

**FIELD NOTES
0.025 ACRES (1,073 SQ. FT.)
(VARIABLE WIDTH
WASTEWATER LINE
EASEMENT)**

BEING 0.025 ACRES (1,073 SQUARE FEET), MORE OR LESS, OUT OF A CALLED 5.00 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE JUAN MARTIN VERAMENDI SURVEY ABSTRACT NO. 17, SITUATED IN HAYS COUNTY, TEXAS AND CONVEYED TO TWO RIVERS INTERESTS, LP, A TEXAS LIMITED PARTNERSHIP DATED SEPTEMBER 26, 2019 AND RECORDED IN FILE NO. 19035103, OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS (O.P.R.H.C.TX.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "BYRN SURVEY" FOUND WITH A GRID COORDINATE VALUE OF NORTHING: 13,860,762.65' AND EASTING: 2,306,820.26', BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, AND BEING THE WEST CORNER OF SAID 5.00 ACRE TRACT AND BEING THE SOUTH CORNER OF A CALLED 57.67 ACRES OF LAND REFERRED TO AS EXHIBIT "F" RECORDED IN VOLUME 4514 PAGE 304 (O.P.R.H.C.TX.), SAME BEING THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.);

THENCE LEAVING THE R.O.W. LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) NORTH 48 DEGREES 57 MINUTES 34 SECONDS EAST, WITH THE COMMON LINE OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND THE SAID 5.00 ACRE TRACT, A DISTANCE OF 30.87 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE OVER AND ACROSS SAID 5.00 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. WITH A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 10.96 FEET, A RADIUS OF 1,215.88 FEET, A DELTA ANGLE OF 00 DEGREES 31 MINUTES 00 SECONDS AND A LONG CHORD THAT BEARS SOUTH 27 DEGREES 19 MINUTES 05 SECONDS EAST A DISTANCE OF 10.96 FEET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;
2. SOUTH 71 DEGREES 21 MINUTES 20 SECONDS EAST ALONG A NON-TANGENT LINE A DISTANCE OF 15.00 FEET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;
3. SOUTH 30 DEGREES 50 MINUTES 12 SECONDS EAST A DISTANCE OF 6.54 FEET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, ON THE COMMON LINE OF SAID 5.00 ACRE TRACT AND A CALLED 137.00 ACRE TRACT OF LAND REFERRED TO AS EXHIBIT "D" CONVEYED TO TWO RIVERS INTERESTS, LP, A TEXAS LIMITED PARTNERSHIP, DESCRIBED AND RECORDED IN VOLUME 4514 PAGE 304 (O.P.R.H.C.TX.);

THENCE ALONG THE SAID COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID 137.00 ACRE TRACT OF LAND REFERRED TO AS EXHIBIT "D", SOUTH 48 DEGREES 54 MINUTES 56 SECONDS WEST, PASSING A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND AT 30.49 FEET, FOR A TOTAL DISTANCE OF 42.50 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, BEING THE SOUTH CORNER OF SAID 5.00 ACRE TRACT, AND BEING THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.);

THENCE ALONG THE COMMON LINE OF SAID 5.00 ACRE AND THE SAID NORTH R.O.W. LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) WITH A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 31.06 FEET, A RADIUS OF 1,185.88 FEET, A DELTA ANGLE OF 01 DEGREES 30 MINUTES 03 SECONDS, AND A LONG CHORD THAT BEARS NORTH 26 DEGREES 28 MINUTES 44 SECONDS WEST A DISTANCE OF 31.06 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 0.025 ACRES (1,073 SQUARE FEET) OF LAND, MORE OR LESS.

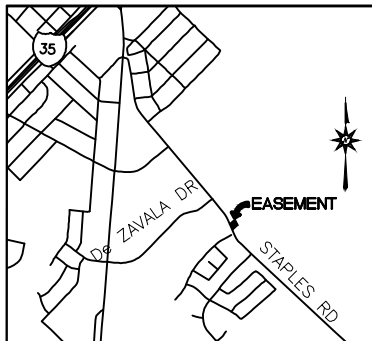
Bearing Basis: Grid North, Texas State Plane Coordinates, South Central Zone, NAD83 (NAD83 (2011) Epoch 2018). All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999925898. All distance units are U.S. Survey Feet.

LJA Surveying, Inc.
Texas Surveying Firm Branch Registration No. 10194382
1100 Northeast Loop 410, Suite 850. San Antonio, Texas 78209
Phone No.: 210.503.2700

By: 

Surveyor's Name: Gordon N. Anderson
Registered Professional Land Surveyor, Texas No. 6617
Date: December 2, 2022





VICINITY MAP
(NOT TO SCALE)

NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999925898.
2. THIS PLAT IS BEING SUBMITTED ALONG WITH A SURVEYOR'S FIELD NOTE DESCRIPTION OF THE HEREON DESCRIBED TRACT.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1215.88'	10.96'	00°31'00"	S27°19'05"E	10.96'
C2	1185.88'	31.06'	01°30'03"	N26°28'44"W	31.06'

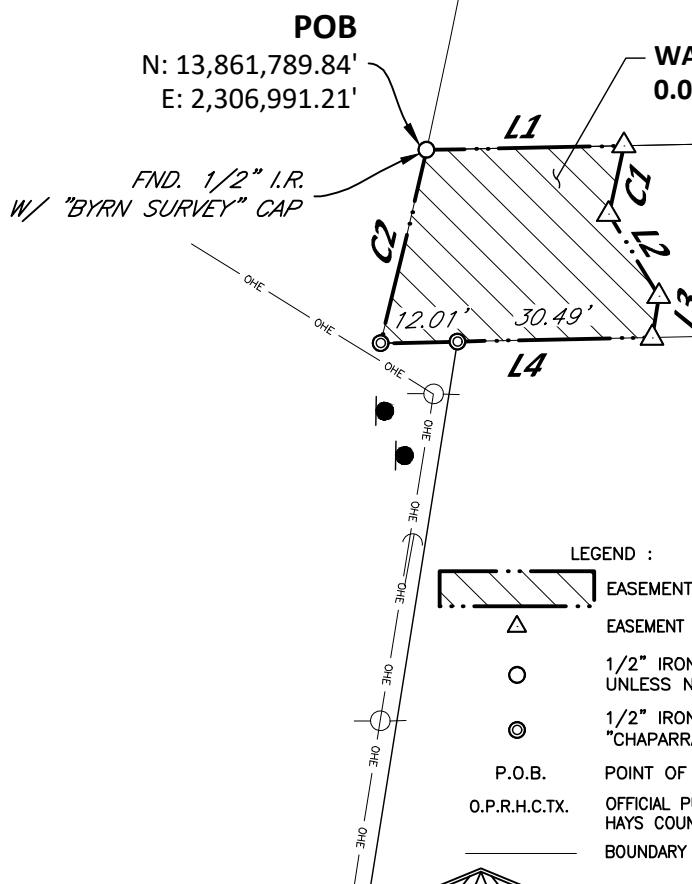
Line Table

Line #	Direction	Length
L1	N48°57'34"E	30.87'
L2	S71°21'20"E	15.00'
L3	S30°50'12"E	6.54'
L4	S48°54'56"W	42.50'

JUAN MARTIN VERAMENDI SURVEY,
ABSTRACT 17

STAPLES ROAD
A.K.A. FM 621
(VARIABLE WIDTH R.O.W.)

TWO RIVERS INTERESTS, LP,
A TEXAS LIMITED PARTNERSHIP
CALLED 57.67 ACRES
VOLUME 4514, PAGE 304
EXHIBIT "F"
O.P.R.H.C.TX.



WASTE WATER LINE EASEMENT
0.025 ACRES (1,073 Sq. Ft.)

TWO RIVERS INTERESTS, LP
CALLED 5.00 ACRES
FILE No. 19035103
O.P.R.H.C.TX.

TWO RIVERS INTERESTS, LP
CALLED 137.00 ACRES
VOLUME 4514, PAGE 304
EXHIBIT "D"
O.P.R.H.C.TX.

LEGEND :

	EASEMENT		SINGLE SUPPORT SIGN
	EASEMENT CORNER		OVERHEAD ELECTRIC LINE
	1/2" IRON ROD FOUND UNLESS NOTED		POWER POLE
	1/2" IRON ROD FOUND W/ CAP STAMPED "CHAPARRAL BOUNDARY"		GUY WIRE
	P.O.B.		
	O.P.R.H.C.TX.		
	BOUNDARY LINE		



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Date: 12/02/2022

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0.025 ACRE WASTEWATER LINE EASEMENT
HAYS COUNTY, TEXAS

SCALE: 1"=30'	DATE: 12/02/2022
DRAWN BY: PM	PROJ. No: SA197-0401
QA/QC BY: GA	PAGE 3 OF 3