

## SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

COUNTY OF HAYS

§ KNOW ALL PERSONS BY THESE PRESENTS:

That the **Hays Consolidated Independent School District**, a political subdivision of the State of Texas, hereinafter called "**Grantor**," for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), together with other good and valuable consideration, to Grantor cash in hand paid by **The City of Kyle, Texas**, a Texas municipal corporation, hereinafter called "**Grantee**", the receipt of which is hereby acknowledged, has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY** unto the said **Grantee**, all that certain lot, tract or parcel of land known and described as follows:

All that certain parcel or tract of land being 0.0850 acres, more or less, located in Hays County, Texas, as more particularly described in metes and bounds in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein as if fully transcribed herein (the "Property"), together with all improvements thereon, fixtures affixed thereto, and appurtenances thereto; including all of Grantor's right, title and interest, if any, in and to any and all rights of Grantor in and to all roads, alleys, easements, streets and ways adjacent to the Property.

This conveyance is expressly made subject to the restrictions, covenants and easements, if any, apparent on the ground, and utility easements, if any, in use by the City or any other public utility, or now in force and existing of record in the office of the County Clerk of Hays County, Texas, to which reference is here made for all purposes.

**TO HAVE AND TO HOLD** the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said Grantee, **The City of Kyle, Texas**, its successors and assigns forever, and Grantor does hereby bind their successors and assigns to **WARRANT AND FOREVER DEFEND**, all and singular, the said premises unto **The City of Kyle, Texas**, the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof same by, through or under the Grantors, but not otherwise.

**SUBJECT HOWEVER**, that in the event the Grantee abandons the Property through formal action of the City Council adopting an ordinance closing and abandoning the Property for use as a right-of-way, the herein described Property shall revert to Grantor, or its assigns free and clear of any claims of the Grantee, provided that the Grantee may retain utility easements located within the Property or a portion thereof.

*<Grantor signature on next page>*

**EXECUTED** at \_\_\_\_\_, \_\_\_\_\_ County, Texas, this the \_\_\_\_ day of \_\_\_\_\_ 2025.

**BOARD OF TRUSTEES OF THE AYS CONSOLIDATED  
INDEPENDENT SCHOOL DISTRICT**

\_\_\_\_\_  
By: President, Board of Trustees

**STATE OF TEXAS**

**COUNTY OF HAYS**

|  
|  
|

**ACKNOWLEDGMENT**

On this day personally appeared \_\_\_\_\_, known to me to be the person whose signature appears on the foregoing instrument, and having been sworn upon her oath, stated that she was the President of the Board of Trustees of the Hays Consolidated Independent School District; that she was authorized to execute such instrument pursuant to resolution of the Board of Trustees adopted on \_\_\_\_\_ and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes and consideration expressed therein.

To certify which, witness my hand and seal of office affixed this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

*<Grantee signature on next page>*

**ACCEPTED BY THE CITY OF KYLE, TEXAS (Grantee):**

By: \_\_\_\_\_

Travis Mitchell, Mayor

Mailing Address: 100 Center Street, Kyle, Hays County, Texas 78640.

**THE STATE OF TEXAS** §

**COUNTY OF HAYS** §

**BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, Mayor, City of \_\_\_\_\_, Texas, Grantee herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** on this the \_\_\_\_ day of \_\_\_\_ 2025.

\_\_\_\_\_  
Notary Public-State of Texas

**AFTER RECORDING PLEASE RETURN TO:**

City of Kyle

Attn: City Secretary

100 Center Street, Kyle

Hays County, Texas 78640



## EXHIBIT A

0.0850 Ac.  
John Cooper Survey, Abstract No. 100  
City of Kyle, Hays County, Texas

Project No. 1023081053  
FN 51251  
April 15, 2025  
Page 1 of 7

### TRACT DESCRIPTION FOR PARCEL 7 PART 1 AND 2

DESCRIPTION OF TWO PARCELS OF LAND TOTALING 0.0850 OF ONE ACRE (3,703 SQ. FT.) OF LAND LOCATED IN THE JOHN COOPER SURVEY, ABSTRACT 100, CITY OF KYLE, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE BOARD OF TRUSTEES FOR THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT (H.C.I.S.D.), RECORDED IN VOLUME 2029, PAGE 661, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO (2) PARTS AS FOLLOWS:

#### PART 1: 0.0160 of one acre (696 sq. ft.)

**COMMENCING** at a 5/8-inch iron rod with a plastic cap stamped "HR GREEN" found 305.95 feet left of Kohler's Crossing Engineer's Centerline Station (E.C.S.) 45+62.45 for the northeast corner of that certain tract of land described in a deed to the City of Kyle (PID 88919), and recorded in Volume 1415, Page 83, O.P.R.H.C.TX., same being on the west line of Lot 2, Block A, Plum Creek Phase II, Section 1A, recorded in Cabinet 14, Page 225, Plat Records of Hays County, Texas (P.R.H.C.TX.), and described in a deed to A+ Federal Credit Union, recorded in Volume 3555, Page 626, O.P.R.H.C.TX.;

**THENCE, South S00°45'07" East**, with the common line of said Lot 2, Block A, and said City of Kyle (PID 88919) tract, a distance of **259.67 feet** to a 1/2-inch iron rod with a plastic cap found 46.29 feet left of E.C.S. 45+60.48 on the existing north right-of-way line of Kohler's Crossing, a variable width right-of-way (R.O.W.), per Quitclaim Deed dated September 10, 1991 and described as Parcel 1, no recording information found, same being the north line of that certain tract of land described as Parcel 3, Tract 2 to the City of Kyle in Volume 3220, Page 508, O.P.R.H.C.TX., being the common south corner of said City of Kyle (PID 88919) tract and said Lot 2, Block A ;

**THENCE, North 88°48'55" East**, with the existing north right-of-way line of said Kohler's Crossing and said Parcel 3, Tract 2, being the south line of said Lot 2, Block A, the south terminus of Burnam, a 70 foot R.O.W., as dedicated in said Plum Creek Phase II, Section 1A, and the south line of Lot 1, Block B of said Plum Creek Phase II, Section 1A, as described in a deed to KOP Plum Creek, L.P., recorded in Document No. 80005185, O.P.R.H.C.TX., a distance of **577.66 feet** to a calculated point for the southeast corner of said Lot 1, Block B, same being the intersection of said north R.O.W. line and the west R.O.W. line of Everett, a 60 foot R.O.W., as dedicated in said Plum Creek Phase II Section 1A;

**THENCE, North 01°06'54" West**, departing the existing north R.O.W. line of said Kohler's Crossing, with the west R.O.W. line of said Everett, being the east line of said Lot 1, Block B, a distance of **28.74 feet** to a calculated point;

**THENCE, North 88°48'41" East**, departing the east line of said Lot 1, Block B, over and across said Everett, a distance of **60.00 feet** to a 5/8-inch iron rod with plastic cap stamped "SAM" (Surface Coordinates of N=13,924,984.38, E=2,324,363.73) set 75.00 feet left of E.C.S. 51+98.17 on the east R.O.W. line of said Everett, being the west line of said Board of Trustees for the H.C.I.S.D. tract, on the proposed north R.O.W. line of Kohler's Crossing, for the **POINT OF BEGINNING** and northwest corner of the parcel described herein;

**THENCE**, departing the east R.O.W. line of said Everett, with the proposed north R.O.W. line of Kohler's Crossing, over and across said Board of Trustees for the H.C.I.S.D. tract, the following three (3) courses and distances:

1. **North 88°48'41" East**, a distance of **21.83 feet** to a 5/8-inch iron rod with plastic cap stamped "SAM" set 75.00 feet left of E.C.S. 52+20.00 for an angle point;



0.0850 Ac.  
John Cooper Survey, Abstract No. 100  
City of Kyle, Hays County, Texas

Project No. 1023081053  
FN 51251  
April 15, 2025  
Page 2 of 7

2. **South 57°35'26" East**, a distance of **18.01 feet** to a 5/8-inch iron rod with plastic cap stamped "SAM" set 65.03 feet left of E.C.S. 52+35.00, for an angle point; and
3. **South 01°11'19" East**, a distance of **10.97 feet** to a 5/8-inch iron rod with plastic cap stamped "SAM" set 54.06 feet left of E.C.S. 52+35.00, on the existing north R.O.W. line of said Kohler's Crossing, and the north R.O.W. line of that certain 0.273 acre tract of land described to the City of Kyle in Volume 3226, Page 168, O.P.R.H.C.TX., being the south line of said Board of Trustees for the H.C.I.S.D. tract, for the southeast corner of the parcel described herein;

**THENCE, South 88°53'13" West**, with the existing north R.O.W. line of said Kohler's Crossing, and the north line of said 0.273 acre City of Kyle tract, being the south line of said Board of Trustees for the H.C.I.S.D. tract, a distance of **36.85 feet** to a calculated point for the intersection of said north R.O.W. line and the east R.O.W. line of said Everett, for the southwest corner of said Board of Trustees for the H.C.I.S.D. tract and the parcel described herein;

**THENCE, North 01°06'54" West**, departing the existing north R.O.W. line of said Kohler's Crossing, with the common line of said Everett and said Board of Trustees for the H.C.I.S.D. tract, a distance of **20.89 feet** to the **POINT OF BEGINNING**, and containing **0.0160 of one acre (696 sq. ft.)** of land.

**PART 2: 0.0690 of one acre (3,007 sq. ft.)**

**COMMENCING** at a 1/2-inch iron rod with a plastic cap stamped "L&J" found 532.60 feet left of Kohler's Crossing Engineer Centerline Station (E.C.S.) 57+14.07, on the east line of a called 1.5808 acre tract, also known as "Tract 1", described in a deed to the City of Kyle, Texas, in Document No. 23033099, O.P.R.H.C.TX., for the northwest corner of a called 0.9756 acre tract described in a deed to the City of Kyle, Texas in Document No. 23017316, O.P.R.H.C.TX.;

**THENCE, South 01°06'21" East**, with the east line said 1.5808 acre tract, the west line of said 0.9756 acre City of Kyle tract, and the west line of Lot 1, Heroes Memorial Park, a subdivision of record in Document No. 22012717, P.R.H.C.TX., and described in a deed to the City of Kyle, Texas, recorded in Document No. 21062840 O.P.R.H.C.TX., a distance of **425.63 feet** to a calculated point;

**THENCE, South 88°53'39" West**, departing the west line of said Lot 1, over and across said 1.5808 acre tract, a distance of 100.01 feet to a 5/8" iron rod with plastic cap stamped "SAM" (Surface Coordinates of N=13,925,025.10, E=2,324,778.24) set 107.11 feet left of E.C.S. 56+13.45, on the proposed north right-of-way line of said Kohler's Crossing, the east line of said Board of Trustees for the H.C.I.S.D. tract, and the west line of said 1.5808 acre City of Kyle tract, for the **POINT OF BEGINNING** and north corner of the parcel described herein;

**THENCE, South 01°06'35" East**, with the east line of said Board of Trustees for the H.C.I.S.D. tract and the west line of said 1.5808 acre City of Kyle tract, a distance of **53.55 feet** to a 1/2-inch iron rod with a plastic cap stamped "4WARD BOUNDARY" found on the existing north right-of-way line of said Kohler's Crossing and the north line of said 0.273 acre City of Kyle tract, for the southeast corner of said Board of Trustees for the H.C.I.S.D. tract and the parcel described herein;

**THENCE, South 88°53'13" West**, with the existing north right-of-way line of Kohler's Crossing, and the north line of said 0.273 acre City of Kyle tract, a distance of **167.68 feet** to an 5/8" iron rod with plastic cap stamped "SAM" set 53.78 feet left of E.C.S. 54+45.69, on the proposed north right-of-way line of said Kohler's Crossing, for the west corner of the parcel described herein;



# EXHIBIT B

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N88° 48' 41" E	21.83'
L2	S57° 35' 26" E	18.01'
L3	S01° 11' 19" E	10.97'
L4	S88° 53' 13" W	36.85'
L5	N01° 06' 54" W	20.89'
(L5)	(N01° 06' 44" W)	(369.93')

P.O.C.  
PART 1  
5/8" W/ PCAP  
"HR GREEN"  
45+62.45  
305.95' LT

HAYS COUNTY P.I.D. NO. 88919  
THE CITY OF KYLE  
VOL. 1415, PG. 83  
O.P.R.H.C. TX.

HAYS COUNTY P.I.D. NO. 130336  
A+ FEDERAL CREDIT UNION  
VOL. 3555, PG. 626  
O.P.R.H.C. TX.

LOT 2, BLOCK A  
PLUM CREEK, PHASE II  
SECTION 1A  
CAB. 14, PG. 225  
P.R.H.C. TX.

1/2" W/ PCAP  
45+60.48  
46.29' LT

BURNHAM  
70' R.O.W.  
(VOL. 14, PG. 225)  
(P.R.H.C. TX.)

HAYS COUNTY P.I.D. NO. 130419  
KOP PLUM CREEK, L.P.  
DOCUMENT NO. 80005185  
O.P.R.H.C. TX.

LOT 1, BLOCK B  
PLUM CREEK, PHASE II  
SECTION 1A  
CAB. 14, PG. 225  
P.R.H.C. TX.

JOHN COOPER SURVEY.  
ABSTRACT NO. 100

0.027 AC. SIDEWALK  
EASEMENT  
PLUM CREEK DEVELOPMENT  
PARTNERS, LTD.  
VOL. 3363, PG. 323  
O.P.R.H.C. TX.

HAYS COUNTY P.I.D. NO. 102948  
AND 130340  
CALLED 10.00 AC.  
BOARD OF TRUSTEES FOR THE  
HAYS CONSOLIDATED INDEPENDENT  
SCHOOL DISTRICT  
VOL. 2029, PG. 661  
O.P.R.H.C. TX.

0.452 AC. PUBLIC UTILITY  
EASEMENT  
PLUM CREEK DEVELOPMENT  
PARTNERS, LTD.  
VOL. 3363 PG. 323  
O.P.R.H.C. TX.

10' WIDE ELECTRIC  
UTILITY EASEMENT  
PEDERNALES ELECTRIC  
COOPERATIVE  
VOL. 659, PG. 867  
P.P.R.H.C. TX.

**7 PART 1**

(0.0160 AC)

51+38.17  
75.00' LT  
N01° 06' 54" W  
28.74'

P.O.B.  
PART 1  
51+98.17  
75.00' LT  
N=13,924,984.38  
E=2,324,363.73

52+20.00  
75.00' LT

52+35.00  
65.03' LT

52+35.00  
54.06' LT

N88° 48' 55" E 577.66'

CITY OF KYLE, TEXAS  
PARCEL 3, TRACT 2  
VOL. 3220, PG. 508  
O.P.R.H.C. TX.

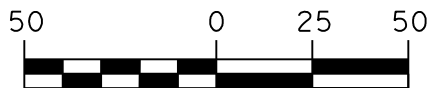
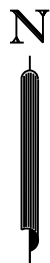
EXISTING R.O.W.

KOHLER'S CROSSING  
(R.O.W. WIDTH VARIES)

ENGINEER'S CENTERLINE

N88° 48' 40" E 1,935.09'

THE CITY OF KYLE, TEXAS  
VOL. 3226, PG. 168  
O.P.R.H.C. TX.



GRAPHIC SCALE  
SCALE: 1" = 50'  
HAYS COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1023081053\100\Survey\03Exhibits\Parcel 7 - PID\_102948\Parcel 7\_Part1.dgn

EXISTING	10.00 AC.	ACQUIRE	0.0850 AC.	REMAINING	9.9150 AC. LEFT
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**SAM**

4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
THE BOARD OF TRUSTEES FOR THE  
HAYS CONSOLIDATED INDEPENDENT  
SCHOOL DISTRICT  
PARCEL 7 PART 1 AND 2  
0.0850 AC. (3,703 SQ. FT.)

PAGE 4 OF 7  
REF. FIELD NOTE NO. 51251





## LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S01°06'35"E	53.55'
L2	N70°22'35"E	31.62'
L3	N45°29'23"E	32.23'

HAYS COUNTY P.I.D. NO. 102948 AND 130340  
CALLED 10.00 AC.  
BOARD OF TRUSTEES FOR THE  
HAYS CONSOLIDATED INDEPENDENT  
SCHOOL DISTRICT  
VOL. 2029, PG. 661  
O.P.R.H.C. TX.

0.452 AC. PUBLIC  
UTILITY EASEMENT  
PLUM CREEK DEVELOPMENT  
PARTNERS, LTD.  
VOL. 3363 PG. 323  
O.P.R.H.C. TX.

10' WIDE ELECTRIC UTILITY  
EASEMENT  
PEDERNALES ELECTRIC  
COOPERATIVE  
VOL. 659, PG. 867  
P.P.R.H.C. TX.

JOHN COOPER SURVEY,  
ABSTRACT NO. 100

P.O.B.  
PART 2  
STA 56+13.45  
107.11' LT  
N=13,925,025.10  
E=2,324,778.24

55+90.00  
85.00' LT

55+60.00  
75.00' LT

7 PART 2

(0.0690 AC)

54+45.69  
53.78' LT

N78°17'43"E 116.26'  
PROPOSED R.O.W.

THE CITY OF KYLE, TEXAS  
VOL. 3226, PG. 168  
O.P.R.H.C. TX.

S88°53'13"W 167.68'  
(S88°53'16"W 575.20')

EXISTING  
R.O.W.

P.O.C.  
PART 2  
1/2" W/ CAP  
"L&J"  
57+14.07  
532.60' LT

1.546 AC. ACCESS AND  
CONSTRUCTION EASEMENT  
PLUM CREEK DEVELOPMENT  
PARTNERS, LTD.  
VOL. 3363, PG. 323  
O.P.R.H.C. TX.

HAYS COUNTY P.I.D.  
NO. R201918  
CITY OF KYLE, TEXAS  
CALLED 0.9756 AC.  
DOC. NO. 23017316  
O.P.R.H.C. TX.

(N01°06'48"W 329.01')

HAYS COUNTY P.I.D.  
201512  
TRACT 1  
CITY OF KYLE, TEXAS  
CALLED 1.5808 AC.  
DOCUMENT NO. 23033099  
O.P.R.H.C. TX.

HAYS COUNTY P.I.D. NO. 185540  
CITY OF KYLE, TEXAS  
DOC. NO. 21062840  
O.P.R.H.C. TX.

LOT 1  
HEROES MEMORIAL PARK  
DOC. NO. 22012717  
P.R.H.C. TX.

EXISTING R.O.W.

57+13.45  
106.97' LT

EXISTING R.O.W.

KOHLER'S CROSSING  
(R.O.W. WIDTH VARIES)

ENGINEER'S CENTERLINE

N88°48'40"E 1,935.09'

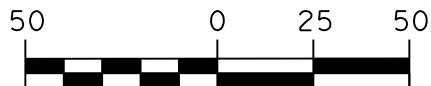
54+00

55+00

56+00

57+00

58+00



GRAPHIC SCALE  
SCALE: 1" = 50'  
HAYS COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1023081053\100\Survey\03Exhibits\Parcel 7 - PID\_102948\Parcel 7\_Part2.dgn

EXISTING	10.00 AC.	ACQUIRE	0.0850 AC.	REMAINING	9.9150 AC. LEFT
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**SAM**

4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
THE BOARD OF TRUSTEES FOR THE  
HAYS CONSOLIDATED INDEPENDENT  
SCHOOL DISTRICT  
PARCEL 7 PART 1 AND 2  
0.0850 AC. (3,703 SQ. FT.)

PAGE 5 OF 7  
REF. FIELD NOTE NO. 51251

TITLE COMMITMENT SCHEDULE "B" NOTES:

ONLY THOSE EASEMENTS LISTED IN TITLE COMMITMENT GF NO. T-184418; EFFECTIVE DATE: FEBRUARY 6, 2025 ISSUED: FEBRUARY 11, 2025 AND RELISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY SAM, LLC.

COMMITMENT FOR TITLE INSURANCE GF NO. T-184418, DATED FEBRUARY 6, 2025 BY FIRST AMERICAN TITLE GUARANTY COMPANY WAS REVIEWED FOR THIS SURVEY.

THE SURVEYOR DID NOT PERFORM ANY ADDITIONAL RESEARCH FOR EASEMENTS OR RESTRICTIONS AFFECTING THIS TRACT. SCHEDULE "B" LISTED EASEMENTS AND RESTRICTIONS ARE NOTED BELOW:

- (1.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)
- (10-1.) 1.EASEMENTS AND EASEMENT RIGHTS AS SET OUT IN VOLUME 2029, PAGE 625, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (AFFECTS TRACT, BLANKET IN NATURE )
- (10-2.) EASEMENTS AND EASEMENT RIGHTS AS SET OUT IN VOLUME 3363, PAGE 323, AS AMENDED IN DOCUMENT NO. 23029904, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (CERTAIN EASEMENTS AFFECT TRACT AS SHOWN)
- (10-3.) AN ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 659, PAGE 867 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (AFFECTS TRACT AS SHOWN)
- (10-4.) A UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 9918596 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (MAY AFFECT PROPERTY. DESCRIPTION COULD NOT BE PLOTTED ON SURVEY)
- (10-5.) ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
- (10-6.) ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
- (10-7.) ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN FACILITIES USE AGREEMENT OF RECORD IN VOLUME 2029, PAGE 646, AS AMENDED IN VOLUME 2363, PAGE 261 AND DOCUMENT NO. 21062336, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (DOES NOT AFFECT TRACT)
- (10-8.) ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN AGREEMENT REGARDING DEVELOPMENT OF RECORD IN VOLUME 3363, PAGE 323, AS AMENDED IN DOCUMENT NO. 23029904, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (CERTAIN EASEMENTS AFFECT TRACT AS SHOWN)
- (10-9.) ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DRAINAGE AND DETENTION EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 21062403 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (DOES NOT AFFECT TRACT)
- (10-10.) ALL TERMS AND CONDITIONS CONCERNING THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF) AS DESCRIBED IN THAT AFFIDAVIT OF RECORD IN VOLUME 2126, PAGE 373 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS REFERENCED IN THAT AFFIDAVIT OF COMPLETION RECORDED IN DOCUMENT NO. 19007595, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (DOES NOT AFFECT TRACT)

(10-11.) RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.) (NOT A SURVEY MATTER)


(10-12.) RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY) (NOT A SURVEY MATTER)

(10-13.) ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE. (NOT A SURVEY MATTER)

(10-14.) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY) (SUBJECT TO, IF APPLICABLE) (NOT A SURVEY MATTER)

PAGE 6 OF 7  
REF. FIELD NOTE NO. 51251

FILE:\\saminc\AUS\PROJECTS\1023081053\100\Survey\03Exhibits\Parcel 7 - PID\_102948\Parcel 7\_Part2.dg

EXISTING	10.00 AC.	ACQUIRE	0.0850 AC.	REMAINING	9.9150 AC. LEFT
		4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300		RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF THE BOARD OF TRUSTEES FOR THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT PARCEL 7 PART 1 AND 2 0.0850 AC. (3,703 SQ. FT.)	

# LEGEND

- 5/8" IRON ROD SET WITH PLASTIC CAP  
STAMPED "SAM" SET
- ⊕ MAG NAIL FOUND (UNLESS NOTED)
- IRON ROD FOUND (AS NOTED)
- ⊙ IRON PIPE FOUND (AS NOTED)
- ⊗ COTTON SPINDLE FOUND
- ✕ "X" SCRIBED IN CONCRETE FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- R.O.W. RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF  
HAYS COUNTY, TEXAS
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PARCEL LIMITS

## NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. T-184418, EFFECTIVE DATE FEBRUARY 6, 2025, AND ISSUED DATE FEBRUARY 11, 2025. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN. TITLE COMMITMENT SCHEDULE "B" ITEM NOTES ARE LISTED ON PAGE 6 OF 7.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

\* AREA CALCULATED BY SAM,LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Mark A. Mercado*

MARK A. MERCADO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6350, STATE OF TEXAS

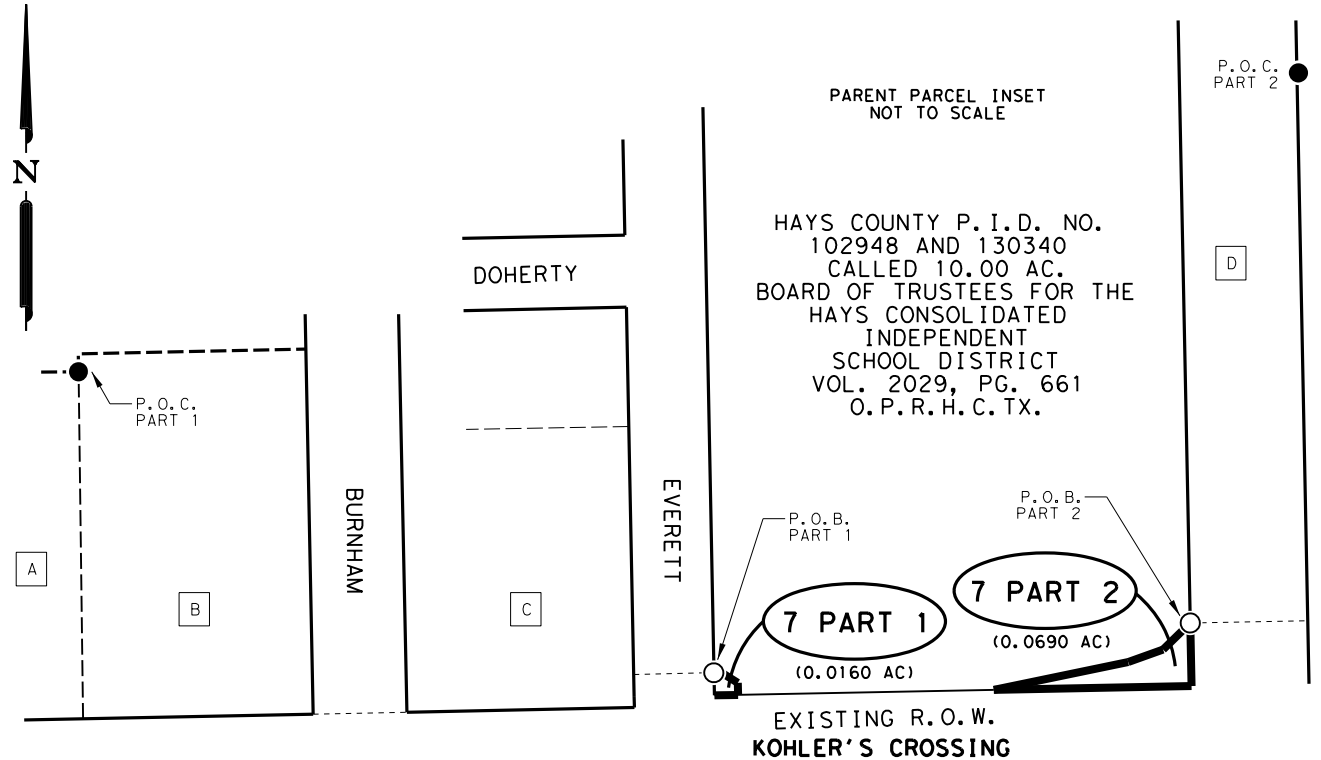
4/15/2025

DATE



FILE: \\saminc\AUS\PROJECTS\1023081053\100\Survey\03Exhibits\Parcel 7 - PID\_102948\Parcel 7\_Part2.dgn

EXISTING	10.00 AC.	ACQUIRE	0.0850 AC.	REMAINING	9.9150 AC. LEFT
		4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300		RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF THE BOARD OF TRUSTEES FOR THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT PARCEL 7 PART 1 AND 2 0.0850 AC. (3,703 SQ. FT.)	



HAYS COUNTY P.I.D. NO. 88919  
THE CITY OF KYLE  
VOL. 1415, PG. 83  
O.P.R.H.C.TX.

HAYS COUNTY P.I.D. NO. 130419  
KOP PLUM CREEK, L.P.  
DOCUMENT NO. 80005185  
O.P.R.H.C.TX.

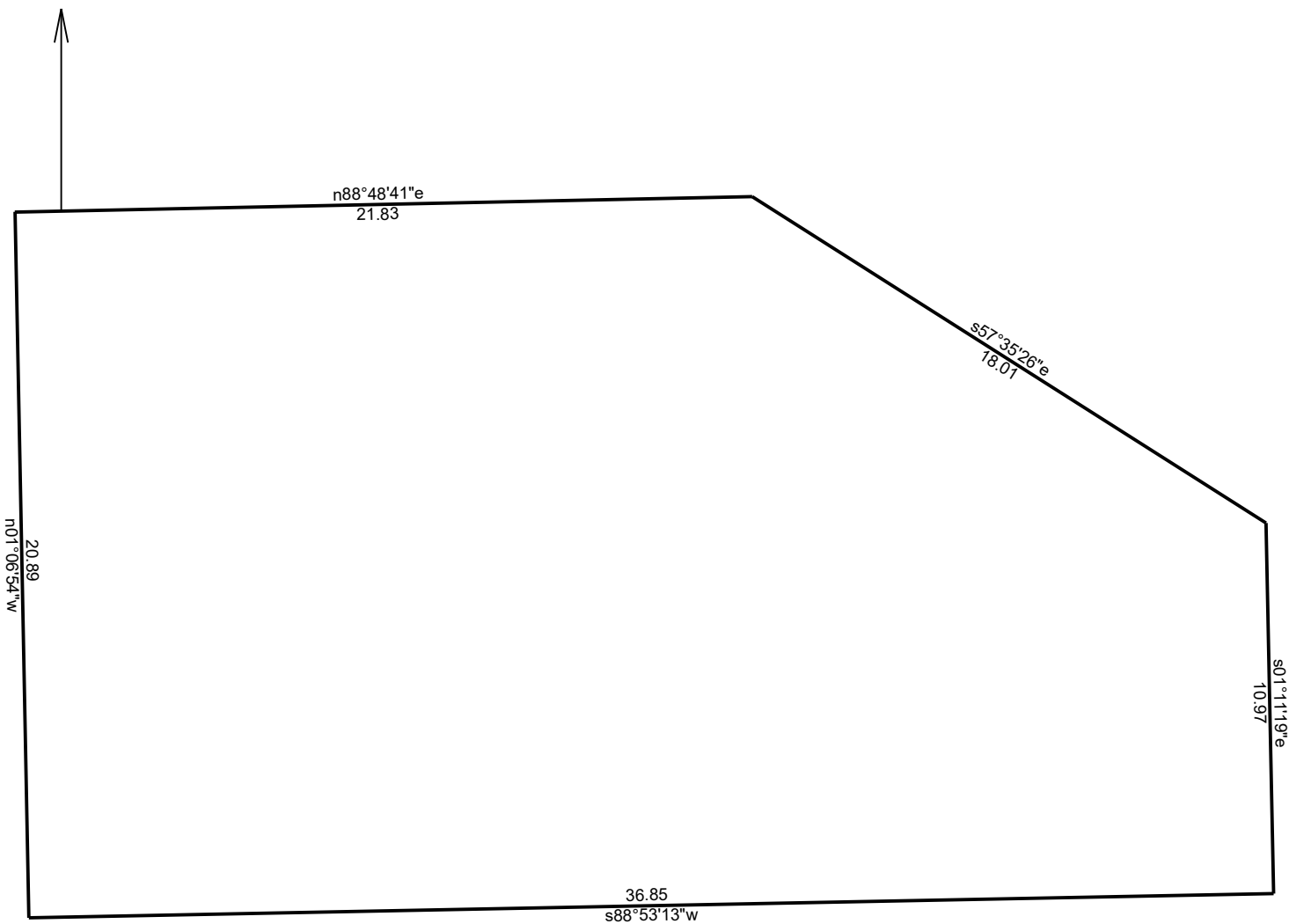
LOT 1, BLOCK B  
PLUM CREEK, PHASE II  
SECTION 1A  
CAB. 14, PG. 225  
P.R.H.C.TX.

HAYS COUNTY P.I.D. NO. 130336  
A+ FEDERAL CREDIT UNION  
VOL. 3555, PG. 626  
O.P.R.H.C.TX.

LOT 2, BLOCK A  
PLUM CREEK, PHASE II  
SECTION 1A  
CAB. 14, PG. 225  
P.R.H.C.TX.

HAYS COUNTY P.I.D. 201512  
TRACT 1  
CITY OF KYLE, TEXAS  
CALLED 1.5808 AC.  
DOCUMENT NO. 23033099  
O.P.R.H.C.TX.

PAGE 7 OF 7  
REF. FIELD NOTE NO. 51251



4/9/2025

Scale: 1 inch= 5 feet

File: Parcel 7 Part 1\_Description.ndp

Tract 1: 0.0160 Acres (696 Sq. Feet), Closure: s71.4028w 0.01 ft. (1/12773), Perimeter=109 ft.

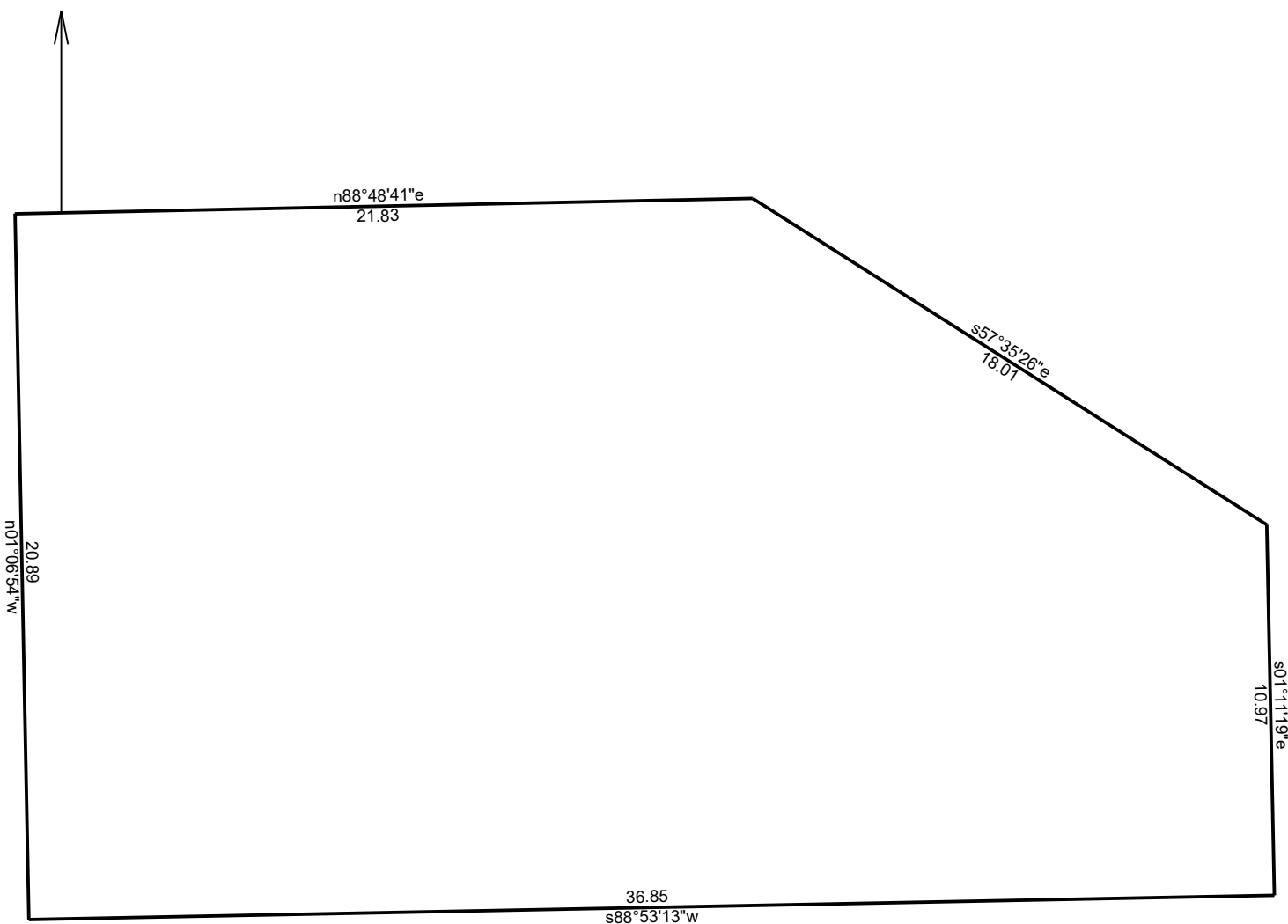
01 n88.4841e 21.83

02 s57.3526e 18.01

03 s01.1119e 10.97

04 s88.5313w 36.85

05 n01.0654w 20.89



4/7/2025

Scale: 1 inch= 5 feet

File: Parcel 7 Part 1\_Plat.ndp

Tract 1: 0.0160 Acres (696 Sq. Feet), Closure: s71.4028w 0.01 ft. (1/12773), Perimeter=109 ft.

01 n88.4841e 21.83

02 s57.3526e 18.01

03 s01.1119e 10.97

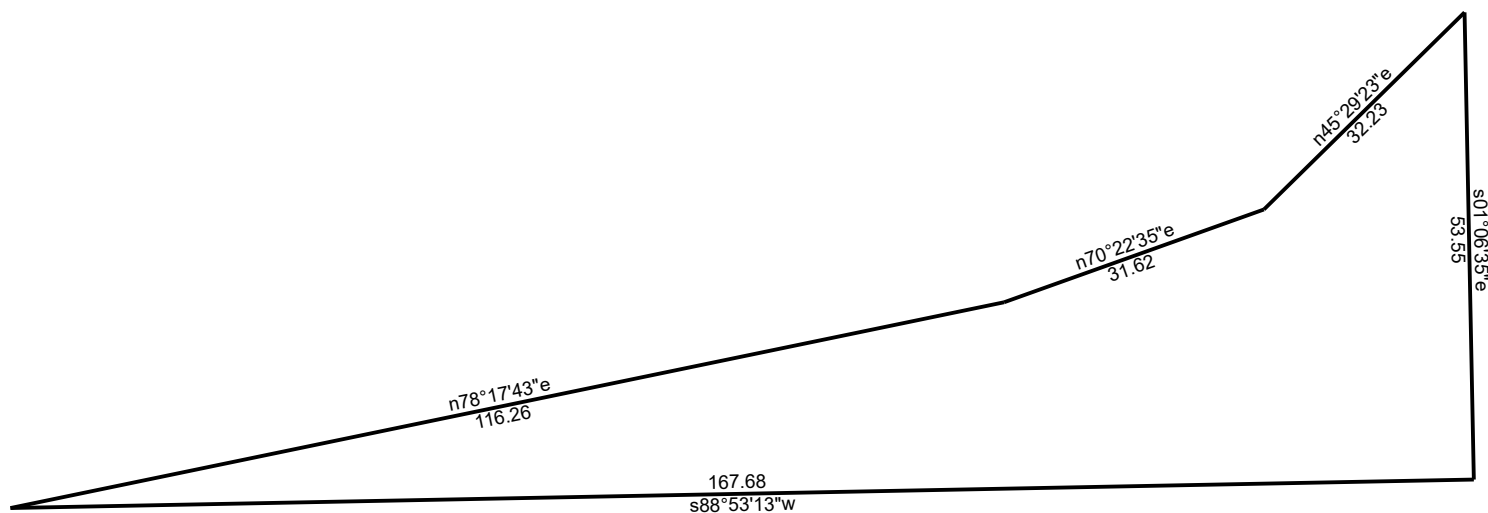
04 s88.5313w 36.85

05 n01.0654w 20.89

1 Map Check Report  
2  
3 Project: Default  
4 Alignment: Parcel 7 Part 1  
5 Description:  
6

Type	Point Name\ Direction	Length	Northing\ Latitude	Easting\ Departure
POT ( POT)			13924984.38	2324363.73
	N88°48'41"E	21.83	0.45	21.82
PI ( PI)			13924984.83	2324385.55
	S57°35'26"E	18.01	-9.65	15.20
PI ( PI)			13924975.18	2324400.75
	S01°11'19"E	10.97	-10.97	0.23
PI ( PI)			13924964.21	2324400.98
	S88°53'13"W	36.85	-0.72	-36.85
PI ( PI)			13924963.49	2324364.13
	N01°06'54"W	20.89	20.89	-0.41
POT ( POT)			13924984.38	2324363.73

21  
22 Northing Error: 0.00 ft  
23 Easting Error: 0.00 ft  
24 Closing Direction: N00°00'00"W  
25 Closing Distance: 0.00 ft  
26 Closed Area: 695.8120 sq ft (0.0160 ac)  
27 Perimeter: 108.56 ft  
28 Precision: NaN : 1  
29  
30  
31



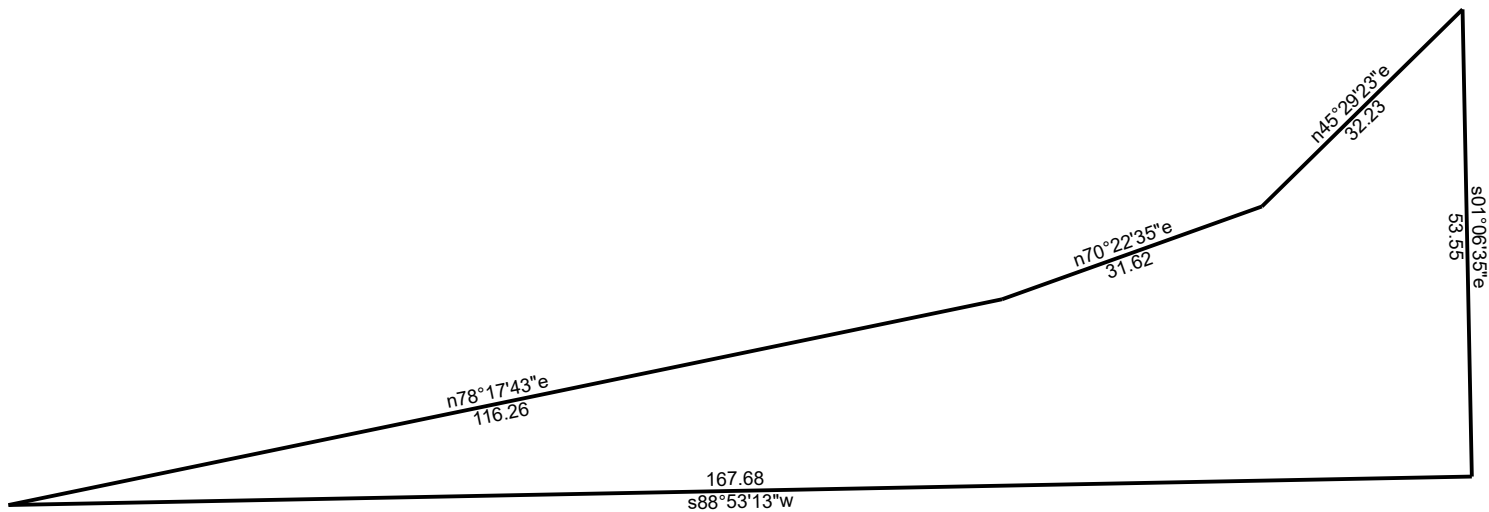
4/14/2025

Scale: 1 inch= 22 feet

File: Parcel 7 Part 2\_Description.ndp

Tract 1: 0.0690 Acres (3007 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/173960), Perimeter=401 ft.

01 s01.0635e 53.55  
02 s88.5313w 167.68  
03 n78.1743e 116.26  
04 n70.2235e 31.62  
05 n45.2923e 32.23



4/14/2025

Scale: 1 inch= 22 feet

File: Parcel 7 Part 2\_Plat.ndp

Tract 1: 0.0690 Acres (3007 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/173960), Perimeter=401 ft.

01 s01.0635e 53.55  
02 s88.5313w 167.68  
03 n78.1743e 116.26  
04 n70.2235e 31.62  
05 n45.2923e 32.23



1 Map Check Report  
2  
3 Project: Default  
4 Alignment: Parcel 7 Part 2  
5 Description:  
6

7	Type	Point Name\ Direction	Length	Northing\ Latitude	Easting\ Departure
9	-----	-----	-----	-----	-----
10	POT (	POT)		13925025.10	2324778.24
11		S01°06'35"E	53.55	-53.54	1.04
12	PI (	PI)		13924971.56	2324779.28
13		S88°53'13"W	167.68	-3.26	-167.64
14	PI (	PI)		13924968.30	2324611.64
15		N78°17'43"E	116.26	23.58	113.84
16	PI (	PI)		13924991.89	2324725.48
17		N70°22'35"E	31.62	10.62	29.79
18	PI (	PI)		13925002.51	2324755.26
19		N45°29'23"E	32.23	22.59	22.98
20	POT (	POT)		13925025.10	2324778.24

21  
22 Northing Error: -0.00 ft  
23 Easting Error: 0.00 ft  
24 Closing Direction: N07°07'30"W  
25 Closing Distance: 0.00 ft  
26 Closed Area: 3006.9058 sq ft (0.0690 ac)  
27 Perimeter: 401.33 ft  
28 Precision: 130332908322 : 1  
29  
30