

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING AND ANNEXATION EXHIBIT**

BEING 18.58 ACRES (809,506 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE J.F. GEISTER SURVEY NO. 6 AND IN THE J.F. GEISTER SURVEY NO. 7, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAID 18.58 ACRE TRACT ALSO BEING OUT OF A CALLED 30.9 ACRE TRACT (TRACT 2) AS DESCRIBED IN DOCUMENT NO. 18028048, DEED RECORDS OF HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING at a 1/2-inch Iron Rod found on the East Right-of-Way line of State Highway 123 and the Southeast Right-of-Way line of Old-Bastrop Highway and marking the Westernmost corner of a called 225.25 Acre Tract as described in deed recorded in Document number 18004464, of the Deed records of Hays County, Texas;

THENCE S 04° 22' 13" W a distance of 288.89 feet, along and with the East Right-of-Way line of said State highway 123 to a 1/2-Inch Iron Rod Found at the **POINT OF BEGINNING**;

THENCE S 41° 37' 44" E a distance of 811.88 feet, along and with the West line of said 225.25 Acre Tract and with the East line of this tract to a Fence Post Found;

THENCE S 41° 49' 45" E a distance of 440.41 feet, continuing along and with said 225.55 Acre Tract to a 1/2-Inch Iron Rod with cap "BYRN" Found and marking the Westernmost corner of a called 100 Acre Tract as described in deed recorded in Document number 18028048 of the Deed records of Hays County, Texas;

THENCE S 42° 05' 52" E a distance of 54.41 feet along and with the West line of said 100 Acre tract, to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE S 48° 35' 24" W a distance of 607.78 feet departing the West line of said 100 Acre tract, into and across said 30.9 Acre tract to a 1/2-Inch Iron Rod with cap "MBC" Set at the point of curvature of a curve to the right;

THENCE along and with said curve to the right having the following parameters: Radius = 545.00 feet, Arc length = 435.83 feet, Chord Bearing = S 71° 29' 57" W and Chord Distance = 424.31 feet to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE N 85° 35' 29" W a distance of 127.50 feet to a 1/2-Inch Iron Rod with cap "MBC" Set on the East Right-of-Way line of said State Highway 123;

THENCE N 04° 24' 31" E a distance of 1506.69 feet along and with the East Right-of-Way line of said State Highway 123 to the **POINT OF BEGINNING** and containing 18.58 acres, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: December 04, 2019
Job No: 32486-HAYS

OLD BASTROP
HIGHWAY

P.O.C.

P.O.B.

S04°22'13"W
288.89'
(S05°08'00"W 288.86')

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	435.83'	545.00'	45°49'07"	S 71°29'57" W
				424.31'

SCALE: 1" = 200'



LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON ROD W/CAP
- "MBC" SET/FOUND

MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS
DEED RECORDS OF HAYS COUNTY, TEXAS

BARBARA JEAN PAPE
A CALLED
225.25 ACRE TRACT
DOC. # 18004464 (D.R.H.C.T.)

- SURVEYORS NOTES:
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
 2. NO IMPROVEMENTS SHOWN, ZONING AND ANNEXATION EXHIBIT ONLY, CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
 3. THIS ZONING AND ANNEXATION EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
 4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING AND ANNEXATION EXHIBIT.

STATE HWY 123

18.58 ACRES
809,506 SQ. FT. +/-

25' WATER LINE EASEMENT
VOLUME 2412, PAGE 1 (D.R.H.C.T.)

60' RIGHT OF WAY RESERVATION
VOLUME 355, PAGE 644

30' WATER PIPE LINE EASEMENT
VOLUME 1502, PAGE 138 (D.R.H.C.T.)

MATCH LINE

MATCH LINE

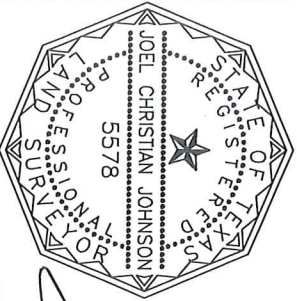
ZONING AND ANNEXATION EXHIBIT OF

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1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 12/05/2019
JOB NO. 32486-HAYS
SHEET 1 OF 2



JOEL C. JOHNSON

R.P.L.S. #5578

30' WATER PIPE LINE EASEMENT
VOLUME 1502, PAGE 138 (D.R.H.C.T.)

MATCH LINE

MATCH LINE

18.58 ACRES
809,506 SQ. FT. +/-

BARBARA JEAN PAPE
A CALLED

S 41° 22' 25.25" ACRES TRACT
440.41' DOC.# 18004464
S 41° 45' 15" E (D.R.H.C.T.)

1/2" LR. W/CAP
"BYRN" FOUND

S 42° 05' 52" E
54.41'

25' TEMPORARY CONSTRUCTION
ACCESS EASEMENT
DOC.# 18015307 (D.R.H.C.T.)

A CALLED
100 ACRES TRACT
DOC.# 18028048
(D.R.H.C.T.)

N 42° 05' 52" W
310.02'

STATE HWY 123

N 04° 24' 31" E 1506.69'

N 85° 35' 29" W
127.50'

PORTION OF
A CALLED 30.9 ACRE TRACT (TRACT 2)
DOC.# 18028048 (D.R.H.C.T.)

BRAZORIA TRAIL
BLOCK "F"



SCALE: 1" = 200'

LEGEND

- 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED
- 1/2" IRON ROD W/CAP
"MBC" SET/FOUND

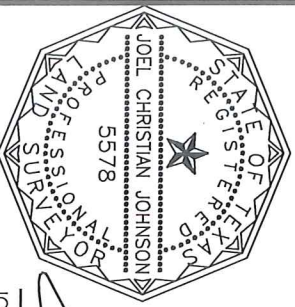
M.P.R.H.C.T.
MAP AND PLAT RECORDS
OF HAYS COUNTY, TEXAS
D.R.H.C.T.
DEED RECORDS OF HAYS
COUNTY, TEXAS

SURVEYORS NOTES:

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SHEET 2 OF 2