LT

STA: 475+81.23
OFFSET: 678.55' LT

N24°44'02"E
297.14'

(17N)
EASEMENT PART 2
1.002 AC.
43,657 SQ.FT.

STA: 477+03.57
OFFSET: 408.44' LT

S47°01'46"E
207.81'

S72°51'46"W
314.59'

STA: 476+78.20
OFFSET: 381.39' LT

STA: 476+57.13
OFFSET: 375.06' LT

CITY OF SAN MARCOS, TEXAS
VOL. 313, PG. 463
D.R.C.C.
TRACT I AIRPORT LAND
(1303.055 AC.)

WILLIAM PETTUS SURVEY
ABSTRACT NO. 21

PROPOSED R.O.W.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S65°15'58"E	8.89
L2	S17°08'14"E	23.33
L3	N47°01'46"W	25.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	38.30	1160.00	01°53'30"	19.15	S46°05'01"E	38.30

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF CITY OF SAN MARCOS, TEXAS			
DISTRICT AUS	F.M. 110		PARCEL 17N EASEMENT PART 2
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0475-11-031	COUNTY CALDWELL

Texas
Department
of Transportation
© 2008 by TxDOT

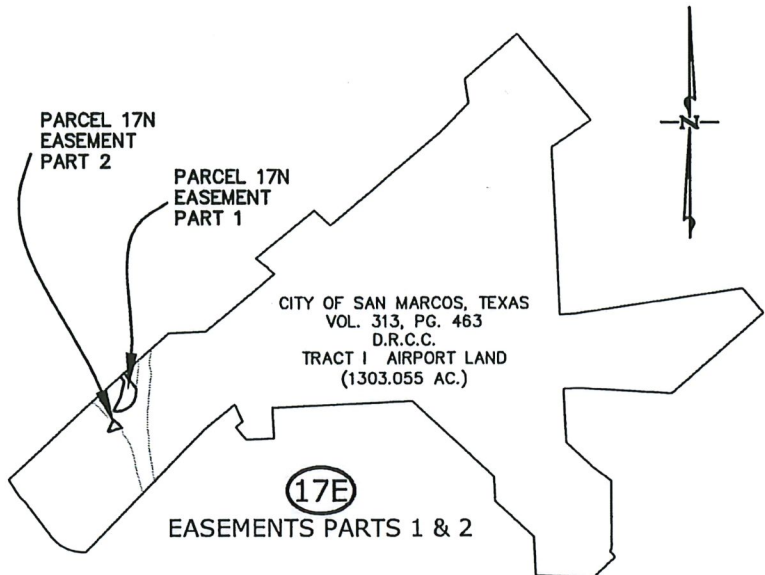
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL FILES PROVIDED BY TXDOT.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

- ☐ SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP, TO BE REPLACED BY TX.D.O.T. TYPE II MONUMENT AFTER ACQUISITION
- SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP
- △ CALCULATED POINT, NOT SET
- FOUND TX.D.O.T. TYPE I MONUMENT, CONCRETE POST
- ◻ FOUND TX.D.O.T. TYPE II MONUMENT, DISC IN CONCRETE
- ▣ FOUND CONCRETE MARKER POST
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- ▲ FOUND NAIL (TYPE AS NOTED)
- ⊙ FOUND FENCE CORNER POST
- (xxx xxx xxx) RECORD INFORMATION
- PROPERTY LINE (OWNERSHIP DIVISION)
- DEED LINE (OWNERSHIP IN COMMON)
- DISTANCE NOT TO SCALE
- F.M. 356 ENGINEER'S BASELINE
- ①②③ PARCEL NUMBER FOR R.O.W. ACQUISITION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S&E SAVE AND EXCEPT
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POT POINT ON TANGENT
- O.P.R.R.P.C.C. OFFICIAL PUBLIC RECORDS REAL PROPERTY OF CALDWELL COUNTY, TEXAS
- D.R.H.C.C. DEED RECORDS OF CALDWELL COUNTY, TEXAS



PARENT TRACT:
NOT TO SCALE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris Conrad

06/29/15

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF CITY OF SAN MARCOS, TEXAS			
DISTRICT AUS	F.M. 110	PARCEL 17N EASEMENT PARTS 1&2	
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0475-11-031	COUNTY CALDWELL



HAYS COUNTY FM 110 NORTH PROJECT

FM 110 PROJECT CHANGES IN SAN MARCOS			
MONETARY CHANGES			
ITEM	DESCRIPTION	QUANTITY	APPROXIMATE COST
Mainlane Bridge Extension	Mainlane bridge was raised and extend two spans to allow for an airport access road to pass underneath the bridge.	Two Spans	\$660,000
Two Ramp Bridge Extension	Two ramp bridges extend to allow for airport access road to pass underneath bridge.	Two spans	\$210,000
Airport Access Road	Construction of 2 lane 32' wide roadway above the 100 Year floodplain to allow access through FM 110 corridor. Including HMAC, Flex base, cement treated subgrade, geogrid, and a drainage culvert.	Including HMAC, Flex base, cement treated subgrade, geogrid, and a drainage culvert.	\$136,000
Signals	Add Signals at SH 21 Ramps	2 Signals	\$300,000
Drainage Easement	Excavation Cost Drainage Easement	43,600 CY	\$708,500
	By-Pass Creek ROW	4,693 acre	\$325,000
TOTAL			\$2,339,500

FM 110 PROJECT CHANGES IN SAN MARCOS			
PLAN CHANGES			
REQUESTS	DESCRIPTION	OUTCOME	
Turn-Around at City Park	Change median break location to coincide with the City's new Park location.	Median break is shown on Ultimate Schematic at Park Location	
Retaining Wall Aesthetics	Include Ribbon and Rock Pattern to Retaining Walls	Rock was added to retaining wall patterns, where possible Ribbon will be as well.	
Speed Limit	TXDOT wanted 70 MPH posted speed limit	Successfully gained TXDOT's acceptance of a 60 MPH posted speed limit	

EXHIBIT "D" (Page 2 of 2)

5/31/2019
 2:16:28 PM
 I:\2128\1301\CADD\FM 110 2018\SCHEMATIC-EXHIBITS\Airport*Driveway.dgn



FM 110 AIRPORT EXHIBIT
 Airport Driveway with FM 110 Left Turn Lane
 San Marcos, Texas
 1"=200'
 EXHIBIT 01

EXHIBIT "E"

FM110—Parcel 17N

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.

DEED

FM 110 Right of Way

Grantor(s), whether one or more:

City of San Marcos, Texas

Grantor's Mailing Address (including county):

630 East Hopkins Street, San Marcos, Hays County, Texas 78666

Grantee:

Hays County, Texas

Grantee's Mailing Address (including county):

111 E. San Antonio Street, Suite 202, San Marcos, Hays County, Texas 78666

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Hays County, a political subdivision of the State of Texas, has been authorized under the Texas Transportation Code, Chapter 222 to develop, construct, and operate a project on the state highway system on behalf of the State of Texas.

Hays County and the State of Texas, entered into an interlocal agreement establishing their respective responsibilities regarding the construction of FM 110 from SH 123 to I-35 at Yarrington Road.

Consideration:

The sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in Caldwell County, Texas, being more particularly described in the attached Exhibit A (the "**Property**") (PARCEL 17N).

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that **GRANTOR IS RETAINING AN EASEMENT** (the "Easement") across a portion of the Property, as depicted on the sketch which accompanies the property description in Exhibit "A", and which Easement area is further described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (the "Easement Property"), the specific terms of said Easement to be as follows:

Grantor, its successors and assigns, hereby reserves a perpetual and non-exclusive vehicular, pedestrian, roadway, sidewalk, shared use path, and trail access easement and right-of-way over, across and through the Easement Property, for the free, uninterrupted and continued use of the Easement Property for roadway, sidewalk, shared use path and/or trail access between the portions of Grantor's remaining property which is not being conveyed herein. Said Easement is to be used by the Grantor, the public, its customers, employees, agents, contractors, licensees, and invitees for any and all uses reasonably necessary to facilitate the use of the Easement Property solely as a roadway, sidewalk, shared use path, or trail access facility.

Except as otherwise noted, the Easement, rights and privileges herein granted shall be perpetual; provided, however, that said Easement, rights and privileges shall cease and revert to Grantee in the event the said roadway or other facilities constructed within the Easement are abandoned, or otherwise remain unused for a period of five (5) consecutive years.

Grantee shall not be responsible or liable for the removal, repair or damage to any property, structure, building, or other use inconsistent with the rights conveyed to Grantor by the Easement; provided, however, before constructing any improvements, at least one hundred eighty (180) days' written notice shall be provided to Grantee or its assigns of the general plans of the improvement to be constructed on the Easement, and Grantor must first obtain the review and comment from Grantee for the design and location of any improvements within the Easement, which shall not be unreasonably withheld, and which plans must otherwise conform to any engineering design criteria of Grantor in place at the time of proposed construction and not otherwise interfere with or impair Grantee's highway facilities proposed to be constructed on, over, or above the Property.

Grantee, its successors and assigns retain and reserves the right to enjoy the surface of such Easement Property, and airspace above such Easement Property, for access, maintenance, testing, inspection, repair, construction, reconstruction and removal of any highway, bridge, and any related facility improvements constructed on, over and above the Property, the Easement, and adjacent property of Grantee, its successors and assigns, and any subsequent additions or modifications to same within the Property.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.

3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Caldwell County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements (“**Retained Improvements**”) located on the Property, to wit: NONE.

Access on and off Grantor’s remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit “A”. Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee’s successors and assigns forever. Grantor binds Grantor and Grantor’s heirs, successors and assigns to Warranty and Forever Defend all and singular the Property to Grantee and Grantee’s successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

[signature pages follow]

GRANTOR:

CITY OF SAN MARCOS, TEXAS

By: _____

Name: _____

Its: _____

Acknowledgement

State of Texas
County of Hays

This instrument was acknowledged before me on _____
_____ by _____, in the capacity and for the purposes and consideration recited
herein.

Notary Public's Signature

AGREED AND ACCEPTED:

HAYS COUNTY, TEXAS

By: _____
Ruben Becerra
County Judge

ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF HAYS**

This instrument was acknowledged before me on this the ___ day of _____, 2020 by Bert Ruben Becerra, County Judge of Williamson County, Texas, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires

ROUTING FOR APPROVAL ONLY

APPROVED: _____
Marisol Alonzo-Villareal, County Auditor

APPROVED: _____
Debbie Ingalsbe, County Commissioner, Pct. 1

APPROVED AS TO FORM

Mark D. Kennedy
A.D.A. – Chief- Civil Division
SBOT#24032498

EXHIBIT B

County: Caldwell
Parcel No.: 17N Access Easement
Highway: FM 110
Project Limits: From: IH 35
To: SH 80
Right of Way CSJ: 0475-11-031W

PROPERTY DESCRIPTION FOR PARCEL 17N ACCESS EASEMENT

DESCRIPTION OF A 0.8551 OF ONE ACRE (37,247 SQUARE FOOT) EASEMENT OUT OF THE WILLIAM PETTUS SURVEY, ABSTRACT NO. 21, CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS 1,303.055 ACRES (TRACT I AIRPORT LAND) IN A DEED TO THE CITY OF SAN MARCOS, TEXAS, OF RECORD IN VOLUME 313, PAGE 463, DEED RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.8551 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type I concrete monument found in the northwest line of said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21;

THENCE, with the northwest line of said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21, N47°31'46"E 1,665.49 feet to a 1/2" iron rod with plastic cap set on the proposed west right-of-way line of F.M. 110, from which a TxDOT Type I concrete monument found in the northwest line of said City of San Marcos 1,303.055 acre tract and the southeast line of State Highway 21 bears N47°31'46"E 143.82 feet;

THENCE, crossing said City of San Marcos 1,303.055 acre tract, with the proposed west right-of-way line of F.M. 110, the following seven (7) courses, numbered 1 through 7:

- 1) S89°45'00"E 67.84 feet to a 1/2" iron rod with plastic cap set;
- 2) S47°01'46"E 132.73 feet to a 1/2" iron rod with plastic cap set;
- 3) S39°04'16"E 216.68 feet to a 1/2" iron rod with plastic cap set;

EXHIBIT B

- 4) S65°15'58"E 127.82 feet to a 1/2" iron rod with plastic cap set;
- 5) S47°01'46"E 207.81 feet to a 1/2" iron rod with plastic cap set;
- 6) with a curve to the right, whose intersection angle is 01°53'30", radius is 1,160.00 feet, an arc distance of 38.30 feet, and having a chord bearing of S46°05'01"E 38.30 feet to a 1/2" iron rod with plastic cap set; and
- 7) S17°08'14"E 127.63 feet to a 1/2" iron rod with plastic cap set, 347.75 feet left of Engineer's Baseline Station 475+62.42, for the POINT OF BEGINNING and the northwest corner of this easement, said point of beginning having a Texas State Plane Coordinate (Texas South Central Zone, NAD83, US feet, combined scale factor of 1.00011) grid value of N=13,872,248.25, E=2,322,388.04;

THENCE, with the north line of this easement, crossing said City of San Marcos 1,303.055 acre tract, the following three (3) courses, numbered 1 through 3:

- 1) **N55°16'49"E 162.14 feet** to a point, 211.31 feet left of Engineer's Baseline Station 476+45.97;
 - 2) with a curve to the right, whose intersection angle is **34°09'20"**, a radius of **335.00 feet**, an arc distance of **199.70 feet**, the chord of which bears **N72°21'29"E 196.76 feet** to a point, 22.47 feet left of Engineer's Baseline Station 477+00.13; and
 - 3) **N89°26'09"E 187.48 feet** to a 1/2" iron rod with plastic cap set, 165.00 feet right of Engineer's Baseline Station 476+98.47, at the northeast corner of this easement, being in the proposed east right-of-way line of F.M. 110;
- 4) THENCE, with the east line of this easement and the proposed east right-of-way line of F.M. 110, crossing said City of San Marcos 1,303.055 acre tract, with a curve to the left, whose intersection angle is **00°43'06"**, a radius of **5,585.00 feet**, an arc distance of **70.01 feet**, and a chord bearing **S01°26'06"E 70.01 feet** to a 1/2" iron rod with plastic cap set, 165.00 feet right of Engineer's Baseline Station 476+26.39 at the southeast corner of this easement;

EXHIBIT B

THENCE, with the south line of this easement, crossing said City of San Marcos 1,303.055 acre tract, the following three (3) courses, numbered 5 through 7:

- 5) **S89°26'09"W 188.54 feet** to a point, 23.50 feet left of Engineer's Baseline Station 476+30.42;
- 6) with a curve to the left, whose intersection angle is **34°09'20"**, a radius of **265.00 feet**, an arc distance of **157.97 feet**, and a chord bearing of **S72°21'29"W 155.65 feet** to a point, 173.65 feet left of Engineer's Baseline Station 475+89.06; and
- 7) **S55°16'49"W 164.61 feet** to a 1/2" iron rod with plastic cap set at the southwest corner of this easement, being in the proposed west right-of-way line of F.M. 110, 306.91 feet left of Engineer's Baseline Station 475+08.34;

THENCE, with the west line of this easement and the proposed west right-of-way line of F.M. 110, crossing said City of San Marcos 1,303.055 acre tract, the following two (2) courses, numbered 8 and 9:

- 8) with a curve to the left, whose intersection angle is **02°52'03"**, radius is **1,100.00 feet**, an arc distance of **55.05 feet**, and a chord bearing of **N37°05'45"W 55.05 feet** to a 1/2" iron rod with plastic cap set, 343.78 feet left of Engineer's Baseline Station 475+48.06; and
- 9) **N17°08'14"W 15.74 feet** to the POINT OF BEGINNING and containing 0.8551 of one acre within these metes and bounds, more or less.

EXHIBIT B

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83(93) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 10th day of May, 2019 A.D.

SURVEYED BY:

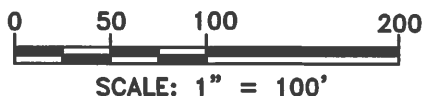
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPLS Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623

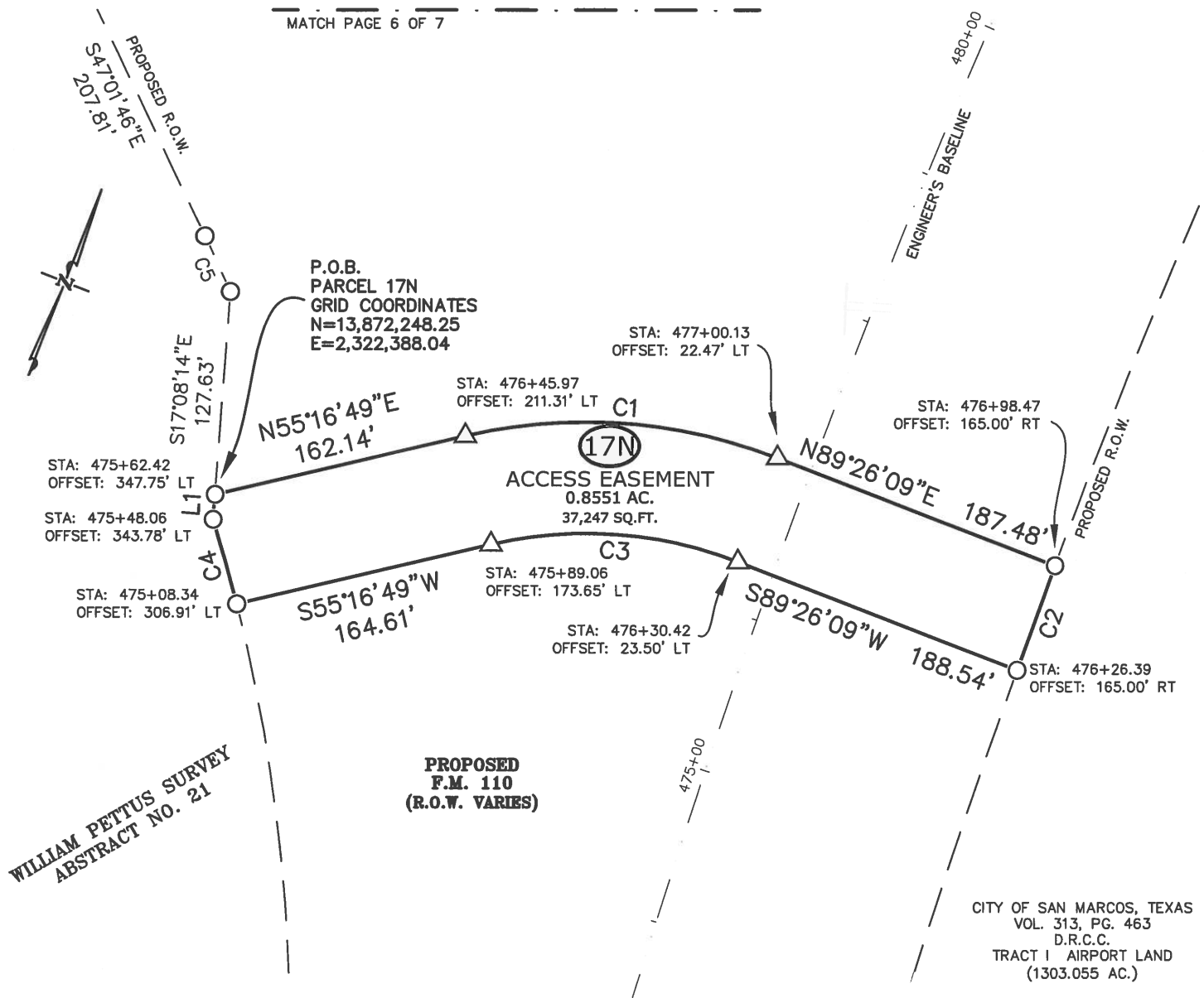
Note: There is a plat to accompany this description.

LJA~13-003~Hays County FM 110\Descriptions\Access Esmt~2019\Parcel 17N Access Easement
Issued 05/10/19



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

MATCH PAGE 6 OF 7



WILLIAM PETTUS SURVEY
ABSTRACT NO. 21

PROPOSED
F.M. 110
(R.O.W. VARIES)

CITY OF SAN MARCOS, TEXAS
VOL. 313, PG. 463
D.R.C.C.
TRACT 1 AIRPORT LAND
(1303.055 AC.)

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	199.70'	335.00'	34°09'20"	N72°21'29"E	196.76'
C2	70.01'	5,585.00'	0°43'06"	S1°26'06"E	70.01'
C3	157.97'	265.00'	34°09'20"	S72°21'29"W	155.65'
C4	55.05'	1,100.00'	2°52'03"	N37°05'45"W	55.05'
C5	38.30'	1,160.00'	1°53'30"	S46°05'01"E	38.30'

LINE TABLE

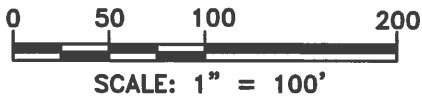
LINE #	DIRECTION	LENGTH
L1	N17°08'14"W	15.74'

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

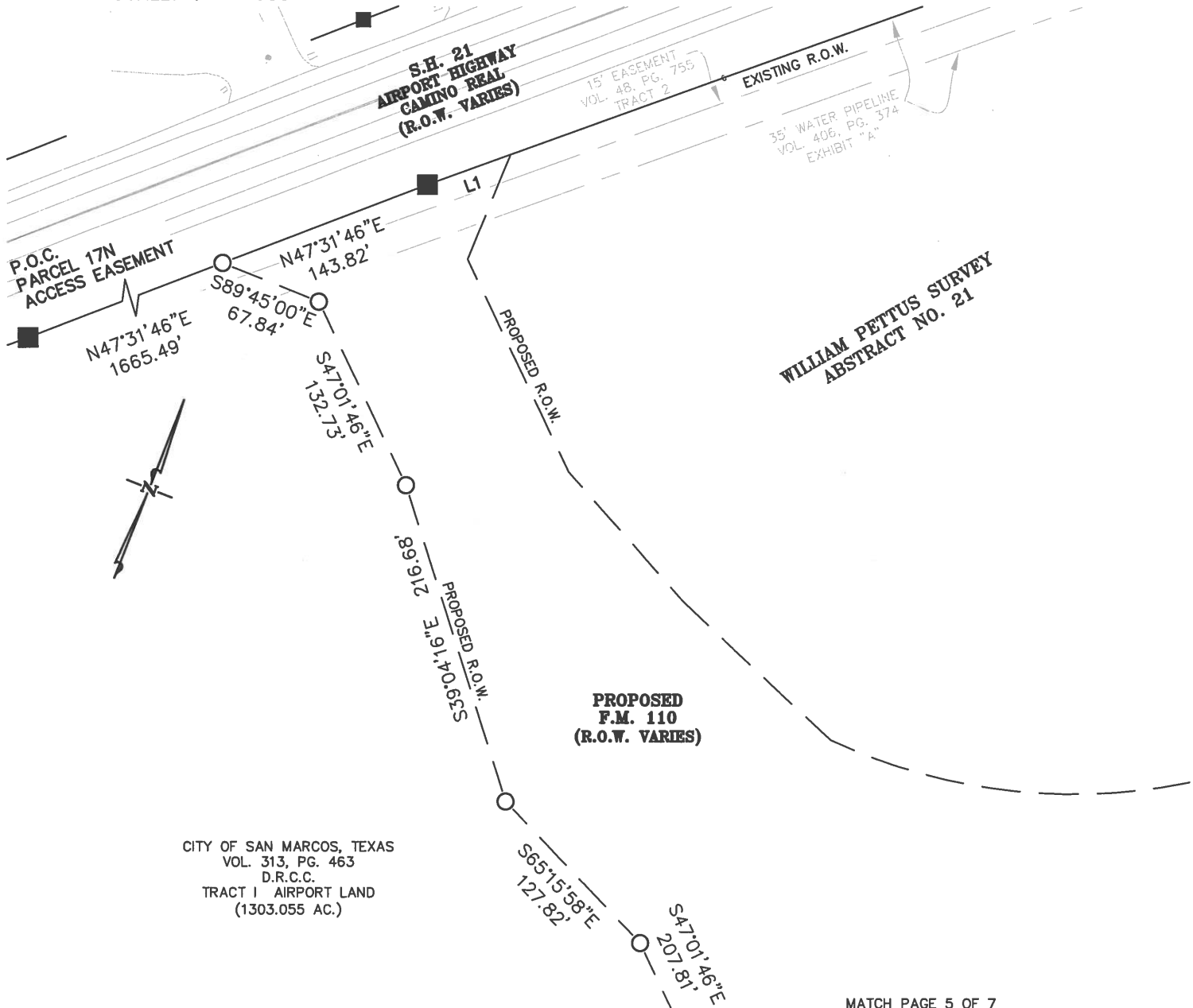
PARCEL PLAT SHOWING PROPERTY OF
CITY OF SAN MARCOS, TEXAS

DISTRICT AUS	F.M. 110	PARCEL 17N AE
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	COUNTY CALDWELL
	R.O.W.-C. S. J. NO. 0475-11-031	





PLAT TO ACCOMPANY
PARCEL DESCRIPTION



CITY OF SAN MARCOS, TEXAS
VOL. 313, PG. 463
D.R.C.C.
TRACT 1 AIRPORT LAND
(1303.055 AC.)

PROPOSED
F.M. 110
(R.O.W. VARIES)

WILLIAM PETTUS SURVEY
ABSTRACT NO. 21

MATCH PAGE 5 OF 7

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	199.70'	335.00'	34°09'20"	N72°21'29"E	196.76'
C2	70.01'	5,585.00'	0°43'06"	S1°26'06"E	70.01'
C3	157.97'	265.00'	34°09'20"	S72°21'29"W	155.65'
C4	55.05'	1,100.00'	2°52'03"	N37°05'45"W	55.05'
C5	38.30'	1,160.00'	1°53'30"	S46°05'01"E	38.30'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N17°08'14"W	15.74'

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF
CITY OF SAN MARCOS, TEXAS





DISTRICT AUS	F.M. 110	PARCEL 17N AE
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0475-11-031
		COUNTY CALDWELL

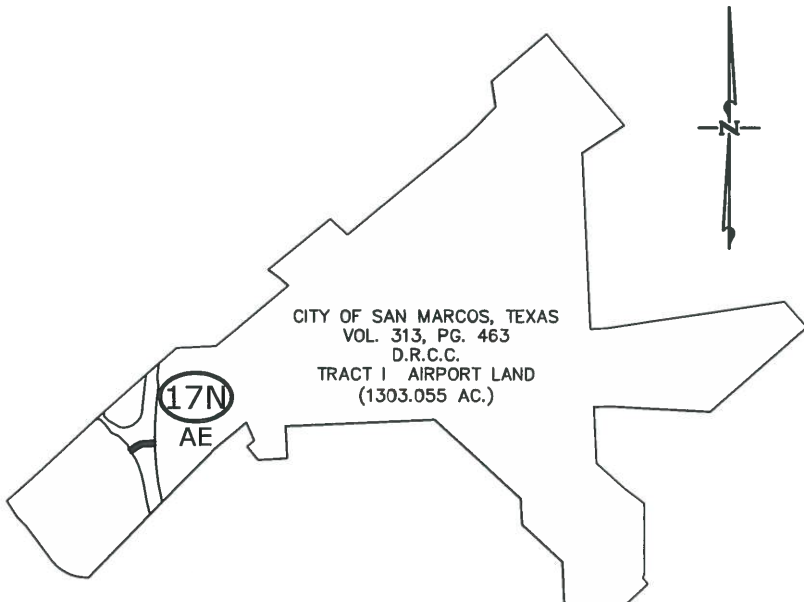
Texas
Department
of Transportation
© 2008 by TxDOT

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

- NOTES:
- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
 - 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL FILES PROVIDED BY TXDOT.
 - 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

- ☐ SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP, TO BE REPLACED BY TX.D.O.T. TYPE II MONUMENT AFTER ACQUISITION
- SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP
- △ CALCULATED POINT, NOT SET
- FOUND TX.D.O.T. TYPE I MONUMENT, CONCRETE POST
- ◼ FOUND TX.D.O.T. TYPE II MONUMENT, DISC IN CONCRETE
- ▣ FOUND CONCRETE MARKER POST
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- ▲ FOUND NAIL (TYPE AS NOTED)
- ⊙ FOUND FENCE CORNER POST
- (xxx xxx xxx) RECORD INFORMATION
-  — PROPERTY LINE (OWNERSHIP DIVISION)
-  — DEED LINE (OWNERSHIP IN COMMON)
-  — DISTANCE NOT TO SCALE
-  — F.M. 356 ENGINEER'S BASELINE
- (123) PARCEL NUMBER FOR R.O.W. ACQUISITION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S&E SAVE AND EXCEPT
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POT POINT ON TANGENT
- O.P.R.R.P.C.C. OFFICIAL PUBLIC RECORDS REAL PROPERTY OF CALDWELL COUNTY, TEXAS
- D.R.H.C.C. DEED RECORDS OF CALDWELL COUNTY, TEXAS



PARENT TRACT:
NOT TO SCALE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

05/10/19

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
TBPLS FIRM NO. 10095500

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #B
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF CITY OF SAN MARCOS, TEXAS			
DISTRICT AUS	F.M. 110		PARCEL 17N AE
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0475-11-031	COUNTY CALDWELL



EXHIBIT "F"

FM110N—Parcel 20

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.

DEED

FM 110 Right of Way

Grantor(s), whether one or more:

City of San Marcos, Texas

Grantor's Mailing Address (including county):

630 East Hopkins Street, San Marcos, Hays County, Texas 78666

Grantee:

Hays County, Texas

Grantee's Mailing Address (including county):

111 E. San Antonio Street, Suite 202, San Marcos, Hays County, Texas 78666

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Hays County, a political subdivision of the State of Texas, has been authorized under the Texas Transportation Code, Chapter 222 to develop, construct, and operate a project on the state highway system on behalf of the State of Texas.

Hays County and the State of Texas, entered into an interlocal agreement establishing their respective responsibilities regarding the construction of FM 110 from SH 123 to I-35 at Yarrington Road.

Consideration:

The sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in Caldwell County, Texas, being more particularly described in the attached Exhibit A (the "**Property**") (PARCEL 20N).

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Caldwell County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: NONE.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

CITY OF SAN MARCOS, TEXAS

By: _____

Name: _____

Its: _____

Acknowledgement

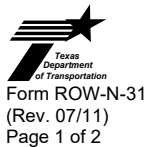
State of Texas
County of Hays

This instrument was acknowledged before me on _____
_____ by _____, in the capacity and for the purposes and consideration recited
herein.

Notary Public's Signature

EXHIBIT "G"

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.



DRAINAGE EASEMENT FOR HIGHWAY PURPOSES

THE STATE OF TEXAS § **HIGHWAY:** FM 110N (Parcel 17N-E)
 §
COUNTY OF CALDWELL § **KNOW ALL MEN BY THESE PRESENTS:**

That, CITY OF SAN MARCOS, TEXAS, a Texas municipal corporation of the Counties of Hays and Caldwell, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Ten Dollars (\$ 10.00), and other good and valuable consideration to Grantors in hand paid by Hays County, Texas, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, do by these presents Grant, Bargain, Sell and Convey unto HAYS COUNTY, TEXAS ("County") an easement in, along, upon and across the property which is situated in the County of Caldwell, State of Texas, which is more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

This easement conveyed herein is for the purpose of opening, constructing and maintaining a permanent channel or drainage easement, along with any structures, pipes and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which the County deems necessary.

And for the same consideration described above and upon the same conditions, the Grantors have this day granted and conveyed and by these presents do grant and convey unto the County any and all improvements presently existing upon the property described in said Exhibit "A"; SAVE and EXCEPT, NONE.

HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the aforesaid property, to wit: N/A.

As a part of the grant hereby made it is agreed between the parties hereto that any stone, earth, gravel or caliche which may be excavated in the opening, construction or maintenance of said channel or drainage easement may be removed from said premises by the County, its successors and assigns.

TO HAVE AND TO HOLD the premises described in Exhibit "A" for said purposes together with all and singular the rights, privileges and appurtenances thereto in any manner belonging, unto the County, its successors and assigns forever; and Grantor hereby binds itself, its heirs, successors or assigns, to Warrant and Forever Defend, all and singular, the said easement herein conveyed unto the County, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the _____ day of _____, 2020.

GRANTOR:

CITY OF SAN MARCOS, TEXAS

By: _____

Name: _____

Its: _____

Acknowledgement

State of Texas
County of Hays

This instrument was acknowledged before me on _____

by _____, in the capacity and for the purposes and consideration recited herein.

Notary Public's Signature
