

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

BEING 12.43 ACRES (541,632 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 12.43 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 marking the Northernmost corner of said 30.9 Acre Tract;

**THENCE** S 04° 24' 31" W a distance of 1506.69 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 85° 35' 29" E a distance of 127.50 feet departing the East Right-of-Way line of said State Highway 123, 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 left;

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


**THENCE** N 48° 35' 24" E a distance of 607.78 feet to a 1/2-Inch Iron Rod with cap "MBC" on the West line 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 310.02 feet along and with the West line of said 100 Acre tract, to a fence post Found and marking the Northernmost corner of Lot 1, Block F, Cottonwood Creek Phase I, Section 1-B, according the plat thereof recorded in Volume 14, Page 294 of the Map and Plat records of Hays County, Texas;

**THENCE** S 48° 35' 24" W a distance of 1674.24 feet along and with the Northwest line of said Cottonwood Creek Phase I, Section 1-B Subdivision, to a Fence Post Found on the East Right-of-Way of said State Highway 123 and marking the Southernmost corner of this tract;

**THENCE** N 04° 24' 31" E a distance of 813.01 feet along and with the East Right-of-Way line of said State Highway 123, to the **POINT OF BEGINNING** and containing 12.43 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

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

**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.

**OLD BASTROP HIGHWAY**

**P.O.C.**

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

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

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

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

**P.O.B.**

STATE HWY 123  
N 04°24'37" E 813.01'

25' WATER LINE EASEMENT  
VOLUME 2412, PAGE 1 (D.R.H.C.T.)  
30' WATER PIPE LINE EASEMENT  
VOLUME 1502, PAGE 138 (D.R.H.C.T.)

**12.43 ACRES**  
**541,632 SQ. FT. +/-**

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

S 42°05'52" E 310.02'

FENCE POST  
FOUND

FENCE POST  
FOUND

BLOCK



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. 1001700

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

COTTONWOOD CREEK SUBDIVISION  
PHASE 1, SECTION 1B  
VOL. 14 PG. 294 (M.P.R.H.C.T.)

10' PUBLIC  
UTILITY EASEMENT  
VOL. 14, PAGE 294  
(M.P.R.H.C.T.)

**BRAZORIA TRAIL**

JOEL C. JOHNSON

R.P.L.S. #5578