

## **RESOLUTION NO. 2023-91R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS, AUTHORIZING THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE A 1.501 ACRE WASTEWATER LINE EASEMENT AS DEPICTED IN THE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; DETERMINING THE PUBLIC NECESSITY FOR THIS ACQUISITION TO ADVANCE AND ACHIEVE THE PUBLIC USE OF THE STAPLES ROAD WASTEWATER IMPROVEMENTS PROJECT TO EXTEND PUBLIC WASTEWATER LINES TO PROVIDE WASTEWATER SERVICES TO THE AREA SOUTH AND EAST OF THE INTERSECTION OF STAPLES ROAD AND OLD BASTROP HIGHWAY; AUTHORIZING THE CITY MANAGER, OR HER DESIGNEE, TO TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED INTEREST IN THE PROPERTY IN COMPLIANCE WITH ALL APPLICABLE LAWS; AUTHORIZING THE CITY ATTORNEY OR HIS DESIGNEE TO INSTITUTE CONDEMNATION PROCEEDINGS AS NECESSARY TO ACQUIRE SAID PROPERTY INTERESTS TO THE EXTENT NEGOTIATIONS ARE UNSUCCESSFUL; AND DECLARING AN EFFECTIVE DATE.**

### **RECITALS:**

**1.** The City is undertaking wastewater improvements in the area south and east of the intersection of Staples Road and Old Bastrop Highway for the purpose of providing wastewater services (“The Project”).

**2.** For the public uses of the Project, that is, for installation of wastewater lines, it is necessary and convenient to acquire a 1.501 acre wastewater line easement, being more fully described in Exhibit “A,” attached hereto and made a part hereof for all purposes.

**3.** The public uses of the Project are required for the preservation of the public health, safety and welfare, and for the public convenience and necessity for the citizens of and persons in the City.

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:**

**PART 1.** All of the above recitals are hereby found to be true and correct legislative and factual findings of the City Council of the City of San Marcos, Texas, and they are hereby approved and incorporated into this resolution.

**PART 2.** The City Council finds and determines that for the specified public uses and purposes a necessity exists to construct the improvements comprising the Project and that the

Project is required for the preservation of the public health, safety and welfare and the public convenience and necessity for the citizens of and persons travelling through the City.

**PART 3.** The City Council further finds and determines that, for purposes of the Project, it is necessary and convenient to acquire a wastewater line easement in the Property.

**PART 4.** The City Manager, or her designee, is hereby authorized to do each and every lawful act necessary to acquire the needed interests in the Property, to establish the amount of just compensation to be paid for the acquisition of the Property based upon an independent appraisal, to negotiate for the acquisition of the Property, to give notices, to make written offers to purchase, to enter into contracts, to retain appraisers, other experts or consultants deemed necessary for the acquisition process and, if necessary, to ask the City Attorney or his designee to institute and prosecute to conclusion proceedings in eminent domain to acquire a wastewater line easement on the Property, and to take all other lawful action necessary and incidental to such eminent domain proceedings.

**PART 5.** All lawful acts and proceedings done or initiated by the City Manager and the City Attorney, or their respective designees, and the employees, agents, experts and consultants of the City for the acquisition of the real property interests in the Property needed in connection with the Project are hereby authorized, ratified, approved, confirmed, and validated and declared to be valid in all respects as of the respective dates thereof.

**PART 6.** If any portion of this Resolution, or the application of same to any person or set of circumstances is for any reason held unconstitutional, void or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the City Council of the City of San Marcos, Texas in adopting this Resolution that no portion thereof, or provisions or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

**PART 7.** This resolution shall become effective from and after its adoption.

**ADOPTED** on May 16, 2023.

Jane Hughson  
Mayor

Attest:

Elizabeth Trevino  
City Clerk

## EXHIBIT A

JUAN MARTIN VERAMENDI SURVEY, ABSTRACT No. 17  
HAYS COUNTY, TX

DECEMBER 2, 2022  
LJAS001-SA197-401: RIVER BRIDGE RANCH  
WWL EASEMENT  
PAGE 1 OF 3

**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.);


JUAN MARTIN VERAMENDI SURVEY, ABSTRACT No. 17  
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LJAS001-SA197-401: RIVER BRIDGE RANCH  
WWL EASEMENT  
PAGE 2 OF 3

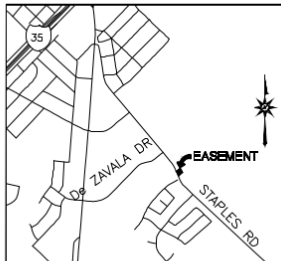
**THENCE** ALONG THE COMMON LINE OF SAID 5.00 ACRE AND THE SAID NORTH R.O.W. LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) WITH A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 31.06 FEET, A RADIUS OF 1,185.88 FEET, A DELTA ANGLE OF 01 DEGREES 30 MINUTES 03 SECONDS, AND A LONG CHORD THAT 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.)

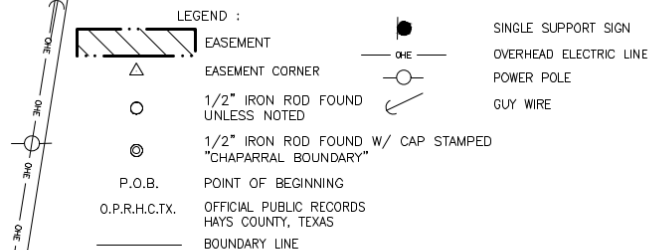
TWO RIVERS INTERESTS, LP,  
A TEXAS LIMITED PARTNERSHIP  
CALLED 57.67 ACRES  
VOLUME 4514, PAGE 304  
EXHIBIT "F"  
O.P.R.H.C.TX.

POB  
N: 13,861,789.84'  
E: 2,306,991.21'  
FND. 1/2" I.R.  
W/ "BYRN SURVEY" CAP

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.



*Gordon N. Anderson*

Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617  
LJA Surveying, Inc.  
1100 Northeast Loop 410, Suite 850  
San Antonio, Texas 78209  
(210) 503-2700  
TBPELS No. 10194382

Date: 12/02/2022



**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

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          |

FILE: SA197-0401-TRI-0.025AC-WWL-Esmt - EXHIBIT.dwg

**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:

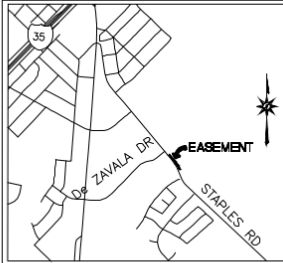
1. WITH A CURVE TO THE LEFT, PASSING A 1" IRON ROD WITH ALUMINUM CAP STAMPED "BYRN AND ASSOCIATES" SET IN CONCRETE FOUND AT ARC LENGTH 123.73 FEET LYING NORTHEASTERLY, HAVING A TOTAL ARC LENGTH OF 263.59 FEET, A RADIUS OF 1185.84 FEET, A DELTA ANGLE OF 12 DEGREES 44 MINUTES 09 SECONDS, AND A LONG CHORD 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.

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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)

JUAN MARTIN VERAMENDI SURVEY,  
ABSTRACT 17

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

FND. 1/2" I.R.

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

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

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

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

P.O.B.  
O.P.R.H.C.T.X.

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 "J"  
O.P.R.H.C.T.X.

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

POB  
N: 13,862,153.33'  
E: 2,306,724.65'

METAL SHOP  
BUILDING  
25' x 60'

TWO RIVERS INTERESTS, LP  
CALLED 1.01 ACRES  
VOLUME 4514, PAGE 304  
EXHIBIT "J"  
O.P.R.H.C.T.X.

WASTE WATER  
LINE EASEMENT  
0.311 ACRES  
(13,538 Sq. Ft.)

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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TBPELS No. 10194382

Date: 12/02/2022



LJA Surveying, Inc.

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Suite 850  
San Antonio, Texas 78209 T.B.P.L.S. Firm No. 10194382

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



**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.);

JUAN MARTIN VERAMENDI SURVEY, ABSTRACT No. 17  
JAMES CURTIS SURVEY, ABSTRACT No. 3  
HAYS COUNTY, TX

DECEMBER 2, 2022  
LJAS001-SA197-401: RIVER BRIDGE RANCH  
WWL EASEMENT  
PAGE 2 OF 5

**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;

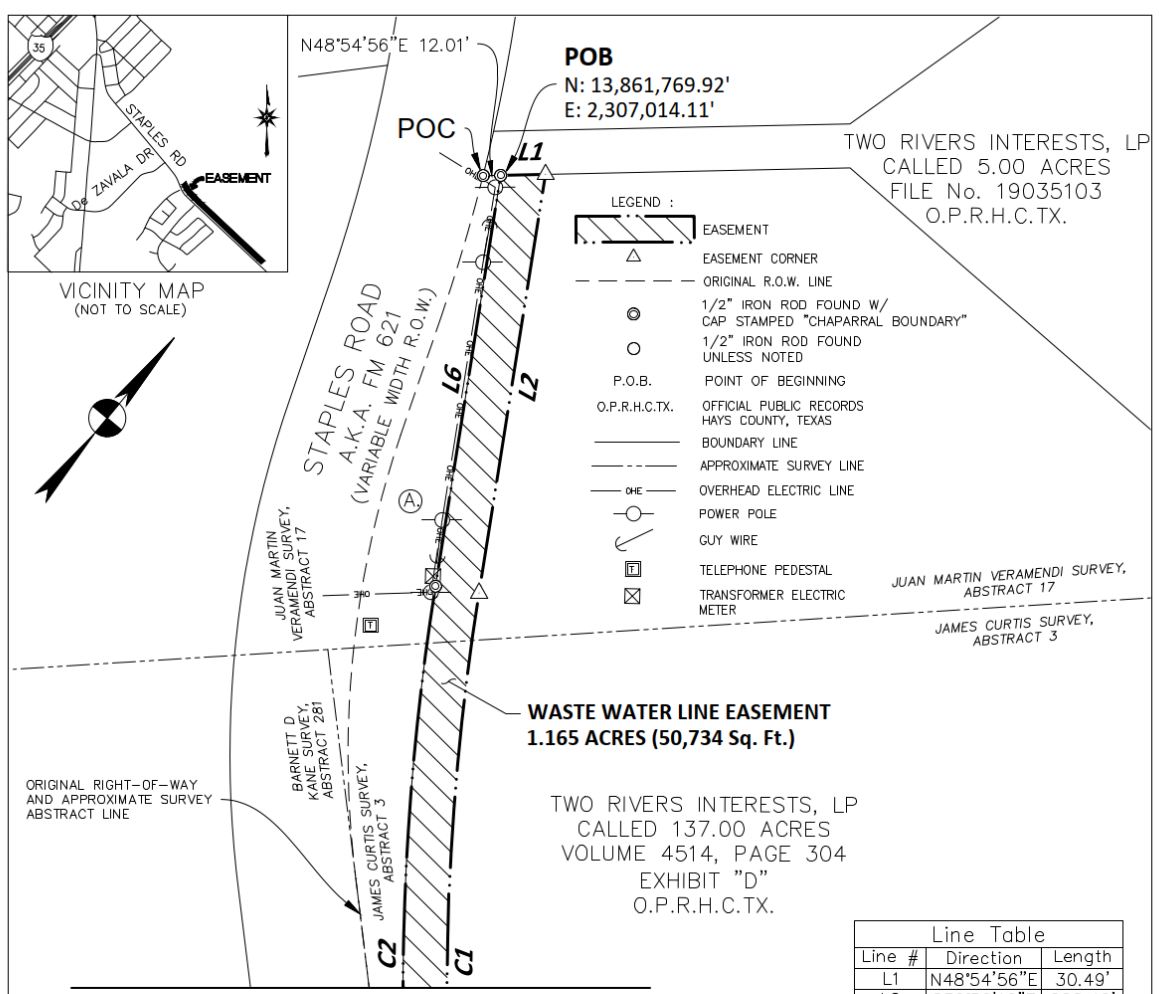
**THENCE** ALONG THE SAID COMMON LINE OF SAID 137.00 ACRE TRACT REFERRED TO AS EXHIBIT 'D' AND SAID NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STAPLES ROAD (FM 621) (VARIABLE WIDTH R.O.W.) NORTH 30 DEGREES 50 MINUTES 12 SECONDS WEST A DISTANCE OF 283.04 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 1.165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





MATCH LINE - SEE SHEET 4 OF 5

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

| 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' |

| 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 :
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.

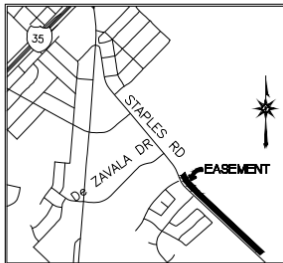
**LJA Surveying, Inc.**  
1100 Northeast Loop 410 Suite 850  
San Antonio, Texas 78209  
Phone 210.503.2700  
T.B.P.L.S. Firm No. 10194382

**1.165 ACRE WASTE WATER LINE EASEMENT**  
HAYS COUNTY, TEXAS

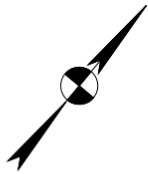
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QA/QC BY: GA

DATE: 12/02/2022  
PROJ. No: SA197-0401  
PAGE 3 OF 5

FILE: SA197-0401-TRI-1.165AC-WWL-Esmt - EXHIBIT.dwg



VICINITY MAP  
(NOT TO SCALE)

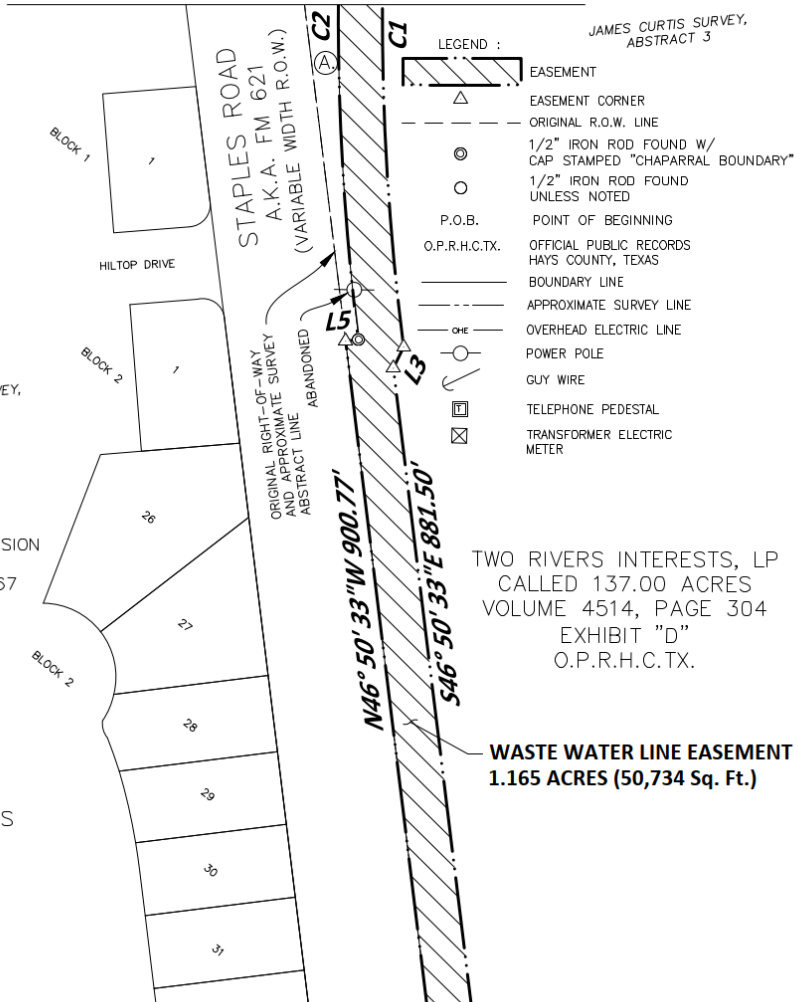


BARNETT D KANE SURVEY,  
ABSTRACT 281

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 :

- 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

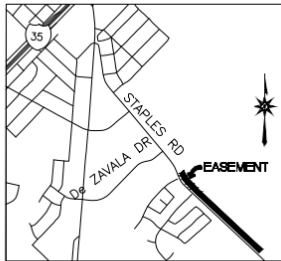
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PROJ. No: SA197-0401

QA/QC BY: GA

PAGE 4 OF 5

FILE: SA197-0401-TRI-1.165AC-WWL-Esmt - EXHIBIT.dwg

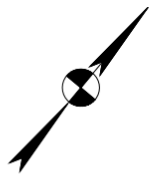


VICINITY MAP  
(NOT TO SCALE)

NOTE :

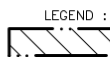
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MATCH LINE — SEE SHEET 4 OF 5



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

BARNETT D KANE SURVEY,  
ABSTRACT 281



EASEMENT



EASEMENT CORNER



1/2" IRON ROD FOUND W/  
CAP STAMPED "CHAPARRAL BOUNDARY"



1/2" IRON ROD FOUND  
UNLESS NOTED

P.O.B.

POINT OF BEGINNING

O.P.R.H.C.TX.

OFFICIAL PUBLIC RECORDS  
HAYS COUNTY, TEXAS

BOUNDARY LINE

APPROXIMATE SURVEY LINE

OVERHEAD ELECTRIC LINE

POWER POLE

GUY WIRE

TELEPHONE PEDESTAL

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'

L4

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.

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

*Gordon N. Anderson*

Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617  
LJA Surveying, Inc.  
1100 Northeast Loop 410, Suite 850  
San Antonio, Texas 78209  
(210) 503-2700  
TBPELS No. 10194382

Date: 12/02/2022



**LJA Surveying, Inc.**

1100 Northeast Loop 410 Phone 210.503.2700  
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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 5 OF 5

FILE: SA197-0401-TRI-1.165AC-WWL-Esmt - EXHIBIT.dwg