

Project Name: Hwy 80 Merged Projects #661 & #555  
Parcel: 00016.0003

Job No. 2300000074.000.2  
February 21, 2023

## **Exhibit "A"**

### **2.331 Acre** **Water Line, Wastewater Line and** **Recycled Water Line Easement**

**State of Texas**  
**County of Caldwell**

**Fieldnotes**, for a 2.331 Acre (101,540 Square Feet) Water Line, Wastewater Line and Recycled Water Line Easement, situated in the William Pettus Survey, Abstract Number 21, Caldwell County, Texas, over and across an 84.27 Acre tract, in a Probate Muniment of Title from Dudley Gene Harper to Jaime Lynn Harper, as recorded in Document Number 2019-005417 of the Official Public Records of Caldwell County, Texas, further described in a Deed from Arthur A. Harper, Jr., Ray Stewart Harper and Dudley Gene Harper to Dudley Gene Harper, as recorded in Volume 386, Page 186 of the said Official Public Records; said 2.331 Acres being more fully described by metes and bounds as follows;

**Beginning**, at a 10 Inch Cedar Fence Corner Post found, on the North Right-of-Way of State Highway 80, for the Southwest corner of a 57.976 Acre tract, described in a Deed from William M. Soyars to the City of San Marcos, a Texas Municipal Corporation, as recorded in Volume 175, Page 866 of the said Official Public Records, the Southeast corner of the said 84.27 Acre tract and this tract;

**Thence**, North 78°15'04" West, with the common line of the said North Right-of-Way and the South line of the said 84.27 Acre tract, 850.60 Feet, to a ½ Inch Iron Rod with Red Plastic Cap stamped "ESMT" set, for a corner of this tract and the Beginning of a curve to the Right with a Radius of 2814.79 Feet, a Delta of 14°28'50" an Arc Length of 711.39 Feet and a Chord which bears North 71°10'58" West, 709.50 Feet;

**Thence**, with the Arc of the said Curve to the Right and the said Common Line, 711.39 Feet to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Baseline Corp." set, for the South corner of a 99.95 Acre tract, described in a Deed from Arthur A. Harper, Jr., Ray Stewart Harper and Dudley Gene Harper to Arthur A. Harper, Jr., as recorded in Volume 386, Page 186 of the said Official Public Records, the West corner of the said 84.27 Acre tract and this tract;

**Thence**, North 17°20'17" East, departing the said Common line, with the common line of the said 99.95 Acre tract and the said 84.27 Acre tract, 65.78 Feet to a ½ Inch Iron Rod with Red Plastic Cap stamped "ESMT" set, for the North corner of this tract and the Beginning of a curve to the Left with a Radius of 2749.79 Feet, a Delta of 14°41'25" an Arc Length of 705.03 Feet and a Chord which bears South 71°04'48" East, 703.10 Feet;

**Exhibit "A"**  
Parcel 00016.0003

**Thence**, departing the said Common line, with the Arc of the said Curve to the Left, 705.03 Feet to a ½ Inch Iron Rod with Red Plastic Cap stamped "ESMT" set, for a corner of this tract;

**Thence**, South 78°15'14" East, 857.15 Feet to a ½ Inch Iron Rod with Red Plastic Cap stamped "ESMT" set, on the West line of the said 57.976 Acre tract, the East line of the said 84.27 Acre tract, for the Northeast corner of this tract;

**Thence**, South 17°25'17" West, with the common line of the said 57.976 Acre tract and the said 84.27 Acre tract, 65.32 Feet to the **Point of Beginning**, containing 2.331 Acres (101,540 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

*Also reference accompanying Sketch of tract described herein.*

**BASELINE CORPORATION**



*[Signature]*  
**Keith W. Wooley, R.P.L.S.**  
**License No. 5463**

P:\Surveying\2022\2206\07\OFFICE\EASEMENTS-PROPOSED\Jaime Lynn Harper\2206.07\_Jaime L Harper\_Per Comments.dwg

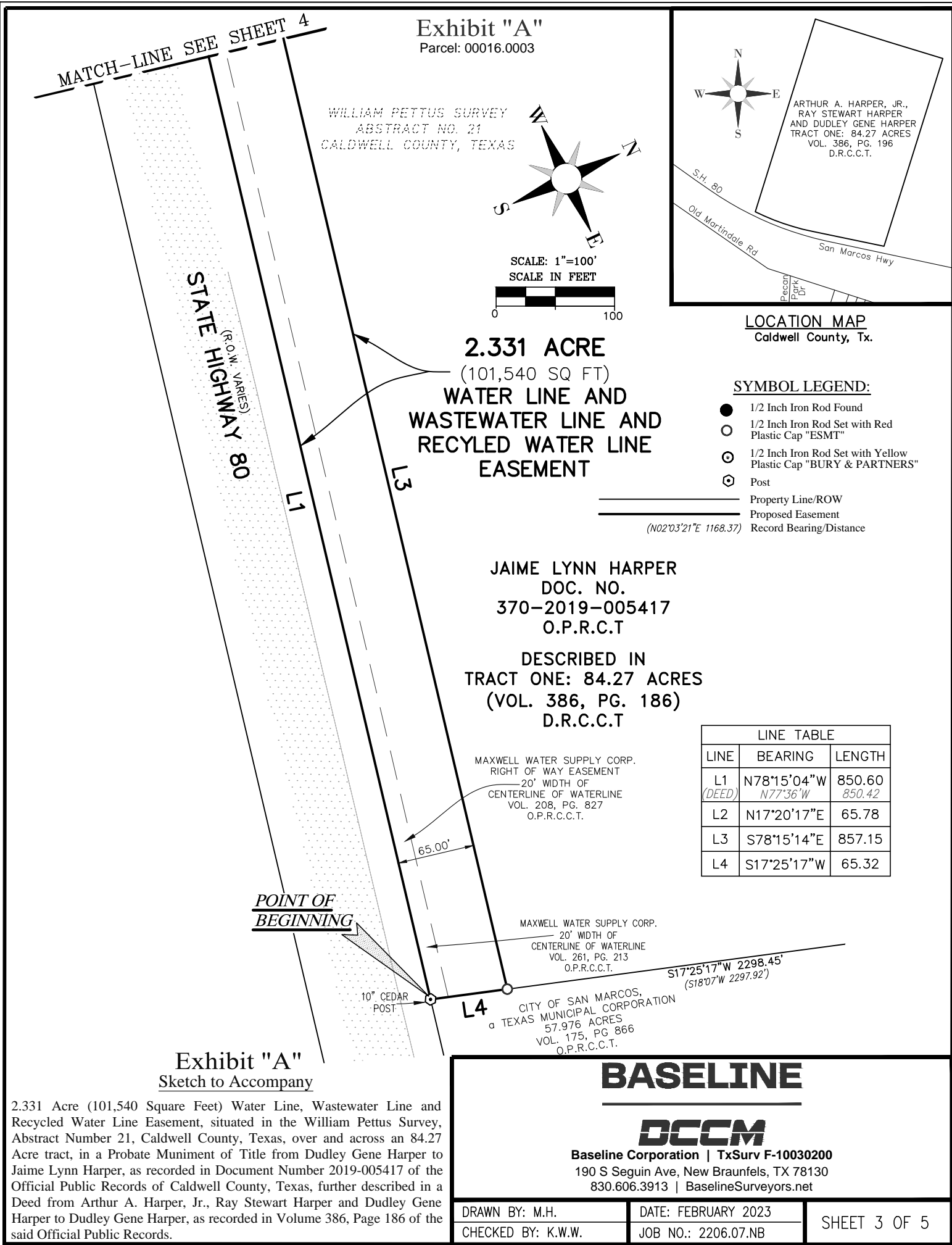
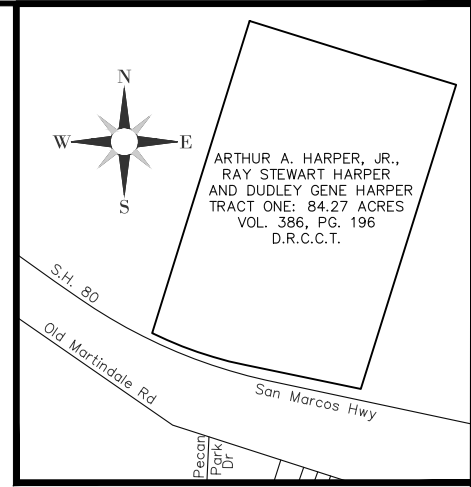
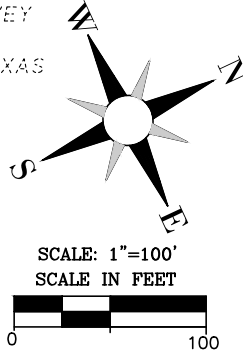


Exhibit "A"  
Parcel: 00016.0003

WILLIAM PETTUS SURVEY  
ABSTRACT NO. 21  
CALDWELL COUNTY, TEXAS



LOCATION MAP  
Caldwell County, Tx.

SYMBOL LEGEND:

- 1/2 Inch Iron Rod Found
- 1/2 Inch Iron Rod Set with Red Plastic Cap "ESMT"
- ⊙ 1/2 Inch Iron Rod Set with Yellow Plastic Cap "BURY & PARTNERS"
- ⊙ Post
- Property Line/ROW
- Proposed Easement
- (N02°03'21"E 1168.37) Record Bearing/Distance

2.331 ACRE  
(101,540 SQ FT)  
WATER LINE AND  
WASTEWATER LINE AND  
RECYLED WATER LINE  
EASEMENT

JAIME LYNN HARPER  
DOC. NO.  
370-2019-005417  
O.P.R.C.T

DESCRIBED IN  
TRACT ONE: 84.27 ACRES  
(VOL. 386, PG. 186)  
D.R.C.C.T

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°15'04"W	850.60
(DEED)	N77°36'W	850.42
L2	N17°20'17"E	65.78
L3	S78°15'14"E	857.15
L4	S17°25'17"W	65.32

MAXWELL WATER SUPPLY CORP.  
RIGHT OF WAY EASEMENT  
20' WIDTH OF  
CENTERLINE OF WATERLINE  
VOL. 208, PG. 827  
O.P.R.C.C.T.

MAXWELL WATER SUPPLY CORP.  
20' WIDTH OF  
CENTERLINE OF WATERLINE  
VOL. 261, PG. 213  
O.P.R.C.C.T.

CITY OF SAN MARCOS,  
a TEXAS MUNICIPAL CORPORATION  
57.976 ACRES  
VOL. 175, PG. 866  
O.P.R.C.C.T.

Exhibit "A"  
Sketch to Accompany

2.331 Acre (101,540 Square Feet) Water Line, Wastewater Line and Recycled Water Line Easement, situated in the William Pettus Survey, Abstract Number 21, Caldwell County, Texas, over and across an 84.27 Acre tract, in a Probate Muniment of Title from Dudley Gene Harper to Jaime Lynn Harper, as recorded in Document Number 2019-005417 of the Official Public Records of Caldwell County, Texas, further described in a Deed from Arthur A. Harper, Jr., Ray Stewart Harper and Dudley Gene Harper to Dudley Gene Harper, as recorded in Volume 386, Page 186 of the said Official Public Records.

BASELINE



Baseline Corporation | TxSurv F-10030200  
190 S Seguin Ave, New Braunfels, TX 78130  
830.606.3913 | BaselineSurveyors.net

DRAWN BY: M.H.

DATE: FEBRUARY 2023

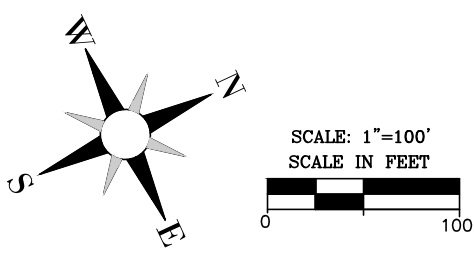
SHEET 3 OF 5

CHECKED BY: K.W.W.

JOB NO.: 2206.07.NB

P:\Surveying\2022\2206\07\OFFICE\EASEMENTS-PROPOSED\Jaime Lynn Harper\2206.07\_Jaime L Harper\_Per Comments.dwg

Exhibit "A"  
Parcel: 00016.0003



ARTHUR A. HARPER, JR.  
99.95 ACRES  
VOL. 386, PG. 196  
D.R.C.C.T.  
(N18°02'W 2356.71')  
N17°20'17"E 2358.33'

WILLIAM PETTUS SURVEY  
ABSTRACT NO. 21  
CALDWELL COUNTY, TEXAS

JAIME LYNN HARPER  
DOC. NO.  
370-2019-005417  
O.P.R.C.T

DESCRIBED IN  
TRACT ONE: 84.27 ACRES  
(VOL. 386, PG. 186)  
D.R.C.C.T

CURVE TABLE						
CURVE	CHORD B	CHORD	RADIUS	DELTA	LENGTH	TANGENT
C1	N71°10'58"W	709.50	2814.79	14°28'50"	711.39	357.60
(DEED)	N70° 22'W	709.62	2814.79	14°28'59"	711.51	357.66
C2	S71°04'48"E	703.10	2749.79	14°41'25"	705.03	354.46

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°15'04"W	850.60
(DEED)	N77°36'W	850.42
L2	N17°20'17"E	65.78
L3	S78°15'14"E	857.15
L4	S17°25'17"W	65.32

SYMBOL LEGEND:

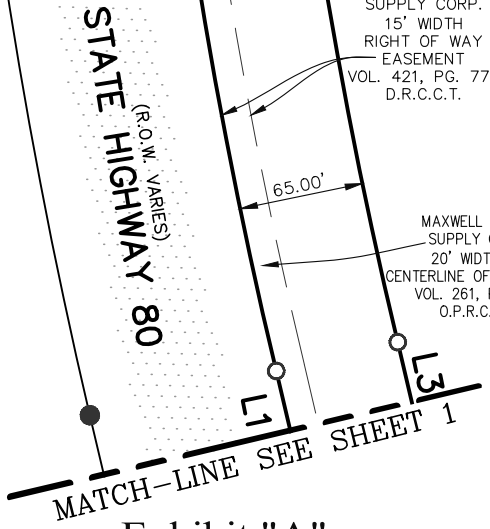
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- ⊕ Post
- Property Line/ROW
- - - Proposed Easement
- (N02°03'21"E 1168.37) Record Bearing/Distance

2.331 ACRE  
(101,540 SQ FT)  
WATER LINE AND  
WASTEWATER LINE AND  
RECYLED WATER LINE  
EASEMENT

METAL  
BUILDING  
DOC. NO.  
2022-002378

MAXWELL WATER  
SUPPLY CORP.  
15' WIDTH  
RIGHT OF WAY  
EASEMENT  
VOL. 421, PG. 774  
D.R.C.C.T.

MAXWELL WATER  
SUPPLY CORP.  
20' WIDTH OF  
CENTERLINE OF WATERLINE  
VOL. 261, PG. 213  
O.P.R.C.C.T.



NOTES

1. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), TEXAS SOUTH CENTRAL ZONE 4204. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00012. (RECIPROCAL OF 1.00012=0.9998800144).
2. THIS MAP WAS PREPARED FROM FIELD DATA OBTAINED ON JUNE, JULY, AUGUST, SEPTEMBER 2022 AND JANUARY 2023.
3. SOME FEATURES SHOWN ON THIS SURVEY MAY BE OUT OF SCALE FOR CLARITY.
4. THIS MAP WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 2319494-SMA, EFFECTIVE DATE: JUNE 12, 2023, 8:00 am, ISSUED DATA: JUNE 20, 2023, 8:00 am.
5. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON FEBRUARY 21, 2023. PROJECT NUMBER 2206.07.NB.
6. THIS EXHIBIT IS PREPARED FOR THE ACQUISITION OF THE SUBJECT EASEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
7. SITE ADDRESS: 2023 SAN MARCOS HWY, SAN MARCOS, TEXAS 78666, CALDWELL COUNTY, TEXAS.

Exhibit "A"  
Sketch to Accompany

2.331 Acre (101,540 Square Feet) Water Line, Wastewater Line and Recycled Water Line Easement, situated in the William Pettus Survey, Abstract Number 21, Caldwell County, Texas, over and across an 84.27 Acre tract, in a Probate Muniment of Title from Dudley Gene Harper to Jaime Lynn Harper, as recorded in Document Number 2019-005417 of the Official Public Records of Caldwell County, Texas, further described in a Deed from Arthur A. Harper, Jr., Ray Stewart Harper and Dudley Gene Harper to Dudley Gene Harper, as recorded in Volume 386, Page 186 of the said Official Public Records.

BASELINE



Baseline Corporation | TxSurv F-10030200  
190 S Seguin Ave, New Braunfels, TX 78130  
830.606.3913 | BaselineSurveyors.net

DRAWN BY: M.H.	DATE: FEBRUARY 2023	SHEET 4 OF 5
CHECKED BY: K.W.W.	JOB NO.: 2206.07.NB	

Exhibit "A"  
Parcel: 00016.0003

**NOTES:**  
THIS MAP WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 2319494-SMA, EFFECTIVE DATE: JUNE 12, 2023, 8:00 am, ISSUED DATA: JUNE 20, 2023, 8:00 am.

- 10a. Easement:  
Recorded: Volume 107, Page 467, Deed Records, Caldwell County, Texas. To: Texas Public Utilities Company  
Purpose: Utility **DOES NOT AFFECT ALIGNMENT**
- 10b. Easement:  
Recorded: Volume 108, Page 383, Deed Records, Caldwell County, Texas. To: Texas Public Utilities Company  
Purpose: Utility **DOES NOT AFFECT ALIGNMENT**
- 10c. Easement:  
Recorded: Volume 109, Page 364, Deed Records, Caldwell County, Texas. To: Texas Public Utilities Company  
Purpose: Utility **DOES NOT AFFECT ALIGNMENT**
- 10d. Lack of a right of access to and from the land. Covered Risk Number 4 is hereby deleted. (Owner Policy)
- 10e. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- 10f. Rights of Parties in Possession. (Owner Policy)
- 10g. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined.
- 10h. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- 10i. Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements. (NOTE: This item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)

Exhibit "A"  
Sketch to Accompany

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**BASELINE**



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