

DESCRIPTION OF 1.212 ACRES

DESCRIPTION OF 1.212 ACRES OR 52,773 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE Z. HINTON SURVEY, ABSTRACT NO. 220, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 18.5754 ACRES IN A DEED TO JAMES A. MATTOX, TRUSTEE, OF RECORD IN VOLUME 1361, PAGE 154, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 1.212 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the northeast corner of this tract, same being in the east line of said Mattox tract and the west right-of-way line of IH 35, from which a 1/2" iron pipe found at the northeast corner of that tract described as 3.897 acres in a deed to Cube HHF Limited Partnership, of record in Volume 4816, Page 483, Official Public Records, Hays County, Texas, same being in the west right-of-way line of IH 35, bears N26°09'54"E 371.74 feet, and said point of beginning having State Plane Coordinates (Texas South Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Factor of 1.00010) grid value of N=13,915,442.14 E=2,326,901.27;

THENCE, with the east line of this tract and said Mattox tract and the west right-of-way line of IH 35, **S26°09'54"W 70.00 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract, from which a 1/2" iron rod found at an exterior ell corner in the east line of said Mattox tract bears S26°09'54"W 220.06 feet;

THENCE, with the perimeter of this tract, crossing said Mattox tract, the following seven (7) courses, numbered 1 through 7:

- 1) **N63°36'51"W 333.63 feet** to a 1/2" iron rod set with a plastic cap;
- 2) with a curve to the right, whose intersection angle is **26°49'45"**, radius is **835.00 feet**, an arc distance of **391.00 feet**, the chord of which bears **N50°11'58"W 387.43 feet** to a 1/2" iron rod set with a plastic cap;
- 3) **N36°47'06"W 45.80 feet** to a 1/2" iron rod set with a plastic cap;
- 4) **N53°12'54"E 70.00 feet** to a 1/2" iron rod set with a plastic cap, from which a 1/2" iron pipe found at the north corner of said Mattox tract and the west corner of said Cube HHF tract, same being in the southeast right-of-way line of North Burleson Street, bears N10°15'03"E 125.94 feet;
- 5) **S36°47'06"E 45.80 feet** to a 1/2" iron rod set with a plastic cap;

1.212 AC

- 6) with a curve to the left, whose intersection angle is **26°49'45"**, radius is **765.00 feet**, an arc distance of **358.22 feet**, the chord of which bears **S50°11'58"E 354.95 feet** to a 1/2" iron rod set with a plastic cap; and
- 7) **S63°36'51"E 333.36 feet** to the POINT OF BEGINNING and containing 1.212 acres or 52,773 square feet within these metes and bounds, more or less.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas South Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00010) and was established by GPS observations.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591
TBPLS Firm #10095500



09/30/15

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Descriptions 2015/Burleson/1.212 ac Mattox ROW

Issued 09/30/15

HCAD # 10-0220-0023-00000-2

SKETCH TO ACCOMPANY DESCRIPTION OF
1.212 AC. OR 52,773 SQ. FT. OF LAND OUT OF
Z. HINTON SURVEY, ABSTRACT NO. 220, HAYS COUNTY, TEXAS

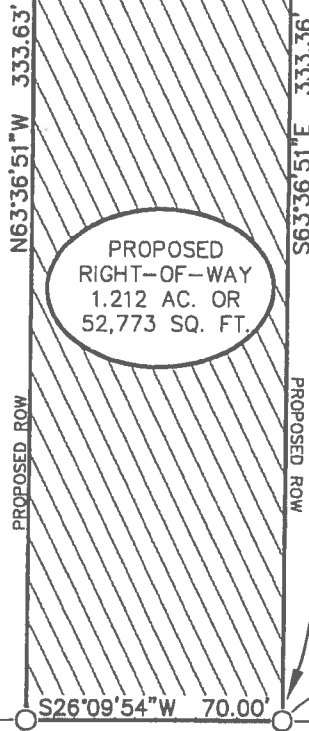
RE: HAYS COUNTY

MATCH PAGE 4 OF 5



SCALE 1" = 50'

Z. HINTON SURVEY
ABST. 220



JAMES A. MATTOX, TRUSTEE
VOL. 1361, PG. 154
O.P.R.H.C.
(18.5754 AC.)

CUBE HHF LIMITED
PARTNERSHIP
VOL. 4816, PG. 483
O.P.R.H.C.
(3.897 AC.)

P.O.B.
GRID COORDINATES
N=13,915,442.14
E=2,326,901.27

S26°09'54"W
220.06'

S26°09'54"W 70.00'

N26°09'54"E 371.74'

**INTERSTATE HIGHWAY 35
SOUTHBOUND FRONTAGE ROAD**

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	391.00	835.00	26°49'45"	199.15	N50°11'58"W	387.43
C2	358.22	765.00	26°49'45"	182.45	S50°11'58"E	354.95

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.H.C. PLAT RECORDS HAYS COUNTY
- D.R.H.C. DEED RECORDS HAYS COUNTY
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS
HAYS COUNTY

SURVEYED BY: ISSUED: 09/30/15
PAGE 3 OF 5

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION OF
1.212 AC. OR 52,773 SQ. FT. OF LAND OUT OF
Z. HINTON SURVEY, ABSTRACT NO. 220, HAYS COUNTY, TEXAS

RE: HAYS COUNTY

MATCH PAGE 5 OF 5

SCALE 1" = 50'

Z. HINTON SURVEY
ABST. 220

PROPOSED
RIGHT-OF-WAY
1.212 AC. OR
52,773 SQ. FT.

JAMES A. MATTOX, TRUSTEE
VOL. 1361, PG. 154
O.P.R.H.C.
(18.5754 AC.)

CUBE HHF LIMITED
PARTNERSHIP
VOL. 4816, PG. 483
O.P.R.H.C.
(3.897 AC.)

MATCH PAGE 3 OF 5

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
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C2	358.22	765.00	26°49'45"	182.45	S50°11'58"E	354.95

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
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- O.P.R.H.C. OFFICIAL PUBLIC RECORDS
HAYS COUNTY

SURVEYED BY: ISSUED: 09/30/15
PAGE 4 OF 5

McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

HCAD# 10-0220-0023-00000-2

M:\K FRIESE~Burleson St~Kyle TX\DWG\Parcels\Mattox~ROW

JOB NO.: 15-038

**SKETCH TO ACCOMPANY DESCRIPTION OF
1.212 AC. OR 52,773 SQ. FT. OF LAND OUT OF
Z. HINTON SURVEY, ABSTRACT NO. 220, HAYS COUNTY, TEXAS**

RE: HAYS COUNTY

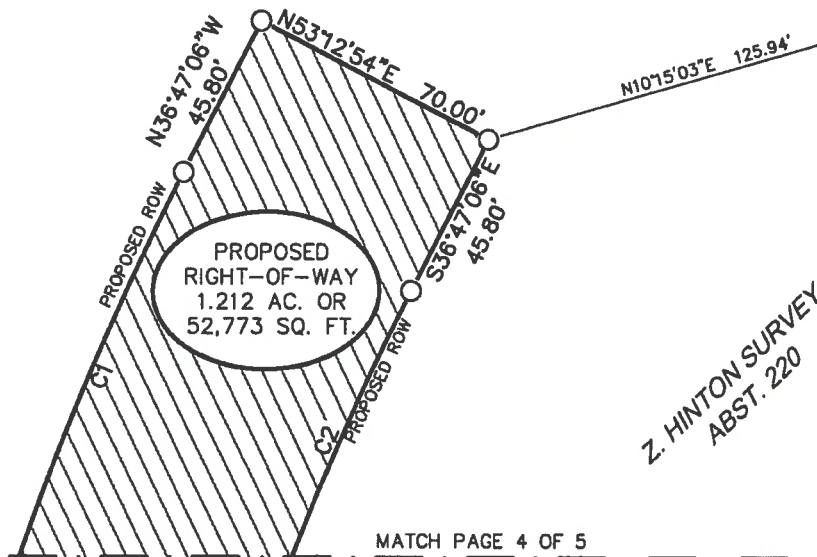
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CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
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C2	358.22	765.00	26°49'45"	182.45	S50°11'58"E	354.95



SCALE 1" = 50'

JAMES A. MATTOX, TRUSTEE
VOL. 1361, PG. 154
O.P.R.H.C.
(18.5754 AC.)

NORTH BURLESON STREET
(R.O.W. VARIES)



CUBE H&H LIMITED
PARTNERSHIP
VOL. 4816, PG. 483
O.P.R.H.C.
(3.897 AC.)

MATCH PAGE 4 OF 5

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (xxx) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.H.C. PLAT RECORDS HAYS COUNTY
- D.R.H.C. DEED RECORDS HAYS COUNTY
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY

NOTES:

1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00010. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.



Chris Conrad

09/30/15

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TBPLS FIRM NO. 10095500

HCAD# 10-0220-0023-00000-2

M:\K FRIESE~Burleson St~Kyle TX\DWG\Parcels\Mattox~ROW

ISSUED: 09/30/15

SURVEYED BY: PAGE 5 OF 5

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

JOB NO.: 15-038

DESCRIPTION OF 0.1569 OF ONE ACRE

DESCRIPTION OF 0.1569 OF ONE ACRE OR 6,833 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE Z. HINTON SURVEY, ABSTRACT NO. 220, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 18.5754 ACRES IN A DEED TO JAMES A. MATTOX, TRUSTEE, OF RECORD IN VOLUME 1361, PAGE 154, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 0.1569 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the north corner of this tract, same being in the northeast line of said Mattox tract and the southwest line of that tract described as 3.897 acres in a deed to Cube HHF Limited Partnership, of record in Volume 4816, Page 483, Official Public Records, Hays County, Texas, from which a 1/2" iron pipe found at the north corner of said Mattox tract and the west corner of said Cube HHF tract, same being in the southeast right-of-way line of North Burleson Street, bears N63°32'43"W 6.98 feet, and said point of beginning having State Plane Coordinates (Texas South Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Factor of 1.00010) grid value of N=13,915,975.05 E=2,326,331.11;

THENCE, with the northeast line of this tract and said Mattox tract and the southwest line of said Cube HHF tract, **S63°32'43"E 13.50 feet** to a calculated at the east corner of this tract;

THENCE, with the perimeter of this tract, crossing said Mattox tract, the following twenty-two (22) courses, numbered 1 through 22:

- 1) with a curve to the left, whose intersection angle is **44°15'19"**, radius is **124.00 feet**, an arc distance of **95.78 feet**, the chord of which bears **S32°57'07"W 93.41 feet** to a calculated point;
- 2) **S22°37'34"E 23.48 feet** to a calculated point;
- 3) **S29°35'36"E 29.56 feet** to a calculated point;
- 4) **S38°52'24"E 48.95 feet** to a calculated point;
- 5) **S40°42'09"E 47.43 feet** to a calculated point;
- 6) **S44°59'50"E 47.39 feet** to a calculated point;
- 7) **S48°56'36"E 47.32 feet** to a calculated point;

- 8) **S52°36'01"E 47.23 feet** to a calculated point;
- 9) **S55°47'01"E 47.14 feet** to a calculated point;
- 10) **S57°06'16"E 47.12 feet** to a calculated point;
- 11) **S61°29'15"E 47.14 feet** to a calculated point;
- 12) **S63°34'58"E 49.80 feet** to a calculated point;
- 13) **S62°34'17"E 50.01 feet** to a calculated point;
- 14) **S60°29'20"E 50.07 feet** to a calculated point;
- 15) **S60°25'13"E 50.08 feet** to a calculated point;
- 16) **S60°58'08"E 50.05 feet** to a calculated point;
- 17) **S61°51'41"E 60.81 feet** to a calculated point, from which a 1/2" iron pipe found at the east corner of said Cube HHF tract, same being in the west right-of-way line of IH 35 bears **S63°36'51"E 26.08 feet** and **N26°09'54"E 371.74 feet**;
- 18) **N63°36'51"W 307.28 feet** to a 1/2" iron rod set with a plastic cap;
- 19) with a curve to the right, whose intersection angle is **26°49'45"**, radius is **765.00 feet**, an arc distance of **358.22 feet**, the chord of which bears **N50°11'58"W 354.95 feet** to a 1/2" iron rod set with a plastic cap;
- 20) **N36°47'06"W 58.22 feet** to a 1/2" iron rod set with a plastic cap;
- 21) with a curve to the right, whose intersection angle is **51°34'25"**, radius is **56.00 feet**, an arc distance of **50.41 feet**, the chord of which bears **N10°59'53"W 48.72 feet** to a 1/2" iron rod set with a plastic cap; and
- 22) with a curve to the right, whose intersection angle is **33°11'20"**, radius is **136.00 feet**, an arc distance of **78.78 feet**, the chord of which bears **N35°45'36"E 77.68 feet** to the POINT OF BEGINNING and containing 0.1569 of one acre or 6,833 square feet of land within these metes and bounds, more or less.

0.1569 AC

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas South Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00010) and was established by GPS observations.

SURVEYED BY:

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3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591

TBPLS Firm #10095500



09/30/15

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

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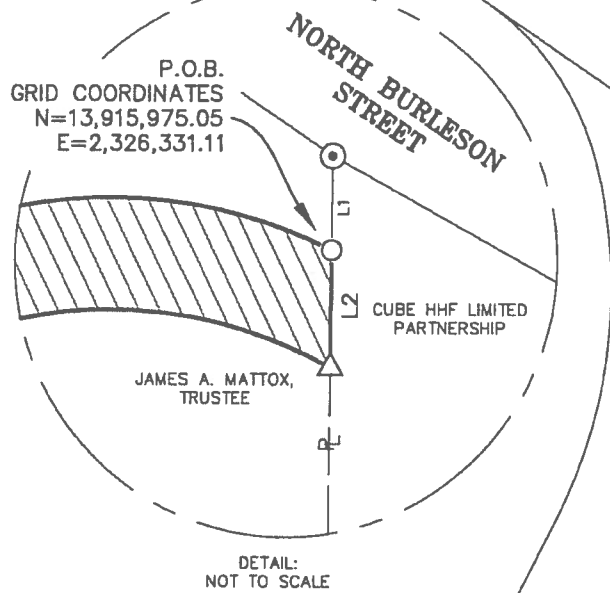
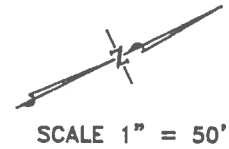
Descriptions 2015/Burleson/0.1569 ac Mattox Esmt-1

Issued 09/30/15

HCAD # 10-0220-0023-00000-2

SKETCH TO ACCOMPANY DESCRIPTION OF
0.1569 AC. OR 6,833 SQ. FT. OF LAND OUT OF
Z. HINTON SURVEY, ABSTRACT NO. 220, HAYS COUNTY, TEXAS

RE: HAYS COUNTY



JAMES A. MATTOX, TRUSTEE
VOL. 1361, PG. 154
O.P.R.H.C.
(18.5754 AC.)

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℓ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.H.C. PLAT RECORDS HAYS COUNTY
- D.R.H.C. DEED RECORDS HAYS COUNTY
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY

PROPOSED ROW

PROPOSED
GRADING EASEMENT
0.1569 AC. OR
6,833 SQ. FT.

CUBE HHF LIMITED
PARTNERSHIP
VOL. 4816, PG. 483
O.P.R.H.C.
(3.897 AC.)

Z. HINTON SURVEY
ABST. 220

MATCH PAGE 5 OF 6

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	95.78	124.00	44°15'19"	50.42	S32°57'07"W	93.41
C2	358.22	765.00	26°49'45"	182.45	N50°11'58"W	354.95
C3	50.41	56.00	51°34'25"	27.06	N10°59'53"W	48.72
C4	78.78	136.00	33°11'20"	40.53	N35°45'36"E	77.68

LINE TABLE

LINE	BEARING	LENGTH
L1	N63°32'43"W	6.98
L2	S63°32'43"E	13.50
L3	S22°37'34"E	23.48
L4	S29°35'36"E	29.56
L5	S44°59'50"E	47.39
L6	S63°36'51"E	26.08

ISSUED: 09/30/15
PAGE 4 OF 6

SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

HCAD# 10-0220-0023-00000-2

M:\K FRIESE~Burleson St~Kyle TX\DWG\Parcels\Mattox~Esmt-1

JOB NO.: 15-038

SKETCH TO ACCOMPANY DESCRIPTION OF
0.1569 AC. OR 6,833 SQ. FT. OF LAND OUT OF
Z. HINTON SURVEY, ABSTRACT NO. 220, HAYS COUNTY, TEXAS

RE: HAYS COUNTY

MATCH PAGE 4 OF 6

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HAYS COUNTY

JAMES A. MATTOX, TRUSTEE
VOL. 1361, PG. 154
O.P.R.H.C.
(18.5754 AC.)

CUBE H&H LIMITED
PARTNERSHIP
VOL. 4816, PG. 483
O.P.R.H.C.
(3.897 AC.)



SCALE 1" = 50'

Z. HINTON SURVEY
ABST. 220

PROPOSED
GRADING EASEMENT
0.1569 AC. OR
6,833 SQ. FT.

MATCH PAGE
6 OF 6

CURVE TABLE						
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SURVEYED BY:

ISSUED: 09/30/15
PAGE 5 OF 6

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**SKETCH TO ACCOMPANY DESCRIPTION OF
0.1569 AC. OR 6,833 SQ. FT. OF LAND OUT OF
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RE: HAYS COUNTY

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Z. HINTON SURVEY
ABST. 220

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SCALE 1" = 50'

JAMES A. MATTOX, TRUSTEE
VOL. 1361, PG. 154
O.P.R.H.C.
(18.5754 AC.)

CUBE HHF LIMITED
PARTNERSHIP
VOL. 4816, PG. 483
O.P.R.H.C.
(3.887 AC.)

PROPOSED
GRADING EASEMENT
0.1569 AC. OR
6,833 SQ. FT.

PROPOSED
ROW

S26°09'54"W
290.06'

N26°09'54"E 371.74'

**INTERSTATE HIGHWAY 35
SOUTHBOUND FRONTAGE ROAD**

NOTES:

1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00010. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.



LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.H.C. PLAT RECORDS HAYS COUNTY
- D.R.H.C. DEED RECORDS HAYS COUNTY
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS
HAYS COUNTY

ISSUED: 09/30/15
PAGE 6 OF 6

SURVEYED BY:

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

JOB NO.: 15-038

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 09/30/15
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HCAD# 10-0220-0023-00000-2

M:\K FRIESE~Burleson St~Kyle TX\DWG\Parcels\Mattox~Esmt-1

DESCRIPTION OF 0.0403 OF ONE ACRE

DESCRIPTION OF 0.0403 OF ONE ACRE OR 1,757 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE Z. HINTON SURVEY, ABSTRACT NO. 220, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 18.5754 ACRES IN A DEED TO JAMES A. MATTOX, TRUSTEE, OF RECORD IN VOLUME 1361, PAGE 154, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 0.0403 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the east corner of this tract, from which a 1/2" iron rod found at an exterior ell corner in the east line of said Mattox tract, same being in the west right-of-way line of IH 35, bears S63°36'51"E 121.89 feet and S26°09'54"W 220.06 feet, and from which point of beginning a 1/2" iron pipe found at the northeast corner of that tract described as 3.897 acres in a deed to Cube HHF Limited Partnership, of record in Volume 4816, Page 483, Official Public Records, Hays County, Texas, same being in the west right-of-way line of IH 35, bears S63°36'51"E 121.89 feet and N26°09'54"E 441.74 feet, and said point of beginning having State Plane Coordinates (Texas South Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Factor of 1.00010) grid value of N=13,915,443.48 E=2,326,761.20;

THENCE, with the perimeter of this tract, crossing said Mattox tract, the following twelve (12) courses, numbered 1 through 12:

- 1) N65°13'46"W 65.27 feet to a calculated point;
- 2) N65°31'37"W 50.03 feet to a calculated point;
- 3) N65°19'16"W 50.02 feet to a calculated point;
- 4) N63°59'35"W 50.18 feet to a calculated point;
- 5) N60°36'06"W 52.49 feet to a calculated point;
- 6) N58°23'04"W 52.47 feet to a calculated point;
- 7) N54°46'54"W 52.49 feet to a calculated point;
- 8) N49°33'10"W 52.48 feet to a calculated point;
- 9) N44°17'11"W 77.42 feet to a calculated point;

- 10) **N44°32'31"E 1.13 feet** to a calculated point;
- 11) with a curve to the left, whose intersection angle is **19°52'18"**, radius is **835.00 feet**, an arc distance of **289.60 feet**, the chord of which bears **S53°40'42"E 288.15 feet** to a 1/2" iron rod set with a plastic cap; and
- 12) **S63°36'51"E 211.74 feet** to a the POINT OF BEGINNING and containing 0.0403 of one acre or 1,757 square feet within these metes and bounds, more or less.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas South Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00010) and was established by GPS observations.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591
TBPLS Firm #10095500



09/30/15

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Descriptions 2015/Burleson/0.0403 ac Mattox Esmt-2

Issued 09/30/15

HCAD # 10-0220-0023-00000-2

SKETCH TO ACCOMPANY DESCRIPTION OF
0.0403 AC. OR 1,757 SQ. FT. OF LAND OUT OF
Z. HINTON SURVEY, ABSTRACT NO. 220, HAYS COUNTY, TEXAS

RE: HAYS COUNTY

SCALE 1" = 50'

MATCH PAGE 4 OF 4

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.H.C. PLAT RECORDS HAYS COUNTY
- D.R.H.C. DEED RECORDS HAYS COUNTY
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS
HAYS COUNTY

JAMES A. MATTOX, TRUSTEE
VOL. 1361, PG. 154
O.P.R.H.C.
(18.5754 AC.)

Z. HINTON SURVEY
ABST. 220

P.O.B.
GRID COORDINATES
N=13,915,433.48
E=2,326,761.20

PROPOSED
GRADING EASEMENT
0.0403 AC. OR
1,757 SQ. FT.

PROPOSED
ROW

CUBE HHF LIMITED
PARTNERSHIP
VOL. 4816, PG. 483
O.P.R.H.C.
(3.897 AC.)

INTERSTATE HIGHWAY 35
SOUTHBOUND FRONTAGE ROAD

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	289.60	835.00	19°52'18"	146.27	S53°40'42"E	288.15

LINE TABLE

LINE	BEARING	LENGTH
L1	N63°59'35"W	50.18
L2	N44°32'31"E	1.13

SURVEYED BY:

ISSUED: 09/30/15
PAGE 3 OF 4

McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

HCAD# 10-0220-0023-00000-2

M:\K FRIESE~Burleson St~Kyle TX\DWG\Parcels\Mattox~Esmt-2

JOB NO.: 15-038

**SKETCH TO ACCOMPANY DESCRIPTION OF
0.0403 AC. OR 1,757 SQ. FT. OF LAND OUT OF
Z. HINTON SURVEY, ABSTRACT NO. 220, HAYS COUNTY, TEXAS**

RE: HAYS COUNTY

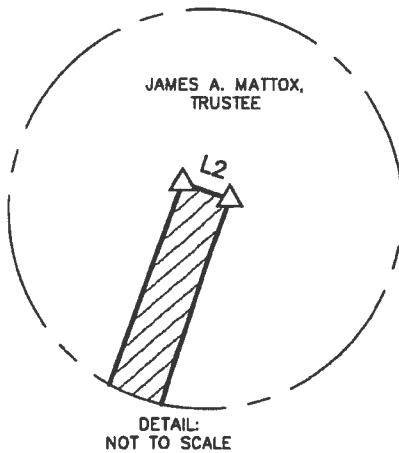
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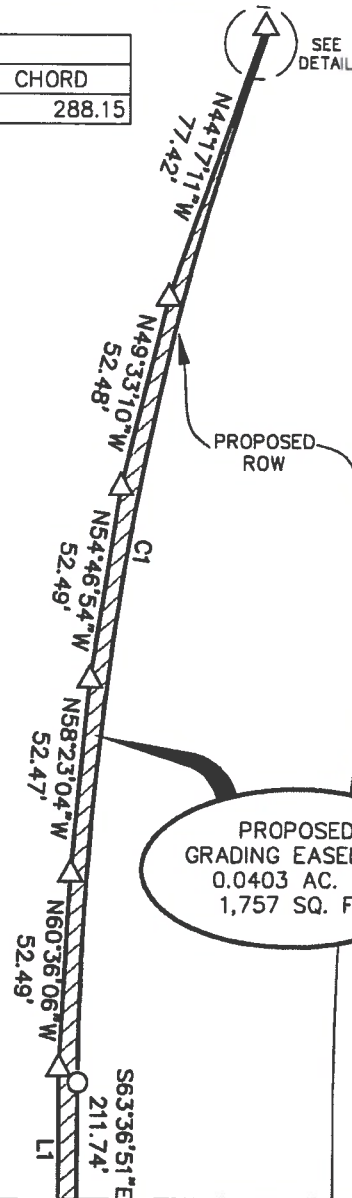
Z. HINTON SURVEY
ABST. 220

SCALE 1" = 50'

JAMES A. MATTOX, TRUSTEE
VOL. 1361, PG. 154
O.P.R.H.C.
(18.5754 AC.)



MATCH PAGE 3 OF 4



LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.H.C. PLAT RECORDS HAYS COUNTY
- D.R.H.C. DEED RECORDS HAYS COUNTY
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY

NOTES:
1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00010. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.



Handwritten signature of Chris Conrad

09/30/15

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TBPLS FIRM NO. 10095500

HCAD# 10-0220-0023-00000-2

M:\K FRIESE~Burleson St~Kyle TX\DWG\Parcels\Mattox~Esmt-2

ISSUED: 09/30/15
PAGE 4 OF 4

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

JOB NO.: 15-038