



DOUCET
& ASSOCIATES

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“Exhibit “-----”

Yarrington – Zoning Plat
Hays County, Texas

D&A Job No. 448-004
February 18, 2022

METES & BOUNDS DESCRIPTION

BEING A 27.1 ACRE TRACT OF LAND IN THE WILLIAM WARD SURVEY NUMBER 3, ABSTRACT NUMBER 467, HAYS COUNTY, TEXAS, SAID PARCEL BEING A PART OF A CALLED 54.980 ACRE (TRACT 4), AND A CALLED 15.739 ACRE (PORTION OF TRACT 1), DESCRIBED IN A DEED TO BLANCO TRACE DEVELOPMENT LLC, AS RECORDED IN DOCUMENT NUMBER 21004507 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], AND PART OF THE PREMIER PARKWAY, A RIGHT-OF-WAY ACCORDING TO THE PLATS OF RECORDED IN VOLUME 11, PAGE 383 AND VOLUME 16, PAGE 32, PLAT RECORDS OF HAYS COUNTY, TEXAS, SAID 27.1 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1-inch iron pipe found on the existing east Right-of-Way line of Post Road (unknown Right-of-Way width, Deed of Record not found), at the most westerly corner of the said Tract 4 and the most northerly corner of a portion of a called 49.983-acre tract, also known as Tract 3, described in said deed to Blanco Trace Development LTD., from which a 1/2-inch iron rod found at the most westerly corner of the said Tract 3 and the most northerly corner of the remainder of a called 27.48-acre tract, described in a deed to Charles D. Nash, Jr., recorded in Volume 1892, Page 7 [O.P.R.H.C.T.], and for the **POINT OF COMMENCEMENT** of the tract described herein;

THENCE N35°36'08"E, with the east Right-of-Way line of the said Post Road, distance of 482.65 feet to the **POINT OF BEGINNING** and the most westerly corner of the tract described herein;

THENCE with the existing east Right-of-Way line of the said Post Road and the west lines of the said Tract 4 and Tract 1, the following two (2) courses and distances:

- 1) N35°27'47"E, a distance of 711.24 feet
- 2) N35°02'44"E, a distance of 416.93 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for a point of curvature of the tract described herein;

THENCE departing the east Right-of-Way line of the said Post Road, with the north line of the said Tract 1 and the south line Champions Blvd. (a 60-foot wide right-of-way, Volume 5, Page 14, Plat Records of Hays County, Texas) the following five (5) courses and distances:

- 1) With a curve to the right, an arc length of 51.88 feet, a radius of 30.02 feet, a delta angle of 99°01'13", and a chord bearing of N84°17'57"E, a distance of 45.67 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for a point of tangency of the tract described herein;
- 2) S45°54'40"E, a distance of 266.14 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for a tangent point of curvature of the tract described herein;
- 3) With a curve to the left, an arc length of 280.70 feet, a radius of 322.06, a delta angle of 49°56'16", and a chord bearing of S70°55'17"E, a distance of 271.90 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for a point of tangency of the tract described herein;
- 4) N84°04'06"E, a distance of 102.86 feet to a 1/2-inch iron rod with cap stamped “Doucet” set for a tangent point of curvature of the tract described herein;
- 5) With a curve to the right, an arc length of 274.14 feet, a radius of 3,196.04 feet, a delta angle of 04°54'53", and a chord bearing of N86°29'37"E, a distance of 274.06 feet to a 1/2-inch iron rod with cap stamped “RPLS 4069” found at the intersection of the said south right-of-way line of Champions Road, and the west right-of-way line of the said Premier Pkwy, and for a point of tangency of the tract described herein;

CONTINUED ON NEXT PAGE

"Exhibit "-----"

THENCE over and across said Premier Pkwy, the said Tract 1, and the said Tract 4, the following eight (8) courses and distances:

- 1) S88°54'45"E, a distance of 82.11 feet to a point,
- 2) S01°18'50", a distance of 45.92 feet to a point of curvature,
- 3) With a curve to the right, an arc length of 172.98 feet, a radius of 475.05 feet, a delta angle of 20°51'48", and a chord bearing of S11°44'44"W, a distance of 172.03 feet to a point of continuing curvature
- 4) With a curve to the right, an arc length of 172.98 feet, a radius of 475.05 feet, a delta angle of 20°51'48", and a chord bearing of S32°36'31"W, a distance of 172.03 feet to a point of tangency,
- 5) S43°04'23"W, a distance of 790.25 feet to a point of a tangent curve,
- 6) With a curve to the left, an arc length of 80.71 feet, a radius of 470.05 feet, a delta angle of 09°50'18", and a chord bearing of S38°09'15"W, a distance of 80.61 feet to a point of tangency,
- 7) S33°14'06"W, a distance of 247.93 feet to a point, and
- 8) N54°42'58"W, a distance of 918.08 feet to the **POINT OF BEGINNING** and containing 27.1 acres.

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.000107011450225.

Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

I, John Barnard, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.



02/18/2022

John Barnard
Registered Professional Land Surveyor
Texas Registration No. 5749
Doucet & Associates
JBarnard@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

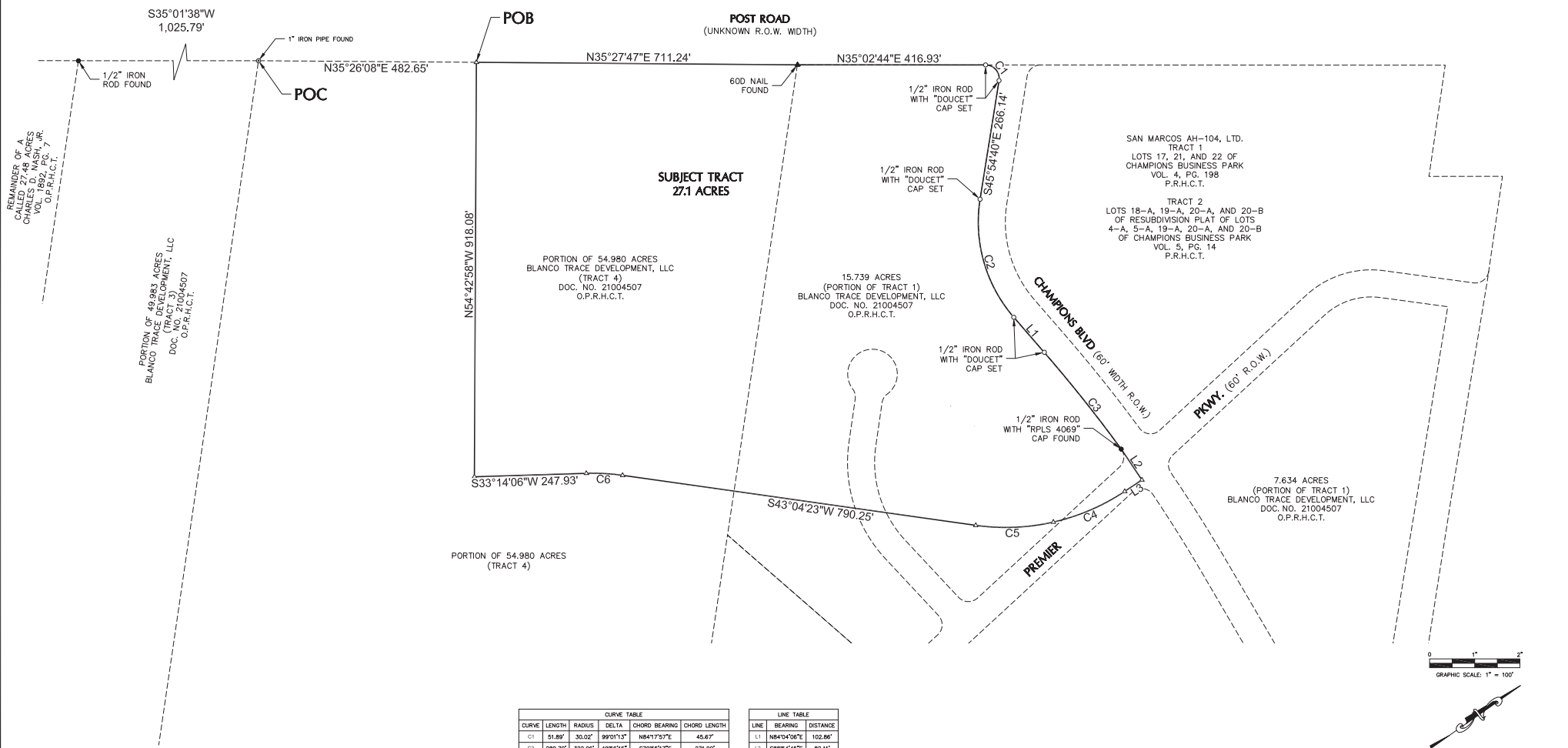




PROPOSED CD-4 ZONING
SURVEY EXHIBIT
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS

LEGEND

_____	PROPERTY LINE
_____	EXISTING PROPERTY LINE
-----	ADJACENT PROPERTY LINE
●	IRON ROD FOUND
○	(UNLESS NOTED)
▲	IRON PIPE FOUND [AS NOTED]
△	NAIL FOUND
P.B.	CALCULATED POINT
△	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.A.M.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
O.P.A.M.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	51.89'	30.02'	99°01'13"	N84°17'57"E	45.67'
C2	280.70'	322.06'	49°56'16"	S70°55'17"E	271.90'
C3	274.14'	3196.04'	4°54'53"	N86°29'37"E	274.06'
C4	172.98'	475.05'	20°51'48"	S11°44'44"W	172.03'
C5	172.98'	475.05'	20°51'48"	S32°36'31"W	172.03'
C6	80.71'	470.05'	9°50'18"	S38°09'15"W	80.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°04'06"E	102.86'
L2	S88°54'45"E	82.11'
L3	S01°18'50"W	45.92'

I, JOHN BARNARD, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.



JOHN BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5749
DOUCET & ASSOCIATES
JBARNARD@DOUCETENGINEERS.COM

BEARING BASIS:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH
CENTRAL ZONE [4204] NAD 83 (2011), EPOCH 2010 AS
BASED ON LEICA SMARTNET GPS OBSERVATIONS ON CONTROL
POINT 1 AND 2 SHOWN HEREON. ALL COORDINATE VALUES
AND DISTANCES ARE SURFACE VALUES AND MAY BE
CONVERTED TO GRID BY APPLYING THE COMBINED SCALE
FACTOR OF 0.9999893.
UNITS: US SURVEY FEET.

DA DOUCET & ASSOCIATES
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DATE: 08/16/2021
Scale: 1"=200'
Drawn by: JRT/PO
Reviewer: JB
Project: 448-004
Sheet: 1 OF 1
Field Book: 522
Party Chief: ADM