

**FIELD NOTES**  
**1.165 ACRES (50,734 SQ. FT.)**  
**(30' WIDE WASTEWATER**  
**LINE EASEMENT)**

**BEING** 1.165 ACRES (50,734 SQUARE FEET), MORE OR LESS, OUT OF A CALLED 137.0 ACRES OF LAND, MORE OR LESS, REFERRED TO AS EXHIBIT 'D', BEING OUT OF THE JUAN MARTIN VERAMENDI SURVEY ABSTRACT NO. 17, AND JAMES CURTIS SURVEY ABSTRACT NO. 3, 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:

**COMMENCING** AT A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY", BEING THE SOUTH CORNER OF A CALLED 5.00 ACRE TRACT CONVEYED TO TWO RIVERS INTERESTS, LP, A TEXAS LIMITED PARTNERSHIP DATED SEPTEMBER 26, 2019 AND RECORDED IN FILE NO. 19035103 (O.P.R.H.C.TX.), AND BEING ON 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 TRACT AND THE SAID NORTH R.O.W. LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.), NORTH 48 DEGREES 54 MINUTES 56 SECONDS EAST A DISTANCE OF 12.01 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND FOR THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE VALUE OF NORTHING: 13,860,742.74' AND EASTING: 2,306,843.16', BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, AND BEING ON THE SOUTH LINE OF SAID 5.00 ACRE TRACT AND BEING THE WEST CORNER OF 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** LEAVING THE R.O.W. LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) NORTH 48 DEGREES 54 MINUTES 56 SECONDS EAST, WITH THE COMMON LINE OF SAID 137.0 ACRE TRACT REFERRED TO AS EXHIBIT "D" AND THE SAID 5.00 ACRE TRACT, A DISTANCE OF 30.49 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

**THENCE** OVER AND ACROSS SAID 137.0 ACRE TRACT REFERRED TO AS EXHIBIT "D", THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 30 DEGREES 50 MINUTES 12 SECONDS EAST A DISTANCE OF 288.46 FEET TO A POINT OF CURVATURE TO THE LEFT FOR THE HEREIN DESCRIBED EASEMENT;
2. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 503.74 FEET, A RADIUS OF 1,759.36 FEET, A DELTA ANGLE OF 16 DEGREES 23 MINUTES 20 SECONDS, AND A LONG CHORD THAT BEARS SOUTH 39 DEGREES 01 MINUTES 41 SECONDS EAST A DISTANCE OF 501.53 FEET TO AN ANGLE POINT FOR THE HEREIN DESCRIBED EASEMENT;
3. SOUTH 13 DEGREES 51 MINUTES 22 SECONDS EAST ALONG A NON-TANGENT LINE A DISTANCE OF 16.01 FEET TO AN ANGLE POINT FOR THE HEREIN DESCRIBED EASEMENT;
4. SOUTH 46 DEGREES 50 MINUTES 33 SECONDS EAST A DISTANCE OF 881.50 FEET TO THE SOUTHEAST CORNER FOR THE HEREIN DESCRIBED EASEMENT;
5. SOUTH 48 DEGREES 50 MINUTES 32 SECONDS WEST A DISTANCE OF 30.15 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, ON THE COMMON LINE OF SAID 137.00 ACRE TRACT REFERRED TO AS EXHIBIT 'D' AND SAID NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.);

**THENCE** ALONG THE SAID COMMON LINE OF SAID 137.00 ACRE TRACT REFERRED TO AS EXHIBIT 'D' AND SAID NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) NORTH 46 DEGREES 50 MINUTES 33 SECONDS WEST A DISTANCE OF 900.77 FEET TO AN ANGLE POINT FOR THE HEREIN DESCRIBED EASEMENT;

**THENCE** ALONG THE SAID COMMON LINE OF SAID 137.00 ACRE TRACT REFERRED TO AS EXHIBIT 'D' AND SAID NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.), NORTH 43 DEGREES 04 MINUTES 01 SECONDS EAST 8.68 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE RIGHT FOR THE HEREIN DESCRIBED EASEMENT;

**THENCE** ALONG THE SAID COMMON LINE OF SAID 137.00 ACRE TRACT REFERRED TO AS EXHIBIT 'D' AND SAID NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.), WITH A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 502.78 FEET, A RADIUS OF 1,789.35 FEET, A DELTA ANGLE OF 16 DEGREES 05 MINUTES 57 SECONDS, AND A LONG CHORD THAT BEARS NORTH 38 DEGREES 53 MINUTES 00 SECONDS WEST A DISTANCE OF 501.13 FEET TO A POINT OF TANGENCY FOR THE HEREIN DESCRIBED EASEMENT;

**THENCE** ALONG THE SAID COMMON LINE OF SAID 137.00 ACRE TRACT REFERRED TO AS EXHIBIT 'D' AND SAID NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) NORTH 30 DEGREES 50 MINUTES 12 SECONDS WEST A DISTANCE OF 283.04 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 1.165 ACRES (50,734 SQUARE FEET) OF LAND, MORE OR LESS.

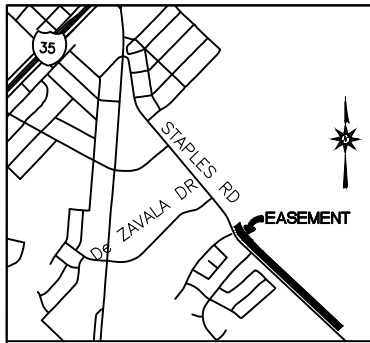
Bearing Basis: Grid North, Texas State Plane Coordinates, South Central Zone, NAD83 (NAD83 (2011) Epoch 2018). All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999925898. All distance units are U.S. Survey Feet.

**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)

N48°54'56"E 12.01'

# POB

N: 13,861,769.92'

E: 2,307,014.11'

POC

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

## LEGEND :

- EASEMENT
- EASEMENT CORNER
- ORIGINAL R.O.W. LINE
- 1/2" IRON ROD FOUND W/  
CAP STAMPED "CHAPARRAL BOUNDARY"
- 1/2" IRON ROD FOUND  
UNLESS NOTED
- P.O.B.
- OFFICIAL PUBLIC RECORDS  
HAYS COUNTY, TEXAS
- BOUNDARY LINE
- APPROXIMATE SURVEY LINE
- OHE
- OVERHEAD ELECTRIC LINE
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TRANSFORMER ELECTRIC  
METER

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

JUAN MARTIN  
VERAMENDI SURVEY,  
ABSTRACT 17

BARNETT D  
KANE SURVEY,  
ABSTRACT 281

JAMES CURTIS SURVEY,  
ABSTRACT 3

JUAN MARTIN VERAMENDI SURVEY,  
ABSTRACT 17

JAMES CURTIS SURVEY,  
ABSTRACT 3

WASTE WATER LINE EASEMENT  
1.165 ACRES (50,734 Sq. Ft.)

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

ORIGINAL RIGHT-OF-WAY  
AND APPROXIMATE SURVEY  
ABSTRACT LINE

MATCH LINE — SEE SHEET 4 OF 5

Line Table		
Line #	Direction	Length
L1	N48°54'56"E	30.49'
L2	S30°50'12"E	288.46'
L3	S13°51'22"E	16.01'
L4	S48°50'32"W	30.15'
L5	N43°04'01"E	8.68'
L6	N30°50'12"W	283.04'

HAYS COUNTY  
① = CALLED 0.553 ACRES  
DOC. NO. 21034994  
O.P.R.H.C.TX.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1759.36'	503.24'	16°23'20"	S39°01'41"E	501.53'
C2	1,789.35'	502.78'	16°05'57"	N38°53'00"W	501.13'

## NOTE :

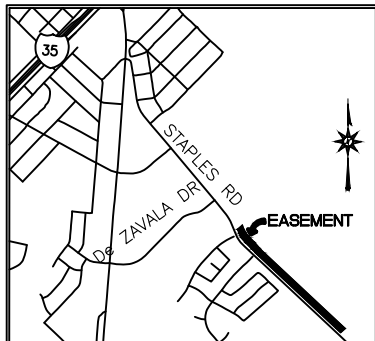
- ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999925898.
- THIS PLAT IS BEING SUBMITTED ALONG WITH A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

## LJA Surveying, Inc.

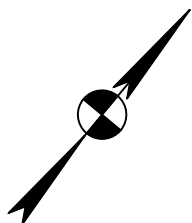
1100 Northeast Loop 410 Phone 210.503.2700  
Suite 850  
San Antonio, Texas 78209 T.B.P.L.S. Firm No. 10194382

1.165 ACRE WASTE WATER 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 5



VICINITY MAP  
(NOT TO SCALE)

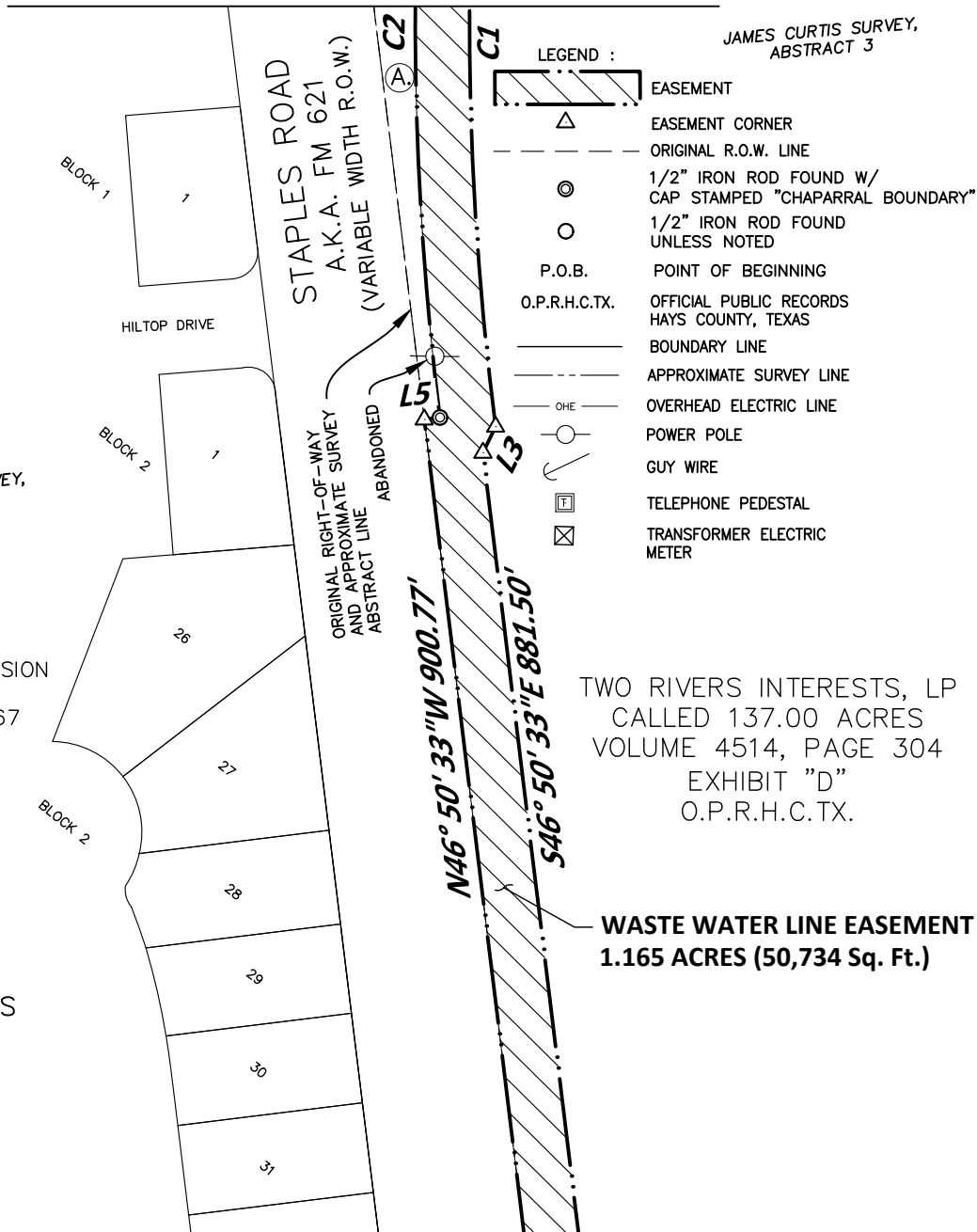


BARNETT D KANE SURVEY,  
ABSTRACT 281

HILLS OF HAYS SUBDIVISION  
PHASE I  
VOLUME 04, PAGE 267  
O.P.R.H.C.TX.

HAYS COUNTY  
① = CALLED 0.553 ACRES  
DOC. NO. 21034994  
O.P.R.H.C.TX.

MATCH LINE – SEE SHEET 3 OF 5



MATCH LINE – SEE SHEET 5 OF 5

NOTE :

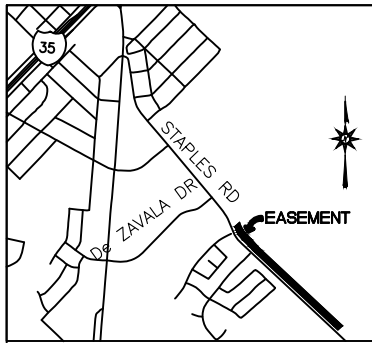
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HAYS COUNTY, TEXAS**

SCALE: 1"=100'	DATE: 12/02/2022
DRAWN BY: PM	PROJ. No: SA197-0401
QA/QC BY: GA	PAGE 4 OF 5



VICINITY MAP  
(NOT TO SCALE)

NOTE :

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MATCH LINE — SEE SHEET 4 OF 5

JAMES CURTIS SURVEY,  
ABSTRACT 3

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

HILLS OF HAYS SUBDIVISION  
PHASE I  
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BARNETT D KANE SURVEY,  
ABSTRACT 281

WASTE WATER LINE  
EASEMENT  
1.165 ACRES (50,734 Sq. Ft.)

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- TRANSFORMER ELECTRIC  
METER

BLOCK 2

STAPLES ROAD  
A.K.A. FM 621  
(VARIABLE WIDTH R.O.W.)  
N46° 50' 33" W 900.77'  
S46° 50' 33" E 881.50'

14



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TBPELS No. 10194382

Date: 12/02/2022

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HAYS COUNTY, TEXAS

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