



SPOT ON SURVEYING

Land Surveying & Mapping

EXHIBIT "A"

WASTEWATER LINE EASEMENT

BEING 1.934 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN STUART SURVEY, ABSTRACT NO. 14, SITUATED IN HAYS COUNTY, TEXAS, SAID 1.934 ACRES BEING A PORTION OF THAT 101 ACRE TRACT CONVEYED TO ALBERT F. BUSSE, JR. BY DEED RECORDED AS DOCUMENT NO. 86981 IN VOLUME 265, PAGE 827, DEED RECORDS, HAYS COUNTY, TEXAS (D.R.H.C.TX.), SAID 1.934 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found 5/8" iron rod, said point being accepted as a point in the Northeasterly limits of that 79.55 acre tract conveyed to Alison Gray Kimberlin by Independent Executor's Distribution Deed recorded as Document No. 21029079, Official Public Records, Hays County, Texas (O.P.R.H.C.TX.), also being accepted as the most Westerly corner of that 166.8800 acre tract conveyed to Sun Creeks Crossing LLC by Special Warranty Deed recorded as Document No. 19042425, (O.P.R.H.C.TX.) and being accepted as the most Southerly corner of said 101 acre tract;

THENCE N 46° 18' 26" E, 469.55 feet leaving the Northeasterly limits of said 79.55 acre tract, with the Northwestern limits of said 166.8800 acre tract and the Southeasterly limits of said 101 acre tract to a calculated point for the TRUE POINT OF BEGINNING and the Southeasterly corner hereof;

THENCE leaving the Northwestern limits of said 166.880 acre tract, through the interior of said 101 acre tract, the following four (4) courses:

1. N 62° 19' 57" W, 11.51 feet to a calculated point;
2. N 47° 38' 22" W, 1,050.63 feet to a calculated point;
3. N 00° 38' 24" W, 731.21 feet to a calculated point;
4. N 45° 38' 24" W, 178.36 feet to a calculated point of intersection in the common Southeasterly Right of Way limits of Dairy Road, variable width and the Northwestern limits of said 101 acre tract, for the most Westerly corner hereof;

THENCE N 44° 21' 36" E, 20.00 feet with the common Southeasterly Right of Way limits of Dairy Road and the Northwestern limits of said 101 acre tract to a calculated point of intersection with a line being parallel with and 20.00 feet Northeasterly of the previously described line;

THENCE leaving the Southeasterly Right of Way limits of said Dairy Road, through the interior of said 101 acre tract, the following three (3) courses:

1. S 45° 38' 24" E, 172.50 feet to a calculated point;
2. N 44° 21' 36" E, 400.00 feet to a calculated point;
3. N 45° 38' 24" W, 172.50 feet to a calculated point of intersection in the common Southeasterly Right of Way limits of said Dairy Road and the Northwestern limits of said 101 acre tract;

THENCE N 44° 21' 36" E, 938.61 feet with the common Southeasterly Right of Way limits of Dairy Road and the Northwestern limits of said 101 acre tract to a calculated point;

THENCE leaving the Southeasterly Right of Way limits of said Dairy Road, through the interior of said 101 acre tract, the following two (2) courses:

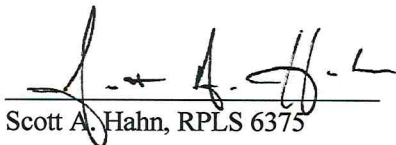
1. N 89° 21' 36" E, 149.82 feet to a calculated point;
2. N 44° 20' 51" E, 53.08 feet to a calculated point of intersection in the common Southwesterly Right of Way limits of Cotton Gin Road, variable width and the Northeasterly limits of said 101 acre tract, for the most Northerly corner hereof;

THENCE S 45° 39' 09" E, 20.00 feet with the common Southwesterly Right of Way limits of said Cotton Gin Road and the Northeasterly limits of said 101 acre tract to a calculated point of intersection with a line being parallel with the previously described lines, for the most Easterly corner hereof;

THENCE leaving the Southwesterly Right of Way limits of said Cotton Gin Road, through the interior of said 101 acre tract, with said parallel lines, the following eight (8) courses;

1. S 44° 20' 51" W, 75.51 feet to a calculated point;
2. S 89° 21' 36" W, 135.69 feet to a calculated point;
3. S 44° 21' 36" W, 906.19 feet to a calculated point;
4. S 45° 38' 24" E, 162.50 feet to a calculated point;
5. S 44° 21' 36" W, 425.86 feet to a calculated point;
6. S 00° 38' 24" E, 722.51 feet to a calculated point;
7. S 47° 38' 22" E, 1,039.36 feet to a calculated point;
8. S 62° 19' 57" E, 15.67 feet to a calculated point of intersection in the common Northwesterly limits of said 166.8800 acre tract and the Southeasterly limits of said 101 acre tract;

THENCE S 46° 18' 26" W, 21.11 feet with the common Northwesterly limits of said 166.8800 acre tract and the Southeasterly limits of said 101 acre tract to the POINT OF BEGINNING hereof, containing a calculated area of 84,249.48 sq. ft., 1.934 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.



Scott A. Hahn, RPLS 6375

Spot On Surveying, Inc.
614 Jerrys Lane, Buda, TX 78610
(512)523-8092
TBPLS Firm# 10193894
SOS J/N: 0035-14-001 – BUSSE TRACT



October 17, 2022

Date

EXHIBIT "B" SURVEY SKETCH

SHEET 3 OF 3 SHEETS

BEING 1.934 ACRES OUT OF THE JOHN STUART SURVEY, ABSTRACT NO. 14,
HAYS COUNTY, TEXAS



SCALE 1" = 350'

COTTON GIN RD.
R.O.W. VARIES

MONUMENT LEGEND / NOTES:

D.R.H.C.TX. = DEED RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.TX. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.O.C. = POINT OF COMMENCEMENT
T.P.O.B. = TRUE POINT OF BEGINNING

LINE TABLE

L #	BEARING	LENGTH
L1	S45°39'09"E	20.00'
L2	S46°18'26"W	21.11'
L3	N45°38'24"W	178.36'
L4	N44°21'36"E	20.00'
L5	S45°38'24"E	172.50'
L6	N45°38'24"W	172.50'
L7	N89°21'36"E	149.82'
L8	N44°20'51"E	53.08'

LINETYPE LEGEND:

———— BOUNDARY
———— RIGHT OF WAY
———— PROPOSED WW EASEMENT
———— EXISTING EASEMENT
———— PROPOSED T.C.E.

1.934 ACRES
84249.48 SQ. FT.
ALBERT F. BUSSE, JR.
101 ACRES
DOCUMENT NO. 86981
VOLUME 265, PAGE 827
D.R.H.C.TX.

MONUMENT LEGEND / NOTES:

○ = FOUND MONUMENT AS DESCRIBED.

▲ = CALCULATED POINT.

[A] FOUND SQUARE SPIKE WITH PUNCH.

[B] FOUND IRON ROD WITH CAP - ILLEGIBLE.

[C] FOUND 5/8" IRON ROD.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

SUN CREEKS CROSSINGS, LLC
166.8800 ACRES
DOC. NO. 19042425, O.P.R.H.C.TX.

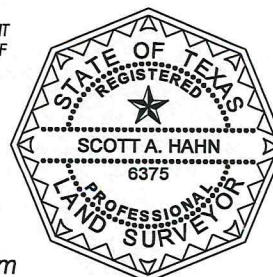
SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND IS DESCRIBED IN METES AND BOUNDS DESCRIPTION EXHIBIT "A", SHEET 1 ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON. THE MONUMENTS SHOWN HEREON WILL BE PLACED UNDER MY SUPERVISION UPON APPROVAL.

SCOTT A. HAHN
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6375 - TBPLS FIRM NO.: 10193894
SPOT ON SURVEYING, INC.
614 JERRY'S LANE
BUDA, TX. 78610

OCTOBER 17, 2022

www.spotonsurveying.com



ALISON GRAY KIMBERLIN
79.55 ACRES
DOC. NO. 21029079
O.P.R.H.C.TX.

SOS J/N:0035-14-001