

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.019 OF ONE ACRE (838 SQUARE FEET) TRACT OF LAND IN THE THOMAS B. WESTBROOK, ABSTRACT NO. 468, HAYS COUNTY, TEXAS; BEING OUT OF A CALLED 44.837 ACRE TRACT OF LAND AS CONVEYED TO HAYS COUNTY INDEPENDENT SCHOOL DISTRICT IN VOLUME 3383, PAGE 632 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 0.019 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a cap stamped "BGE INC" set on the southeast line of a called 221.858 acre tract of land as conveyed unto Hays Consolidated Independent School District in Volume 3365, Page 790 of the Official Public Records of Hays County, Texas, at the common corner of said 44.837 acre tract and Lot 29, Block "F" as shown on the plat of Marigold Phase 1 recorded in Document Number 24012317 of the Plat Records of Hays County, Texas, from which a 1/2-inch iron rod found bears, S 61°04'19" E, a distance of 1.13 feet;

THENCE, S 48°48'36" E, coincident with the common line of the 44.837 acre tract and said Lot 29, passing at a distance of 25.01 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of Lot 29 and the remainder of a called 82.236 acre tract of land as conveyed unto Walton Texas, LP in Document number 17005079 of the Official Public Records of Hays County, and continuing coincident with the common line of the 44.837 acre tract and the remainder of said 82.236 acre tract, a total distance of 182.18 feet to a calculated point for the southwesterly corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, departing said common line, over and across the 44.836 acre tract, the following three (3) courses:

- 1) N 40°44'50" E, a distance of 55.82 feet to a calculated point on the southwest line of an existing 15' Waterline Easement as recorded in Document Number 18011565 of the Official Public Records of Hays County, Texas, for the northwesterly corner of the herein described tract;
- 2) S 49°15'10" E, coincident with said southwest line, a distance of 15.00 feet to a calculated point for the northeasterly corner of the herein described tract;
- 3) S 40°44'50" W, departing said southwest line, a distance of 55.93 feet to a calculated point on the common line of the 44.836 acre tract and the remainder of the aforementioned 82.236 acre tract, for the southeasterly corner of the herein described tract;

THENCE, N 48°48'36" W, coincident with said common line, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.019 of one acre (838 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE, Inc and are true and correct to the best of my knowledge. The Basis of Bearing recited herein is the Texas State Plane Coordinate System, South Central Zone, NAD 83. An exhibit plat with like job number and date was prepared in conjunction with this metes and bounds description.



Dion P. Albertson RPLS No. 4963
BGE, Inc.
7330 San Pedro Ave, Suite 202
San Antonio TX 78216
Telephone: 210-581-3600
TBPLS Licensed Surveying Firm No. 10194490

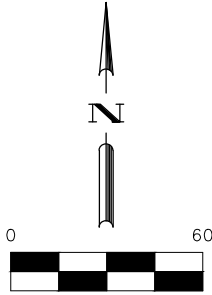


9/16/2024

Date

Date: September 16, 2024
Job No: 10800-01

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



HAYS CONSOLIDATED
INDEPENDENT
SCHOOL DISTRICT
SPECIAL WARRANTY DEED
CALLED 221.858 ACRES
VOL. 3365, PG. 790
O.P.R.H.C.

15' WATERLINE EASEMENT
DOC. NO. 18011565
O.P.R.H.C.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 40°44'50" E	55.82'
L2	S 49°15'10" E	15.00'
L3	S 40°44'50" W	55.93'
L4	N 48°48'36" W	15.00'
L5	S 61°04'19" E	1.13'

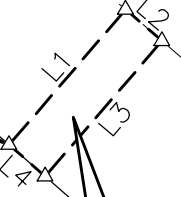
P.O.C. → L5

25.01' (F) 0.98'

S 48°48'36" E 182.18'

MARIGOLD PHASE 1
DOC. NO. 24012317
P.R.H.C.

P.O.B. →



HAYS COUNTY INDEPENDENT
SCHOOL DISTRICT
CALLED 44.837 ACRES
VOL. 3383, PG. 632
O.P.R.H.C.

WALTON TEXAS, LP
REMAINDER OF A CALLED
82.236 ACRES
DOC. NO. 17005079
O.P.R.H.C.

0.019 OF ONE
ACRE
838 SQUARE FEET
15' WATERLINE
EASEMENT

LEGEND

- DOC. DOCUMENT NUMBER
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS, HAYS COUNTY
- P.R.H.C. PLAT RECORDS HAYS COUNTY
- △ CALCULATED POINT
- SET 1/2" IRON ROD W/CAP "BGE INC"
- FOUND 1/2" IRON ROD

**THOMAS B.
WESTBROOK
ABSTRACT NO. 468**

BEARING BASIS

BEARING ORIENTATION IS BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE 4204, NAD83.



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TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=60'

SHEET **3**
OF 3

\\bgeinc\data\TXC\Projects\DRHorton\10800-00-Marigold_Ph_3_and_4\SV\04_Finals\Drawings\EASEMENTS\10800-00_0.019_AC_WLE_1.dwg, 9/16/2024 9:01 AM, Tyler