

FIELD NOTES
0.311 ACRES (13,538 SQ. FT.)
(30' WIDE WWL EASEMENT)

BEING 0.311 ACRES (13,538 SQUARE FEET), MORE OR LESS, OUT OF A CALLED 57.67 ACRES OF LAND REFERRED TO AS EXHIBIT "F", MORE OR LESS, AND A CALLED 1.01 ACRES OF LAND REFERRED TO AS EXHIBIT "J", 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 AUGUST 31, 2012 AND RECORDED IN VOLUME 4514 PAGE 304, 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: 13,861,126.12' AND EASTING: 2,306,553.72', BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, AND BEING THE WEST CORNER OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND BEING THE SOUTH CORNER OF A CALLED 0.381 ACRE TRACT CONVEYED TO SAN MARCOS TELEPHONE COMPANY AS RECORDED IN VOLUME 124 PAGE 256, 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 51 DEGREES 25 MINUTES 38 SECONDS EAST, WITH THE COMMON LINE OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND THE SAID 0.381 ACRE TRACT, A DISTANCE OF 30.01 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE OVER AND ACROSS SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND SAID 1.01 ACRE TRACT REFERRED TO AS EXHIBIT "J", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 39 DEGREES 57 MINUTES 53 SECONDS EAST A DISTANCE OF 187.66 FEET TO A POINT OF CURVATURE TO THE RIGHT OF THE HEREIN DESCRIBED EASEMENT;
2. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH 262.89 FEET, A RADIUS OF 1,215.88 FEET, A DELTA ANGLE OF 12 DEGREES 23 MINUTES 17 SECONDS, AND A LONG CHORD THAT BEARS SOUTH 33 DEGREES 46 MINUTES 13 SECONDS EAST A DISTANCE OF 262.37 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, ON THE COMMON LINE OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND A CALLED 5.00 ACRE TRACT OF LAND CONVEYED TO TWO RIVERS INTERESTS, LP, A TEXAS LIMITED PARTNERSHIP DESCRIBED AND RECORDED IN FILE NO. 19035103 (O.P.R.H.C.TX.);

THENCE ALONG SAID COMMON NON-TANGENT LINE OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND SAID 5.00 ACRE TRACT, SOUTH 48 DEGREES 57 MINUTES 34 SECONDS WEST A DISTANCE OF 30.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BYRN SURVEY" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT ON THE SOUTH CORNER OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND BEING THE WEST CORNER OF SAID 5.00 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.);

THENCE ALONG THE COMMON NON-TANGENT LINE OF SAID 57.67 ACRE TRACT REFERRED TO AS EXHIBIT "F" AND THE SAID 1.01 ACRE TRACT REFERRED TO AS EXHIBIT "J", SAME BEING THE NORTH R.O.W. LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH A CURVE TO THE LEFT, PASSING A 1" IRON ROD WITH ALUMINUM CAP STAMPED "BYRN AND ASSOCIATES" SET IN CONCRETE FOUND AT ARC LENGTH 123.73 FEET LYING NORTHEASTERLY, HAVING A TOTAL ARC LENGTH OF 263.59 FEET, A RADIUS OF 1185.84 FEET, A DELTA ANGLE OF 12 DEGREES 44 MINUTES 09 SECONDS, AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 35 MINUTES 49 SECONDS WEST A DISTANCE OF 263.05 FEET TO A POINT OF TANGENCY OF THE HEREIN DESCRIBED EASEMENT;
2. NORTH 39 DEGREES 57 MINUTES 53 SECONDS WEST PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 68.99 FEET, FOR A TOTAL DISTANCE OF 188.39 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 0.311 ACRES (13,538 SQUARE FEET) OF LAND, MORE OR LESS.

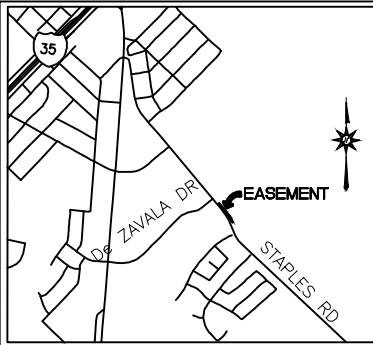
Bearing Basis: Grid North, Texas State Plane Coordinates, South Central Zone, NAD83 (NAD83 (2011) Epoch 2018). All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999925898. All distance units are U.S. Survey Feet.

LJA Surveying, Inc.
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By: 

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





VICINITY MAP
(NOT TO SCALE)

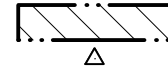
STATE OF TEXAS
118.378 ACRES
VOLUME 135, PAGE 414
O.P.R.H.C.TX.

SAN MARCOS
TELEPHONE COMPANY
CALLED 0.381 ACRES
VOLUME 124, PAGE 256
O.P.R.H.C.TX.

0.19 ACRES
INGRESS AND EGRESS
EASEMENT
DOC. NO. 09928334

1.93 ACRES
30' PERMANENT
EASEMENT
DOC. NO. 09928334
O.P.R.H.C.TX.

LEGEND :



EASEMENT

EASEMENT CORNER

1" IRON ROD WITH
ALUMINUM CAP
STAMPED "BYRN AND
ASSOCIATES" FOUND

1/2" IRON ROD
WITH
CAP STAMPED "BYRN
SURVEY" FOUND
UNLESS NOTED

LAND HOOK

POINT OF BEGINNING
OFFICIAL PUBLIC RECORDS
HAYS COUNTY, TEXAS

BOUNDARY LINE

EXISTING EASEMENT

OVERHEAD ELECTRIC LINE

POWER POLE

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

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

FND. 1" IRON ROD WITH
ALUMINUM CAP BRS.
N51°46'08"E 0.76'

ROCK SIGN
"ROCK RIVER CHURCH OFFICES"
1.5' x 12'

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.

Line Table		
Line #	Direction	Length
L1	N51°25'38"E	30.01'
L2	S39°57'53"E	187.66'
L3	S48°57'34"W	30.87'
L4	N39°57'53"W	188.39'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1215.88'	262.89'	12°23'17"	S33°46'13"E	262.37'
C2	1185.84'	263.59'	12°44'09"	N33°35'49"W	263.05'

Gordon N. Anderson

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Date: 12/02/2022



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0.311 ACRE WASTEWATER LINE EASEMENT
HAYS COUNTY, TEXAS

SCALE: 1"=100' DATE: 12/02/2022
DRAWN BY: PM PROJ. No: SA197-0401
QA/QC BY: GA PAGE 3 OF 3