

A DESCRIPTION OF 11.946 ACRES IN THE JAMES W. WILLIAMS SURVEY NO. 11, ABSTRACT 473, HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 134 1/2 ACRE TRACT OF LAND CONVEYED TO JOHN H. SPOONER, IN VOLUME 2940, PAGE 806 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS (OPRHCT); SAID 11.946 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found at the west corner of said 134 1/2 acre tract, same being the north corner of Lot 86, Quail Ridge Subdivision, recorded in Volume 2, Page 337 of the Plat Records of Hays County, Texas (OPRHCT), also being in the southeast right-of-way-line of E Post Road (right-of-way width varies);

THENCE, with the northwest line of said 134 1/2 acre tract, same being the southeast right-of-way line of E Post Road, **N43°16'11"E**, at a distance of **122.88** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set in the northwest line of said 134 1/2 acre tract, the same being in the southeast right-of-way line of said E Post Road and in the north right-of-way line of a 7.87 acre tract (80' wide road) conveyed to LaSalle Municipal Utility District No. 1 in Document No. 21016927 ORHCT, being the **POINT OF BEGINNING** hereof;

THENCE, leaving the 7.87 acre right-of-way tract, continuing with the northwest line of said 134 1/2 acre tract, same being the southeast right-of-way line of E Post Road, **N43°16'11"E**, at a distance of **865.89** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set in the northwest line of said 134 1/2 acre tract, the same being the southeast right-of-way line of said E Post Road from which a calculated point at the north corner of said 134 1/2 acre tract bears **N43°16'11"E** a distance of 471.57 feet;

THENCE, leaving E Post Road and across said 134 1/2 acre tract the following four (4) courses and distances:

- 1) **S47°21'20"E**, a distance of **480.45** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set,
- 2) with a curve to the left, having a radius of 330.00 feet, a delta angle of 23°38'24", an arc length of 136.16 feet, and a chord which bears **S14°33'37"W**, a distance of **135.19** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set,
- 3) **S02°44'25"W**, a distance of **419.43** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set, and,
- 4) with a curve to the right, having a radius of 20.00 feet, a delta angle of 90°26'03", an arc length of 31.57 feet, and a chord which bears **S47°57'26"W**, a distance of **28.39** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set in the north right-of-way line of the previously mentioned 7.87 acre roadway conveyed in Document Number 21016927, ORHCT ;

THENCE, across said 134 1/2 acre tract and with said north right-of-way of the 7.87 acre roadway tract the following four (4) courses and distances:

- 1) **N86°49'32"W**, a distance of **279.81** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set,
- 2) with a curve to the right, having a radius of 960.25 feet, a delta angle of 31°34'30", an arc length of 529.18 feet, and a chord which bears **N71°23'26"W**, a distance of **522.51** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set,
- 3) **N55°36'03"W**, a distance of **114.06** feet to a 1/2-inch iron rod with "PAYNE 6064" cap set, and,

4) **N10°17'05"W**, a distance of **17.41** feet to the **POINT OF BEGINNING** hereof, and containing 11.946 acres, more or less.

Surveyed on the ground May 20, 2021. Bearing Basis: Grid North on The Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS solutions. Attachments: drawing 1960-001-PLAT EXCEPTION-NORTH

6/5/21

Phillip C. Payne, RPLS
State of Texas #6064



NOTES

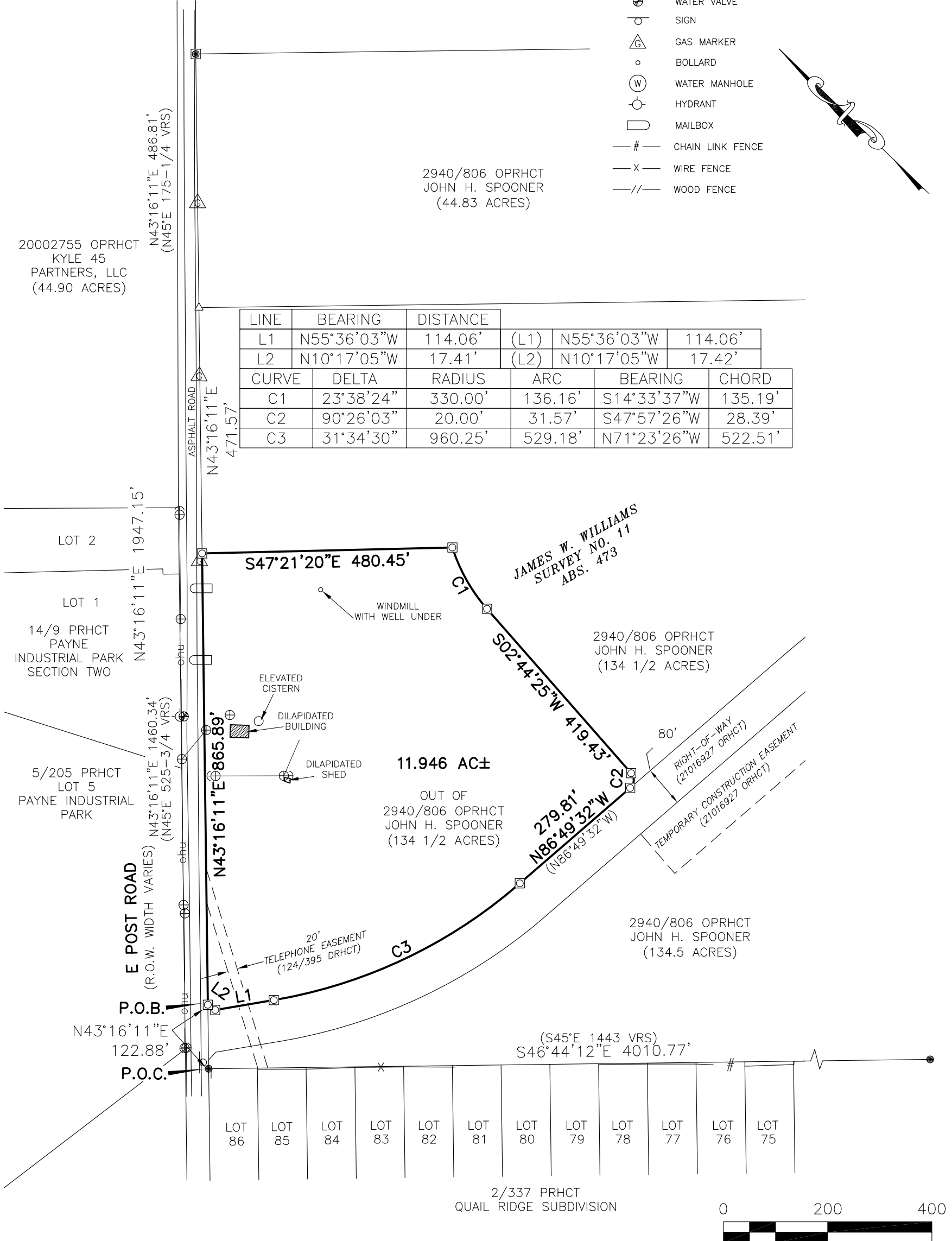
- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
- ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48290C0405F, DATED SEPTEMBER 2, 2005, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1960-001-11.946 ACRE TRACT
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

CONTROL/BEARING BASIS INFORMATION

BEARING BASIS: GRID NORTH ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS.

LEGEND

- OPRHCT OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- PRTCT PLAT RECORDS OF HAYS COUNTY, TEXAS
- DRTCT DEED RECORDS OF HAYS COUNTY, TEXAS
- VRS VARAS
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 4046" OR OTHERWISE NOTED
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- CALCULATED POINT
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
- ohu-⊕ UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- ⊕ WATER VALVE
- SIGN
- △ GAS MARKER
- BOLLARD
- ⊙ WATER MANHOLE
- HYDRANT
- MAILBOX
- #— CHAIN LINK FENCE
- x— WIRE FENCE
- //— WOOD FENCE



ADDRESS:
6605 E. POST ROAD KYLE, TX 78640
JOB NUMBER: 1960-001-PLAT EXCEPTION NORTH
CLIENT: SANDERA LAND CO.
DATE: 6/5/2021
FIELD CREW: DV/BJ/ZB/LB
OFFICE: RM/LB/ED/PP
FB/PG: 9/16 AND BV22/22

A BOUNDARY SURVEY WITH IMPROVEMENTS OF 11.946 ACRES, IN THE JAMES W. WILLIAMS SURVEY NO. 11, ABSTRACT 473, HAYS COUNTY, TEXAS, BEING PART OF A CALLED 134 1/2 ACRE TRACT OF LAND CONVEYED TO JOHN H. SPOONER, IN VOLUME 2940, PAGE 806 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON MAY 20, 2021; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

6/5/2021
PHILLIP C. PAYNE, R.P.L.S. NO. 6064
FIRM NO. 10194453

CITY OF KYLE, HAYS COUNTY, TEXAS

302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
(512) 663-0004 www.payne-llc.com

NOTES

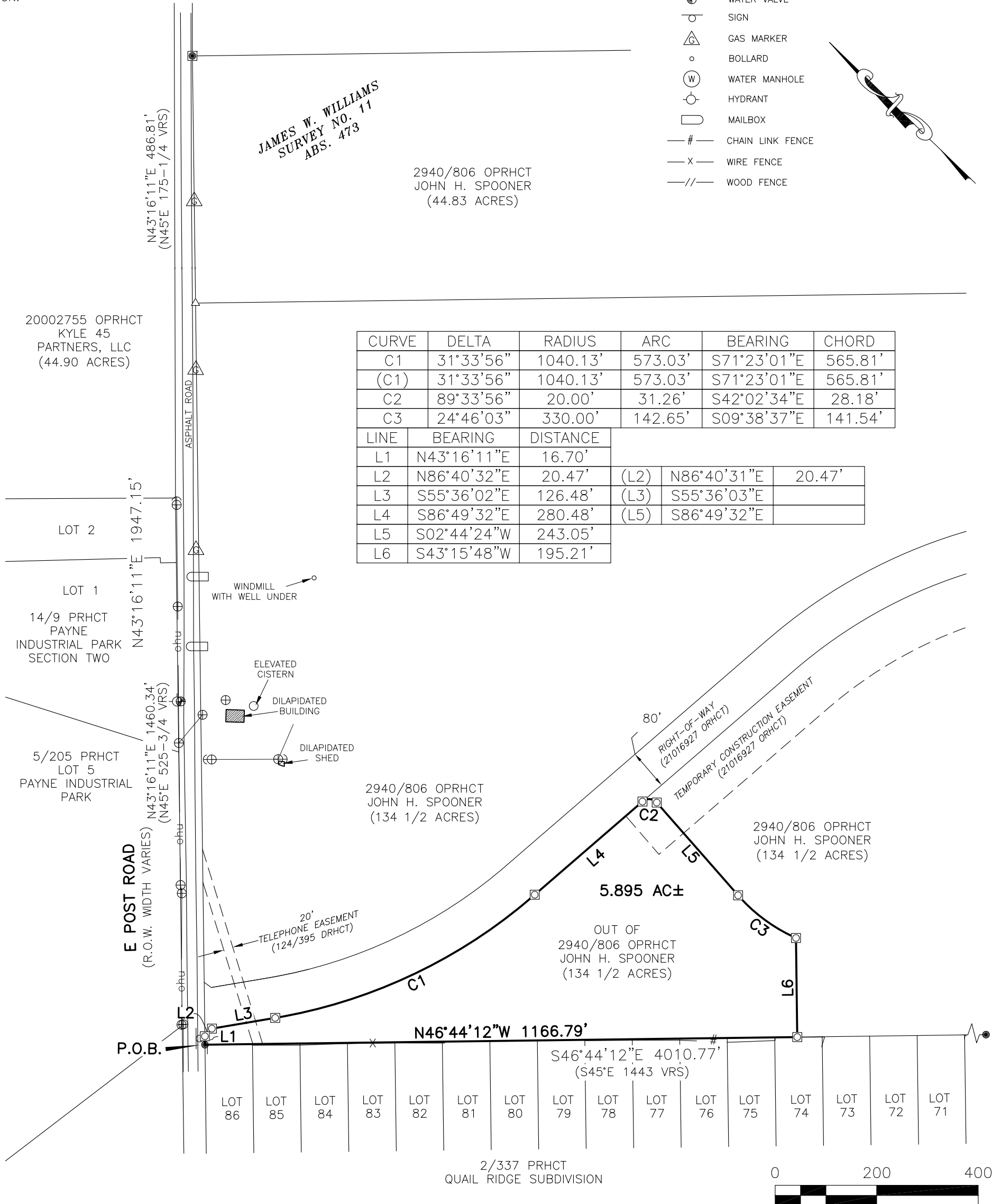
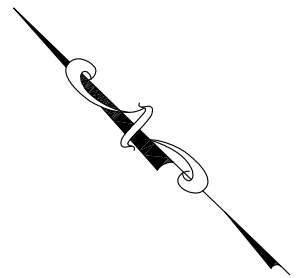
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- BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
- ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48290C0405F, DATED SEPTEMBER 2, 2005, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1960-001-5.895 ACRE TRACT
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

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BEARING BASIS: GRID NORTH ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS.

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- //— WOOD FENCE



CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	31°33'56"	1040.13'	573.03'	S71°23'01"E	565.81'
(C1)	31°33'56"	1040.13'	573.03'	S71°23'01"E	565.81'
C2	89°33'56"	20.00'	31.26'	S42°02'34"E	28.18'
C3	24°46'03"	330.00'	142.65'	S09°38'37"E	141.54'

LINE	BEARING	DISTANCE
L1	N43°16'11"E	16.70'
L2	N86°40'32"E	20.47'
L3	S55°36'02"E	126.48'
L4	S86°49'32"E	280.48'
L5	S02°44'24"W	243.05'
L6	S43°15'48"W	195.21'

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ROAD KYLE, TX 78640
JOB NUMBER: 1960-001-
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DATE: 6/10/2021
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OFFICE: RM/LB/ED/PP
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HAYS COUNTY, TEXAS

6/10/2021
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