

A. DUNN SURVEY,
ABSTRACT NO. 4
M.M. MCCARVER SURVEY,
ABSTRACT NO. 10
HAYS COUNTY, TEXAS

1.10 ACRES
LJAS001-2173-2003
WATER LINE EASEMENT

EXHIBIT "A"

DESCRIPTION OF A 1.10 ACRE TRACT OF LAND OUT OF THE A. DUNN SURVEY, ABSTRACT NO. 4, AND THE M.M. MCCARVER SURVEY, ABSTRACT NO. 10, LOCATED IN HAYS COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 42.282 ACRE TRACT DESCRIBED AS TRACT B-1, AS CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 1311, PAGE 282, DEED RECORDS, HAYS COUNTY, TEXAS (D.R.H.C.TX.), A CALLED 8.836 ACRE TRACT CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 668, PAGE 570, D.R.H.C.TX., AND A CALLED 7.86 ACRE TRACT CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 668, PAGE 568, D.R.H.C.TX., AND A CALLED 34.84 ACRE TRACT CONVEYED TO COUNTY OF HAYS, STATE OF TEXAS, RECORDED IN VOLUME 222, PAGE 55, D.R.H.C.TX.; SAID 1.10 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "KENT MCMILLAN RPLS 4341" (GRID NORTHING: 13,925,400.35 U.S. SURVEY FEET, GRID EASTING: 2,317,189.24 U.S. SURVEY FEET) FOUND ON THE SOUTH LINE OF LOT 20, SECTION 2, MOUNTAIN CITY OAKS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 109, PLAT RECORDS, HAYS COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID REMAINDER TRACT AND THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 53.87 ACRE TRACT CONVEYED TO LEO A. MILLER, RECORDED IN VOLUME 209, PAGE 227, D.R.H.C.TX.;

THENCE SOUTH 02 DEGREES 00 MINUTES 27 SECONDS EAST, WITH THE COMMON LINE OF SAID 42.282 ACRE REMAINDER TRACT AND SAID 53.87 ACRE REMAINDER TRACT, A DISTANCE OF 15.14 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** (GRID NORTHING 13,925,385.22 U.S. SURVEY FEET, GRID EASTING: 2,317,189.77 U.S. SURVEY FEET) OF THIS TRACT;

THENCE OVER AND ACROSS SAID 42.282 ACRE REMAINDER TRACT, AND SAID 8.836 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 88 DEGREES 22 MINUTES 06 SECONDS EAST, A DISTANCE OF 1,738.74 FEET TO A CALCULATED POINT, AND
- 2) NORTH 01 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 19.31 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID 8.836 ACRE TRACT AND THE SOUTH LINE OF LOT 8, MOUNTAIN CITY OAKS SUBDIVISION;

THENCE NORTH 88 DEGREES 09 MINUTES 00 SECONDS EAST, WITH THE COMMON LINE OF SAID 8.836 ACRE TRACT AND SAID LOT 8, A DISTANCE OF 15.07 FEET TO A CALCULATED POINT;

THENCE OVER AND ACROSS SAID 8.836 ACRE TRACT, SAID 7.86 ACRE TRACT AND SAID 34.84 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) SOUTH 02 DEGREES 36 MINUTES 21 SECONDS EAST, A DISTANCE OF 19.37 FEET TO A CALCULATED POINT,
- 2) NORTH 88 DEGREES 22 MINUTES 06 SECONDS EAST, A DISTANCE OF 157.03 FEET TO A CALCULATED POINT,
- 3) SOUTH 63 DEGREES 52 MINUTES 39 SECONDS EAST, A DISTANCE OF 69.42 FEET TO A CALCULATED POINT,
- 4) NORTH 68 DEGREES 05 MINUTES 05 SECONDS EAST, A DISTANCE OF 39.33 FEET TO A CALCULATED POINT,
- 5) NORTH 88 DEGREES 20 MINUTES 56 SECONDS EAST, A DISTANCE OF 186.80 FEET TO A CALCULATED POINT,
- 6) NORTH 42 DEGREES 56 MINUTES 02 SECONDS EAST, A DISTANCE OF 22.75 FEET TO A CALCULATED POINT,
- 7) NORTH 88 DEGREES 14 MINUTES 07 SECONDS EAST, A DISTANCE OF 29.52 FEET TO A CALCULATED POINT,
- 8) NORTH 89 DEGREES 30 MINUTES 06 SECONDS EAST, A DISTANCE OF 687.34 FEET TO A CALCULATED POINT,
- 9) NORTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, A DISTANCE OF 167.87 FEET TO A CALCULATED POINT,

EXHIBIT "A"

- 10) SOUTH 42 DEGREES 33 MINUTES 24 SECONDS EAST, A DISTANCE OF 41.06 FEET TO A CALCULATED POINT, AND
- 11) SOUTH 82 DEGREES 01 MINUTES 29 SECONDS EAST, A DISTANCE OF 27.32 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID 34.84 ACRE TRACT AND THE CURVING WEST RIGHT-OF-WAY LINE OF R.M. 2770 (JACK C. HAYS TRAIL) (PUBLIC RIGHT-OF-WAY), FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE ALONG SAID CURVING RIGHT-OF-WAY TO THE LEFT, HAVING A RADIUS OF 5,788.83 FEET, AN ARC LENGTH OF 14.99 FEET, A DELTA ANGLE OF 00 DEGREES 08 MINUTES 54 SECONDS, AND A CHORD BEARING OF SOUTH 10 DEGREES 46 MINUTES 12 SECONDS WEST, AND A CHORD DISTANCE OF 14.99 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID 34.84 ACRE TRACT THE SAID WEST RIGHT-OF-WAY LINE OF SAID R.M. 2770 (JACK C. HAYS TRAIL), FROM WHICH A MAG NAIL WITH SHINER STAMPED "KENT MCMILLAN RPLS 4341" FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID R.M. 2770 (JACK C. HAYS TRAIL), BEARS SOUTH 09 DEGREES 08 MINUTES 18 SECONDS WEST, A DISTANCE OF 52.26 FEET;

THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID R.M. 2770 (JACK C. HAYS TRAIL), OVER AND ACROSS SAID 34.84 ACRE TRACT, SAID 7.86 ACRE TRACT, SAID 8.836 ACRE TRACT AND SAID 42.282 ACRE REMAINDER TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) NORTH 82 DEGREES 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 31.90 FEET TO A CALCULATED POINT,
- 2) NORTH 42 DEGREES 42 MINUTES 06 SECONDS WEST, A DISTANCE OF 39.57 FEET TO A CALCULATED POINT,
- 3) SOUTH 87 DEGREES 57 MINUTES 08 SECONDS WEST, A DISTANCE OF 161.13 FEET TO A CALCULATED POINT,
- 4) SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, A DISTANCE OF 687.54 FEET TO A CALCULATED POINT,
- 5) SOUTH 88 DEGREES 14 MINUTES 02 SECONDS WEST, A DISTANCE OF 22.93 FEET TO A CALCULATED POINT,
- 6) SOUTH 42 DEGREES 56 MINUTES 02 SECONDS WEST, A DISTANCE OF 22.70 FEET TO A CALCULATED POINT,
- 7) SOUTH 88 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF 190.44 FEET TO A CALCULATED POINT,
- 8) SOUTH 68 DEGREES 05 MINUTES 05 SECONDS WEST, A DISTANCE OF 43.33 FEET TO A CALCULATED POINT,
- 9) NORTH 63 DEGREES 52 MINUTES 53 SECONDS WEST, A DISTANCE OF 72.41 FEET TO A CALCULATED POINT, AND
- 10) SOUTH 88 DEGREES 22 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,907.30 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID 42.282 ACRE REMAINDER TRACT AND SAID 53.87 ACRE REMAINDER TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

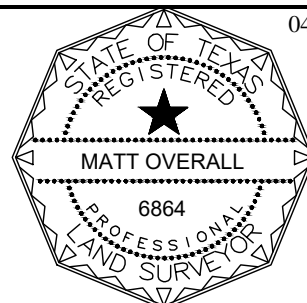
THENCE NORTH 02 DEGREES 00 MINUTES 27 SECONDS WEST, WITH THE COMMON LINE OF SAID 42.282 ACRE REMAINDER TRACT AND SAID 53.87 ACRE REMAINDER TRACT, A DISTANCE OF 15.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.10 ACRES OF LAND, MORE OR LESS.

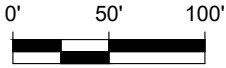
Bearing Basis: Texas State Plane Coordinate System, of 1983(2012) (Epoch 2010), South Central Zone, (4203). U.S. Survey foot. All acreages and distances are grid. All distance units are U.S. Survey Feet.

Matt Overall

Matt Overall, RPLS
Registered Professional Land Surveyor
Texas Registration No. 6864
LJA Surveying, Inc.
T.B.P.E.L.S. Firm No. 10194382

04/26/2023





LEGEND

- ⊗ MAG NAIL
- 5/8" IRON ROD WITH CAP "KENT MCMILLAN RPLS 4341" CALCULATED POINT
- △ POINT OF BEGINNING
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- R.P.R.H.C.TX. REAL PROPERTY RECORDS HAYS COUNTY TEXAS
- D.R.H.C.TX. DEED RECORDS HAYS COUNTY TEXAS
- P.R.H.C.TX. PLAT RECORDS HAYS COUNTY TEXAS
- BOUNDARY LINE
- - - - - ABSTRACT LINE
- FLYTIE
- ▨ EASEMENT

MOUNTAIN CITY OAKS SUBDIVISION
SECTION 2
VOLUME 2, PAGE 109
P.R.H.C.TX.

A. DUNN SURVEY,
ABSTRACT NO. 4

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

P.O.C.

N: 13,925,400.35
E: 2,317,189.24

L26
L25

P.O.B.

N: 13,925,385.22
E: 2,317,189.77

HAYS CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT
TRACT B-1
REMAINDER OF A CALLED 42.282 ACRES
VOLUME 1311, PAGE 282
D.R.H.C.TX.

1.10 ACRE
WATERLINE EASEMENT

15'

L1

L24

LEO A. MILLER
REMAINDER OF A
CALLED 53.87 ACRE TRACT
VOLUME 209, PAGE 227
D.R.H.C.TX.

Line Table

Line #	Direction	Length
L1	S88°22'06"W	1738.74'
L24	N88°22'05"E	1907.30'
L25	S02°00'27"E	15.01'
L26	S02°00'27"E	15.14'

GENERAL NOTES

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2018)
2. VERTICAL DATUM: NAVD88
3. ALL DISTANCES SHOWN ARE GRID VALUES.

PAGE 3
OF 7

DATE:	04/26/2023
DRWN BY:	DS
CHKD BY:	EC
PROJ NO.	2173-2003

EXHIBIT "A"
1.10 ACRE (48,012.99 Sq. Ft.)
WATER LINE EASEMENT
A. DUNN SURVEY, ABSTRACT NO. 4
M.M. MCARVER SURVEY, ABSTRACT NO. 10
HAYS COUNTY, TEXAS

LJA Surveying, Inc.

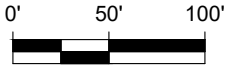
7500 Rialto Blvd, Building II
Suite 100
Austin, Texas 78735

Phone 512.439.4700

T.B.P.L.S. Firm No. 10194382

MATCHLINE SHEET 4

S:\Sectors\Survey\Projects\JJAS001\2173\2003_City of Kyle WL\06-CAD\Civil_3D\Plats\HAYS ISD TRACTS\HAYS ISD EASEMENT_CORRECTED - R1.dwg 4/26/2023



LEGEND

- ⊗ MAG NAIL
- 5/8" IRON ROD WITH CAP "KENT MCMILLAN RPLS 4341"
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- R.P.R.H.C.TX. REAL PROPERTY RECORDS HAYS COUNTY TEXAS
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- BOUNDARY LINE
- - - - - ABSTRACT LINE
- FLYTIE
- ▨ EASEMENT

A. DUNN SURVEY,
ABSTRACT NO. 4

MOUNTAIN CITY OAKS SUBDIVISION
SECTION 2
VOLUME 2, PAGE 109
P.R.H.C.TX.

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

MATCHLINE SHEET 3

MATCHLINE SHEET 5

L1

L24

15'

1.10 ACRE
WATERLINE EASEMENT

HAYS CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT
TRACT B-1
REMAINDER OF A CALLED 42.282 ACRES
VOLUME 1311, PAGE 282
D.R.H.C.TX.

Line Table

Line #	Direction	Length
L1	N88°22'06"E	1738.74'
L24	S88°22'05"W	1907.30'

GENERAL NOTES

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2018)
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PAGE 4
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HAYS COUNTY, TEXAS

LJA Surveying, Inc.

7500 Rialto Blvd, Building II
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Austin, Texas 78735

Phone 512.439.4700

T.B.P.L.S. Firm No. 10194382





0' 50' 100'



LEGEND

- ⊗ MAG NAIL
- 5/8" IRON ROD WITH CAP "KENT MCMILLAN RPLS 4341" CALCULATED POINT
- △ P.O.B. POINT OF BEGINNING
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MOUNTAIN CITY OAKS SUBDIVISION
SECTION 2
VOLUME 2, PAGE 109
P.R.H.C.TX.

A. DUNN SURVEY,
ABSTRACT NO. 4

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

MATCHLINE SHEET 4

MATCHLINE SHEET 6

HAYS CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT
TRACT B-1
REMAINDER OF A CALLED 42.282 ACRES
VOLUME 1311, PAGE 282
D.R.H.C.TX.

1.10 ACRE
WATERLINE EASEMENT

HAYS CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT
CALLED 8.836 ACRES
VOLUME 668, PAGE 570
R.P.R.H.C.TX.

HAYS CONSOLIDATED
INDEPENDENT
SCHOOL DISTRICT
TRACT
CALLED 7.86 ACRE TRACT
VOLUME 668, PAGE 568
D.R.H.C.TX.

Line Table		
Line #	Direction	Length
L1	N88°22'06"E	1738.74'
L2	N01°51'00"W	19.31'
L3	N88°09'00"E	15.07'
L4	S02°36'21"E	19.37'
L5	N88°22'06"E	157.03'
L6	S63°52'39"E	69.42'
L7	N68°05'05"E	39.33'
L8	N88°20'56"E	186.80'
L21	S88°20'07"W	190.44'
L22	S68°05'05"W	43.33'
L23	N63°52'53"W	72.41'
L24	S88°22'05"W	1907.30'

GENERAL NOTES

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2018)
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M.M. MCARVER SURVEY, ABSTRACT NO. 10
HAYS COUNTY, TEXAS

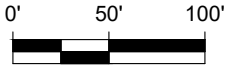
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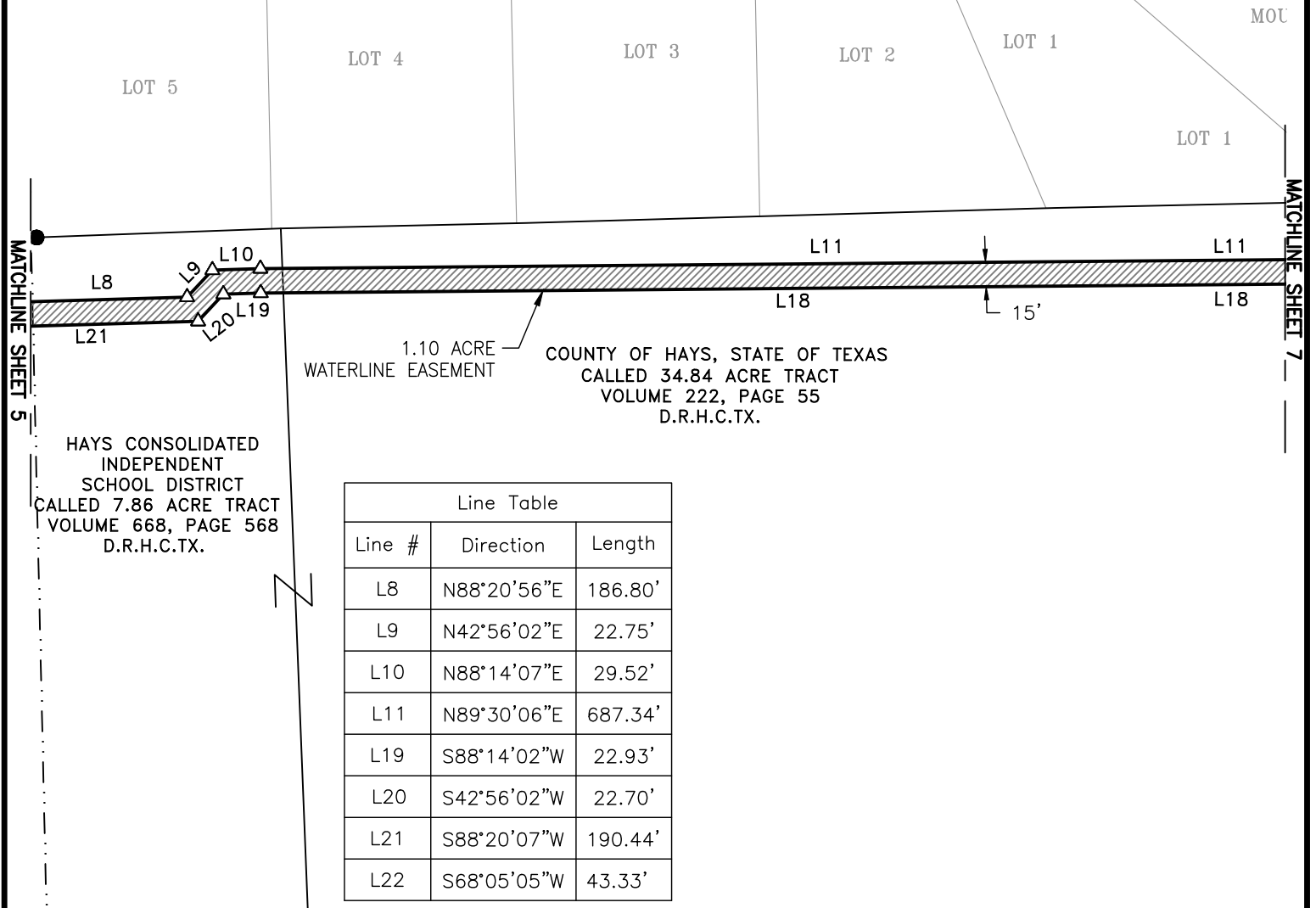


LEGEND

- ⊗ MAG NAIL
- 5/8" IRON ROD WITH CAP "KENT MCMILLAN RPLS 4341" CALCULATED POINT
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
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- EASEMENT

MOUNTAIN CITY OAKS SUBDIVISION
SECTION 2
VOLUME 2, PAGE 109
P.R.H.C.TX.

M.M. MCCARVER SURVEY,
ABSTRACT NO. 10



1.10 ACRE WATERLINE EASEMENT
COUNTY OF HAYS, STATE OF TEXAS
CALLED 34.84 ACRE TRACT
VOLUME 222, PAGE 55
D.R.H.C.TX.

HAYS CONSOLIDATED
INDEPENDENT
SCHOOL DISTRICT
CALLED 7.86 ACRE TRACT
VOLUME 668, PAGE 568
D.R.H.C.TX.

Line Table		
Line #	Direction	Length
L8	N88°20'56"E	186.80'
L9	N42°56'02"E	22.75'
L10	N88°14'07"E	29.52'
L11	N89°30'06"E	687.34'
L19	S88°14'02"W	22.93'
L20	S42°56'02"W	22.70'
L21	S88°20'07"W	190.44'
L22	S68°05'05"W	43.33'

GENERAL NOTES

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PAGE 6
OF 7

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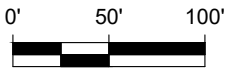
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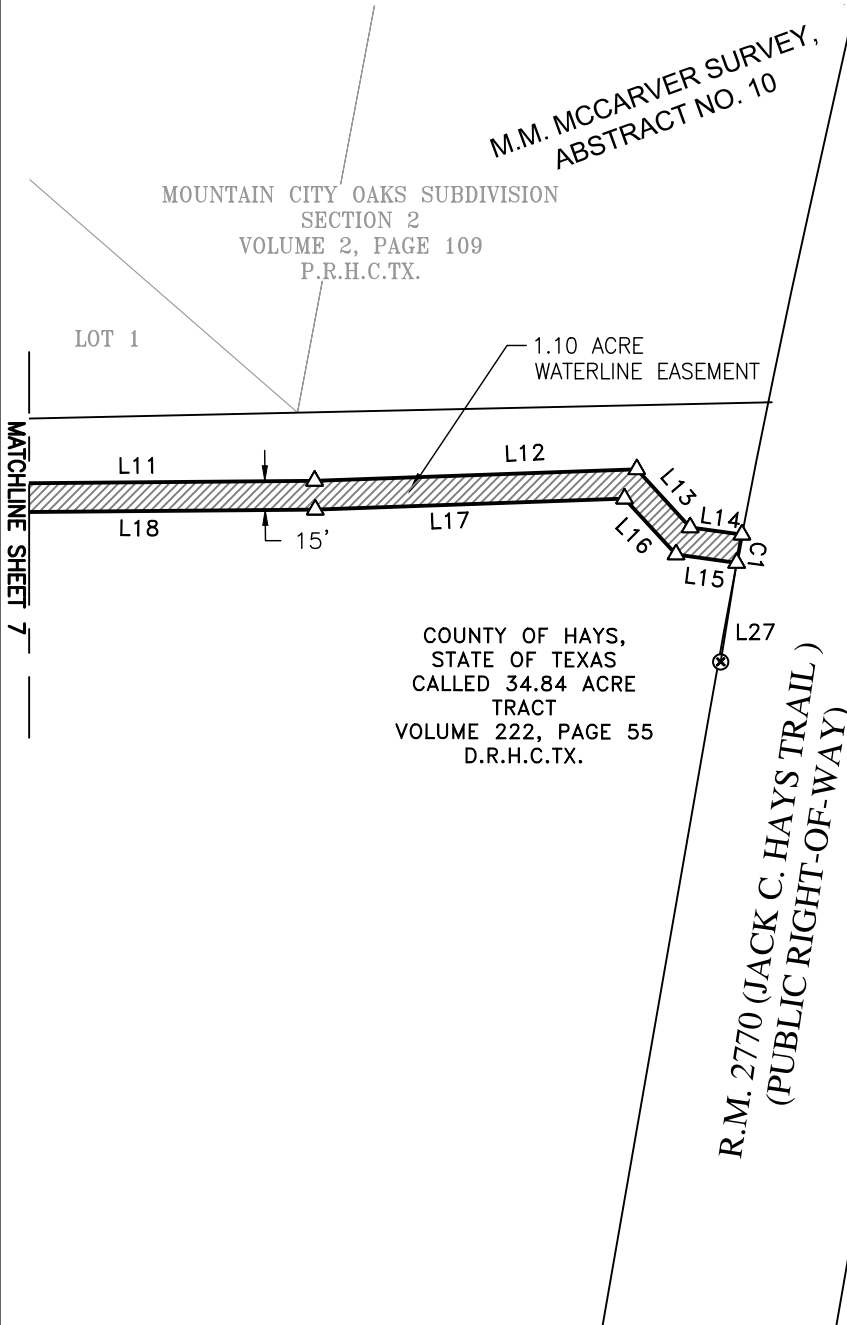




Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	14.99'	5,788.83	0°08'54"	S10°46'12"W	14.99'

LEGEND

- ⊗ MAG NAIL
- 5/8" IRON ROD WITH CAP "KENT MCMILLAN RPLS 4341" CALCULATED POINT
- △ P.O.B.
- △ P.O.C.
- P.O.B. POINT OF BEGINNING
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- BOUNDARY LINE
- - - - - ABSTRACT LINE
- FLYTIE
- ▨ EASEMENT



Line Table		
Line #	Direction	Length
L12	N87°57'08"E	167.87'
L13	S42°33'24"E	41.06'
L14	S82°01'29"E	27.32'
L15	N82°00'17"W	31.90'
L16	N42°42'06"W	39.57'
L17	S87°57'08"W	161.13'
L18	S89°30'06"W	687.54'
L27	S09°08'18"W	52.26'

COUNTY OF HAYS,
STATE OF TEXAS
CALLED 34.84 ACRE
TRACT
VOLUME 222, PAGE 55
D.R.H.C.TX.

R.M. 2770 (JACK C. HAYS TRAIL)
(PUBLIC RIGHT-OF-WAY)

GENERAL NOTES

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2018)
2. VERTICAL DATUM: NAVD88
3. ALL DISTANCES SHOWN ARE GRID VALUES.

Matt Overall



MATT OVERALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6864
DATE OF SURVEY: 03/14/2023

PAGE 7
OF 7

DATE:	04/26/2023
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PROJ NO.	2173-2003

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M.M. MCGARVER SURVEY, ABSTRACT NO. 10
HAYS COUNTY, TEXAS

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S:\Sectors\Survey\Projects\LJA001\2173\2003_City of Kyle WL\06-CAD\Civil 3D\Plats\HAYS ISD TRACTS\HAYS ISD EASEMENT_CORRECTED - R1.dwg 4/26/2023