



# EXHIBIT "A"

**SPOT ON SURVEYING**  
*Land Surveying & Mapping*

ACCESS EASEMENT – PART 2  
METES & BOUNDS

BEING 0.522 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE HERDER SURVEY NO. 537, ABSTRACT NO. 239, SITUATED IN THE CITY OF BUDA, HAYS COUNTY, TEXAS, SAID 0.522 ACRES BEING A PORTION OF THAT 4.345 ACRE TRACT CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BY WARRANTY DEED RECORDED VOLUME 616, PAGE 75, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS (R.P.R.H.C.TX.), SAID 0.522 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** at a found iron rod with aluminum cap "ILLEGIBLE", said point being accepted as a point in the Southerly limits of Old West Trail Subdivision, according to the map or plat recorded in Volume 3, Page 307, Plat Records, Hays County, Texas (P.R.H.C.TX.), also being accepted as the common Northeast corner of that 15.00 acre tract conveyed to Hays Consolidated Independent School District by Warranty Deed recorded in Volume 464, Page 316, (R.P.R.H.C.TX.) and the Northwest corner of said 4.345 acre tract;

THENCE S 1° 47' 15" E, 18.99 feet leaving said Subdivision with the common limits of said 15.00 acre tract and said 4.345 acre tract to the calculated Northeast corner of part one of this description, for the **TRUE POINT OF BEGINNING** and Northwest corner hereof;

THENCE N 88° 21' 51" E, 378.73 feet leaving said common limits through the interior of said 4.345 acre tract to a calculated point of intersection in the common Westerly Right of Way limits of Old West Trail, (ROW), 64 feet wide and the Easterly limits of said 4.345 acre tract, for the Northeast corner hereof, from which a found iron rod with cap stamped "G&R SURVEYING", falls N 1° 42' 31" E, 20.30 feet from said point being accepted as the Southeast corner of Lot 37, of said Subdivision and as the Northeast corner of said 4.345 acre tract, for reference purposes;

THENCE S 01° 42' 31" E, 60.00 feet with the common limits of said (ROW) and limits of said 4.345 acre tract to a calculated point of intersection with a line being parallel with and 60.00 feet Southerly of the previously described line, for the Southeasterly corner hereof;

THENCE S 88° 21' 51" W, 378.65 feet leaving said (ROW), through the interior of said 4.345 acre tract with said parallel line to a calculated point of intersection in the common limits of said 15.00 acre tract and said 4.345 acre tract, for the Southwest corner hereof;

THENCE N 01° 47' 15" W, 60.00 feet, leaving said parallel line, with the common limits of said 15.00 acre tract and said 4.345 acre tract to the POINT OF BEGINNING hereof, containing a calculated area of 22,721.52 sq. ft., 0.522 acres. Said field notes being described in accordance with a survey made on the ground by me or under my direction. See Exhibit "B" Survey sketch attached hereto and made a part hereof. All bearings shown are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.

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SOS J/N: 0013-24-003 – ACCESS EASEMENT – PART 2



April 16, 2025

Date