

CITY OF DRIPPING SPRINGS

ORDINANCE NO. 2024-

RELEASE OF EXTRATERRITORIAL JURISDICTION ORDINANCE

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS, TO INVOLUNTARILY RELEASE EXTRATERRITORIAL JURISDICTION BY REQUEST OF THE PROPERTY OWNERS APPROXIMATELY _____ ACRES OF LAND OUT OF THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.

WHEREAS, the City of Dripping Springs (“City”) is a Type-A, General Law municipality located in Hays County, Texas with the rights and privileges thereto; and

WHEREAS, Chapter 42, Subchapter D. Release of Area by Petition of Landowner or Resident from Extraterritorial Jurisdiction of the Texas Local Government Code requires a Type-A general law municipality to release from the extraterritorial jurisdiction certain areas on request of property owners or residents of the area: and

WHEREAS, the City received written petitions from _____ in Exhibit “A” on _____, 2023; and

WHEREAS, the area identified in Exhibit “A”, _____ acres located in the _____, Hays County, Texas, is within the City’s current extraterritorial jurisdiction; and

WHEREAS, each petition was filed by a resident of the area or majority value landowner of the area in question; and

WHEREAS, each petition includes legal descriptions of the area boundaries by either (1) metes and bounds description; or (2) Lot and Block; and a map of the land to be released; and

WHEREAS, the signatures on all petitions comply with all statutory requirements; and

WHEREAS, the areas identified in Exhibit “A” are not subject to a strategic partnership agreement; are not within five miles of an active military base; are not located in a designated industrial district; and is not an area voluntarily annexed into the extraterritorial jurisdiction in Hays County, Texas; and

WHEREAS, the City Council grants the petitions and releases the areas identified in Exhibit “A” from the City of Dripping Springs, Texas extraterritorial jurisdiction; and

WHEREAS, the City Council finds that release of the areas identified in Exhibit “A” is required pursuant to the statutory provisions adopted by the 2023 Texas Legislature in Senate 2038.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:

1. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of Dripping Springs, Texas, and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

2. RELEASE OF TERRITORY FROM EXTRATERRITORIAL JURISDICTION

- A.** The property in the areas described in Exhibit “A”, which is attached hereto and incorporated herein for all purposes, is hereby released from the extraterritorial jurisdiction of the City of Dripping Springs.
- B.** The official map and boundaries of the City of Dripping Springs and its extraterritorial jurisdiction is hereby amended and revised so as to exclude the area released.
- C.** The owners and inhabitants of the area herein released are no longer entitled to any of the rights and privileges of other citizens extraterritorial jurisdiction of the City of Dripping Springs including access to services and utilities, representation on city boards and commissions where applicable, regulations, and other benefits provided by the City to the residents of the extraterritorial jurisdiction.

3. EFFECTIVE DATE

This ordinance is effective, and the extraterritorial release achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

4. FILING

- A.** The City Secretary is hereby instructed to include this Ordinance in the records of the City.
- B.** The City Secretary is hereby instructed to have prepared maps depicting the new municipal boundaries and extraterritorial jurisdiction.
- C.** The City Secretary is hereby instructed to file a certified copy of this Ordinance with the Hays County Clerk.

D. The City Secretary is hereby instructed to submit by certified mail a certified copy of the this ordinance a map of the entire city that shows the change in boundaries, with the released portion clearly distinguished, resulting from the release to the Texas Comptroller's Office.

5. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

6. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this the ____ day of _____ 2024, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of the City of Dripping Springs, Texas.

THE CITY OF DRIPPING SPRINGS:

Bill Foulds Jr.

ATTEST:

Andrea Cunningham, City Secretary

EXHIBIT “A”

LEGAL DESCRIPTIONS

A DESCRIPTION OF A 8.20 ACRE TRACT OF LAND OUT OF THE GEORGE W. LINDSAY SURVEY NO.138, HAYS COUNTY, TEXAS, SAID 8.20 ACRES BEING OUT OF A CALLED 13.216 ACRE TRACT OF LAND CONVEYED TO FRANKIE L. FINDLAY, JR. AND MARY F. FINDLAY, RECORDED IN DOCUMENT NO. 9925597, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 8.20 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2 inch iron rod set in the centerline of Shelton Ranch Road, a 50 foot wide road easement recorded in Volume 271, Page 224, Deed Records of Hays County, Texas, said iron rod being the most westerly southwest corner of said Findlay 13.216 acre tract and being on the east line of a called 13.94 acre tract conveyed to Bruce S. Altman, Jr. in Volume 314, Page 338, Deed Records of Hays County, Texas, for the most westerly southwest corner of the herein described tract;

-THENCE N 29°55'32" E, with east line of said Altman 13.94 acre tract and the west line of said Findlay 13.216 acre tract, passing a 1/2 inch iron rod found at 25.57 feet and continuing for a total distance of 746.27 feet to a 1/2 inch iron rod found for the most northerly corner of said Findlay 13.216 acre tract and the most easterly northeast corner of said Altman 13.94 acre tract, said iron rod being in the south boundary line of a called 198.75 acre tract of land conveyed to Zelle Petmeky in Volume 294, Page 555, Deed Records of Hays County, Texas;

-THENCE S 60°21'00" E, with the northerly line of said Findlay 13.216 acre tract and the south line of said Petmeky 198.75 acre tract, a distance of 477.88 feet to a 1/2 inch iron rod with cap set for the most easterly northeast corner of the herein described 8.20 acre tract;

-THENCE S 29°34'13" W, crossing said Findlay 13.216 acre tract, a distance of 792.78 feet to a mag nail set in the centerline of Shelton Ranch Road for the most southerly southeast corner of the herein described 8.20 acre tract;

THENCE with the centerline of Shelton Ranch Road and the southerly line of said Findlay 13.216 acre tract the following five (5) courses and distances:

- 1) N 65°56'17" W, a distance of 21.64 feet to a mag nail found for the beginning of a curve to the right;
- 2) with the arc of a curve to the right, a distance of 78.13 feet, said curve having a radius of 149.20 feet, and a chord bearing of N 51°03'50" W, a chord distance of 77.24 feet to a 60d nail found for the end of said curve;

ETJ2023-0013

Legal Description

Ladera, Lot 2B

Metes and Bounds

BEGINNING at a ½" inch iron rod found in the north right of way line of US Highway 290 as described in a deed from Charles H. Senour and wife to the State of Texas as recorded In Volume 108, Pages 284-285 of the Deed Records of Hays County, Texas, said iron rod being the southwest corner of Lot 3A of the Amended Plat of a Portion of Lot 3 Ladero as recorded In Volume 17, Pages 50-51 of the Plat Records of Hays County, Texas, same being the southeast corner of said Lot 2 of the Ladera Subdivision and of the herein described tract;

THENCE with the said north right of way line of US Highway 290, being common with the south line of Lot 2 Ladera S 88°52'44" W for a distance of 542.75 feet to a ½" inch iron found monumenting the southeast corner Lot 1 of Ladera Subdivision, the southwest corner of said Lot 2 and of the herein described tract;

THENCE departing the said north right of way line of US Highway 290 with the west line of said Lot 2 being common in part with the east line of Lot 1 N 01°40'49" W passing at a distance of 935.23 feet the called northeast corner of Lot 1 same being the southerly southeast corner of Lot 4 Ladera Subdivision, continuing with the east line of Lot 4 for a total distance of 1185.08 feet to a ½" Inch Iron rod found being on interior "ell" corner of Lot 4 the northwest corner of said Lot 2 and of the herein described tract; THENCE continuing in part with a south line of Lot 4 being the north line of said Lot 2 N 88°51'52" E passing at a distance of 160.00 feet the call easterly southeast corner of Lot 4 same being the coll westerly southwest corner of Lot 5 Ladera Subdivision, in all for a total distance of 559.76 feet to a ½" inch iron rod found monumenting the northeast corner of said Lot 2 and the northwest corner of Lot 3 Ladera Subdivision;

THENCE with the east line of said Lot 2 being common in part with the west line of Lot 3 Ladero and of Lot 3A of the Amended Plat of a Portion of Lot 3 S 00°51'29" E passing at a distance of 901.18 feet an iron rod with cap found monumenting the northwest corner of said Lot 3A, in ell for a total distance of 1185.17 feet to the POINT OF BEGINNING of the herein described tract and containing 15.00 acres of land more or less.

ETJ2023-0015

Metes and Bounds

BEGINNING at a nail found at the southeast corner of said 3.50 acre tract, the northeast corner of that certain tract of land conveyed to Allan Q. Jones and recorded in Volume 404, Page 308, Deed Records of Hays County, Texas, the west line of that certain 12.01 acre tract of land described in Volume 300, Page 217, Deed Records of Hays County, Texas, and being also in the centerline of Farrell Lane, a 50.00 foot right-of-way, for the southeast corner of the herein described tract;

THENCE N 89°59' 18" W, along the south line of said 3.50 acre tract and the north line of said Jones tract, at 24.96 feet pass an iron rod found for reference in the west line of said Farrell Road, continuing for a total distance of 490.46 feet to an iron rod found at the southwest corner of said 3.50 acre tract, the northwest corner of said Jones tract and being in the east line of that certain 327.5 acre tract of land recorded in Volume 184, Page 254, Deed Records of Hays County, Texas, for the southwest corner of the herein described tract.

THENCE N 01°59'36" W (Bearing Basis), with the west line of said 3.50 acre and the east line of said 327.5 acre tract, a distance of 322.01 feet to an iron rod found at the northwest corner of said 3.50 acre tract, the northeast corner of said 327.5 acre tract and the southwest corner of that certain 0.6941 acre tract recorded in Volume 1069, Page 648, Official Public Records of Hays County, Texas, for the northwest corner of the herein described tract;

THENCE S 86°36' 17" E, with the north line of said 3.50 acre tract and the south line of said 0.6941 acre tract, a distance of 502.89 feet to an iron rod found at the northeast corner of said 3.50 acre tract, the southeast corner of said 0.6941 acre tract, in the west line of said 12.01 acre tract and being in the centerline of said Farrell Road, for the northeast corner of the herein described tract;

THENCE S 00°04'00" W, with the east line of said 3.50 acre tract, the west line of said 12.01 acre tract and the centerline of said Farrell Road, a distance of 292.13 feet to the POINT OF BEGINNING, containing 3.50 acres of land.

Bearing Basis is the west line of the herein described 3.50 acre tract having a bearing of N 01°59'36" W.

ETJ2023-0016

DESCRIPTION OF 8.945 ACRES, MORE OR LESS, OF LAND AREA, IN THE J. B. ELLIOTT SURVEY, ABSTRACT NO. 170 AND THE J. F. SPROUSE SURVEY, ABSTRACT NO. 603, HAYS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT DESCRIBED AS 8.94 ACRES IN A CONTRACT OF SALE FROM BENNY RAY BREED ET UX TO GEOFFREY MENKE ET UX, DATED MARCH 3, 1981 AND RECORDED IN VOLUME 355, PAGE 145 OF THE HAYS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail found in the common east line of Lot 1, Roadrunner Ridge as recorded in Volume 16, Page 172 of the Hays County Plat Records and the centerline of that 50 foot wide ingress-egress easement recorded in Volume 355, Page 145 of the Hays County Deed Records, for the common southwest corner of the Menke 8.94 acre tract and the northwest corner of that tract described as 12.04 acres in a deed from Robert Kennerly Wark, III to Deborah Lynn Wark, dated October 5, 1992 and recorded in Volume 961, Page 497 of the Hays County Official Public records, from which a ½" iron rod found for an angle point in the common west line of the Wark tract and the east line of Lot 1, Roadrunner Ridge bears S 00°14'57"W 214.10 feet;

THENCE leaving the Wark tract and the **PLACE OF BEGINNING** as shown on that plat numbered 28022-21-2-b dated December 30, 2021 as prepared for Juanita Hall by Byrn & Associates, Inc. of San Marcos, Texas, with the common west line of the Menke tract, the east line of Lot 1, Roadrunner Ridge and its extension and the centerline of the 50 foot wide ingress-egress easement, N 00° 11' 44" E 233.38 feet to a 60d nail set with an aluminum washer stamped "Byrn Survey, pass at 99.63 feet a ½" iron rod found for the common northeast corner of Lot 1, Roadrunner Ridge and the southeast corner of that tract described as 12.043 acres in a deed from Alexander C. Huk to Ian Brook, dated November 12, 2021 and recorded in Hays County Instrument Number 21063457 of the Hays County Official Public records;

THENCE with the common west line of the Menke tract, the east line of the Brook tract and the centerline of the 50 foot wide ingress-egress easement, the following two courses:


1. N 09° 51' 31" E 293.73 feet to a ½" iron rod found, and
2. N 10° 37' 17" W 116.78 feet to a ½" iron rod found for the common northwest corner of the Menke tract and the southwest corner of that tract described as 4.00 acres in a deed from Darby Riley et al to William Lewis Bailey et ux, dated October 7, 1996 and recorded in Volume 1266, Page 576 of the Hays County Official Public records, from which a 60d nail found for an angle point in the common west line of the Bailey tract and the east line of the Brook tract bears N 10°47'34"W 91.04 feet;

THENCE leaving the Brook tract and the centerline of the 50 foot wide ingress-egress easement, N 89° 11' 25" E 596.59 feet to a ½" iron rod found in the west line of that tract described as 78.13 acres in a deed from Linda E. Davenport and Larry A. Brewer to The Kinley Revocable Living Trust, dated February 20, 2019 and recorded in Hays County Instrument Number 19005112 of the Hays County Official Public Records, for the common southeast corner of the Bailey tract and the northeast corner of the Menke tract, pass at 25.37 feet a ½" iron rod set;

THENCE leaving the Bailey tract, with the east line of the Menke tract, S 00° 48' 35" E 637.29 feet to a ½" iron rod set for the common southeast corner of the Menke tract and the northeast corner of the previously mentioned Wark tract, pass at 314.17 feet the common occupied southwest corner of the

Kinley Revocable Living Trust tract and the northwest corner of that tract described as 99.74 acres in a deed from W. E. McNair et al to Richard R. Nelson et ux, dated May 6, 1983 and recorded in Volume 393, Page 812 of the Hays County Deed Records;

THENCE leaving the Nelson tract, with the common south line of the Menke tract and the north line of the Wark tract, S 89° 12' 35" W 635.17 feet to the **PLACE OF BEGINNING**, pass at 610.16 feet a 5/8" iron rod found. There are contained within these metes and bounds 8.945 acres, more or less, of land area as prepared from public records and a survey made on the ground on December 30, 2021 by Byrn & Associates, Inc. of San Marcos, Texas. The Bearing Basis for this description was determined from GPS observations and refers to Grid North of the Texas State Plane Coordinate System, NAD 83, South Central Zone. All 1/2" iron rods set are capped with a plastic cap stamped "Byrn Survey".



Kyle Smith, R.P.L.S. #5307



Client: Hall, Juanita
Date: December 30, 2021
Surv.: Elliott, J.B., A-170
Sprouse, J.E., A-603
County: Hays
Job No: 28022-21-2
Fnd 8.945 ac.

ETJ2023-0018

Legal Description:

LANIER RANCH RESUB LOT 1

ETJ2023-0020

Exhibit "A"

STATE OF TEXAS
COUNTY OF HAYS

12.06 ACRES

A DESCRIPTION OF A 12.06 ACRE TRACT OF LAND OUT OF THE J.B. ELLIOTT SURVEY, ABSTRACT NO. 170 AND THE J.E. SPROUSE SURVEY, ABSTRACT NO. 603, HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 12.05 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THAD G. BUMSTEAD AND SANDY L. BUMSTEAD RECORDED IN VOLUME 1412, PAGE 489, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS LATER CONVEYED AS 12.06 ACRES TO ALXANDER C. HUK AND JANE M. HUK IN VOLUME 3960, PAGE 299, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 12.06 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said Huk 12.06 acre tract, said iron rod being the southwest corner of a called 10.0 acre tract of land described as Tract 3A, Addendum to Contract of Sale, Page One as conveyed to Eileen and Geoffrey Menke recorded in Volume 355, Page 145, Deed Records of Hays County, Texas, said iron rod being in the east line of a called 1.0 acre tract of land described in a deed to David and Karen Smith recorded in Volume 363, Page 828, Deed Records of Hays County, Texas;

THENCE N 89°54'17"E, with the north line of said Huk 12.06 acre tract and the south line of said Menke 10.0 acre tract, passing a 5/8 inch iron rod found on the west right of way of a 50 foot wide road easement known as Twin Oaks Trail as recorded in Volume 357, Page 316, Deed Records of Hays County, Texas at 597.02 feet and continuing for a total distance of 622.20 feet to a 1/2 inch iron rod found for the northeast corner of said Huk 12.06 acre tract, same being the southeast corner of said Menke 10.0 acre tract, said nail being in the centerline of said 50 foot wide road easement (Twin Oaks Trail), said nail being in the west line of a remainder V.L.B. tract recorded in Volume 338, Page 662, Deed Records of Hays County, Texas, said nail also being in the west line of a called 10.0 acre tract of land described in a deed to Eileen and Geoffrey Menke known as an Addendum to Contract of Sale, Page Three for the northeast corner of the herein described 12.06 acre tract;

THENCE with the centerline of said 50 foot road easement and the east line of said Huk 12.06 acre tract, the following four (4) courses and distances;

1) S 00°15'43"E, passing at approximately 7 feet the northwest corner of a called 4.0 acre tract of land described in a deed to William and Lisa Bailey recorded in Volume 1266, Page 576, Official Public records of Hays County, Texas, for a total distance of 203.04 feet to a 60d nail set,

2) S 10°01'16"E, passing at approximately 91 feet the southwest corner of said Bailey 4.0 acre tract, same being the southwest corner of said Menke 10.0 acre tract (Page Three Tract), same being the northwest corner of a called 8.94 acre tract described as Addendum to Contract of Sale, Page Two as described in a deed to Eileen and Geoffrey Menke recorded in Volume 355, Page 145, Deed Records of Hays County, Texas and continuing for a total distance of 207.97 feet to a ½ inch iron rod found,

3) S 10°30'26"W, continuing a distance of 294.00 feet to a mag nail set, and

4) S 00°56'55"W, continuing for a distance of 133.38 feet to a ½ inch iron rod found in the west line of said Menke 8.94 acre tract, said iron rod being the southeast corner of said Huk 12.06 acre tract and the northeast corner of a tract of land conveyed to Hubert F. Weitzel, Jr. recorded in Volume 324, Page 575, Deed Records of Hays County, Texas for the southeast corner of the herein described 12.06 acre tract;

THENCE S 89°55'25"W, leaving the centerline of said 50 foot wide road easement, passing at 24.97 feet a 5/8 inch iron rod found on the west line of said 50 foot wide road easement and continuing for a total distance of 613.40 feet to a ½ inch iron rod found for the northwest corner of said Weitzel, Jr. tract, said iron rod being the southwest corner of said Huk 12.06 acre tract, same being the southwest corner of the herein described 12.06 acre tract, said iron rod being near the east line of Tract II, a called 18.68 acre tract of land described in a deed to Aaron and Letisha Scharff recorded in Volume 2972, Page 805, Official Public Records of Hays County, Texas;

THENCE N 0°41'00"E, (Bearing Basis) with the west line of said Huk 12.06 acre tract, passing a ½ inch iron rod found at 318.18 feet and 0.87 feet east for the northeast corner of said Scharff 18.68 acre tract, said iron rod being the southeast corner of a called 4.93 acre tract described in a deed to David and Terry Martinez, passing at approximately 618 feet the northwest corner of said Martinez 4.93 acre tract, being at or near the southeast corner of said David and Karen Smith 1.0 acre tract, for a total distance of 830.11 feet, to the **POINT OF BEGINNING**, containing 12.06 acres of land.

ETJ2023-0021

BEING ALL OF THAT 2.99 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE W. LINDSAY SURVEY IN HAYS COUNTY, TEXAS, ALSO KNOWN AS LOTS 24, 25 & 26 OF SPRINGLAKE, AN UNRECORDED SUBDIVISION IN HAYS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS 2.993 ACRE IN A WARRANTY DEED FROM WARDLOW TO KNUTSON & HUDDLESTON RECORDED IN VOLUME 966, PAGE 41 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, HAVING BEEN SURVEYED ON THE GROUND AUGUST 9, 1995, BY SNS ENGINEERING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a spindle found in the center line of a 50 feet wide Roadway Easement recorded in Volume 300, Page 614, Volume 328, Page 206 and Volume 458, Page 86 of the Deed Records of Hays County, Texas, at the southeast corner of Lot 26 of said Springlake Subdivision, for the Southeast corner of the tract herein described;

THENCE, along the center line of said Roadway Easement, same being the southerly line of said Lots 26, 25 & 24 and the tract herein described, the following Two (2) courses:

1. S 62°57'14" W, for a distance of 5.55 feet to a spindle found,
2. S 30°28'51" W, passing a spindle found at a distance of 78.47 feet at the southwest corner of Lot 26 & the southeast corner of Lot 25, passing another spindle found at a distance of 154.82 feet at the southwest corner of Lot 25 & the southeast corner of Lot 24, for a total distance of 277.87 feet to a spindle found for the Southwest corner of said Lot 24 and the tract herein described, same being the southeast corner of Lot 23 of said Springlake Subdivision;

THENCE, leaving the center line of said Roadway Easement and along the westerly line of said Lot 24 and the tract herein described, same being the easterly line of Lot 23, N 60°03'00" W, passing an iron rod found at a distance of 25.05 feet at the northerly line of said Roadway Easement, for a total distance of 350.66 feet to an iron rod found in the center line of a creek for the Northwest corner of said Lot 24 and the tract herein described;

THENCE, along the center line of said creek, same being the northerly line of said Lots 24, 25 & 26 and the tract herein described, the following Five (5) courses:

1. N 27°51'44" E, for a distance of 99.28 feet to an iron rod found,
2. N 38°10'35" E, for a distance of 24.11 feet to a 60-d nail found at the northeast corner of Lot 24 & the northwest corner of Lot 25,

3. N 38°37'22" E, for a distance of 178.02 feet to an iron rod found at the northeast corner of Lot 25 & the northwest corner of Lot 26,
4. N 38°46'12" E, for a distance of 148.22 feet to an iron rod found,
5. N 39°16'10" E, for a distance of 33.86 feet to an iron rod found for the Northeast corner of said Lot 26 and the tract herein described, same being the northwest corner of Lot 27;

THENCE, along the easterly line of said Lot 26 and the tract herein described, same being the westerly line of Lot 27, S 26°57'16" E, passing an iron rod found at a distance of 234.66 feet at the northerly line of said Roadway Easement, for a total distance of 359.74 feet to the POINT OF BEGINNING and containing 2.99 Acres of Land, More or Less.

SNS ENGINEERING, INC.

Leslie Vasterling

Leslie Vasterling,
Registered Professional Land Surveyor #1413



ETJ2023-0022

A DESCRIPTION OF A 10.66 ACRE TRACT SITUATED IN THE GALEN CROW ASSIGNEE OF THE L. G. & N. R.R. COMPANY SURVEY NUMBER 575, HAYS COUNTY, TEXAS, BEING THE SAME CALLED 10.654 ACRE TRACT CONVEYED TO CHARLOTTE W. RHODES IN VOLUME 2856, PAGE 412, THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the west line of a called 30 acre tract conveyed to John Emory Forbis in Volume 765, Page 166, The Real Property Records of Hays County, Texas, for the northeast corner of a called 1.77 acre tract conveyed to Robert Judd and for the southeast corner of the herein described tract;

THENCE with the north line of said 1.77 acre tract, North 78°03'44" West, a distance of 148.43 feet, (called North 78°06' West, 148.42 feet), to a ½ inch iron rod found in the east right-of-way line of Whitetail Ridge Road (50 foot roadway easement recorded in Volume 2856, Page 412, The Official Public Records of Hays County, Texas), for the northwest corner of said 1.77 acre tract and for the southwest corner of the herein described tract;

THENCE with said east right-of-way line of Whitetail Ridge Road the following four (4) courses:

- 1) North 02°26'40" East, a distance of 65.90 feet, (called North 02°21' East, 65.85 feet), to a ½ inch iron rod found,
- 2) North 44°14'55" West, a distance of 196.29 feet, (called North 44°19' West, 196.35 feet), to a ½ inch iron rod found,
- 3) North 45°28'44" West, a distance of 121.19 feet, (called North 45°33' West, 121.31 feet), to a ½ inch iron rod found,
- 4) North 04°27'28" West, a distance of 990.92 feet, (called North 04°22' West, 989.30 feet), to a ½ inch iron rod found for the southwest corner of a 3.18 acre tract, surveyed this same date as Tract Two, being the same called 3.169 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 406, The Official Public Records of Hays County, Texas, and for the northwest corner of the herein described tract;

THENCE with the south line of said 3.18 acre tract the following two (2) courses:

- 1) North 86°22'05" East, a distance of 88.78 feet, (called North 86°00' East, 88.98 feet), to a ½ inch iron rod found,
- 2) North 84°10'39" East, a distance of 312.15 feet, (called North 83°55'55" East, 312.41 feet), to a ½ inch iron rod found for the southwest corner of a 1.17 acre tract surveyed this same date as Tract Three, being the same called 1.170 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 406, The Official Public Records of Hays County, Texas, for the southeast corner of said 3.18 acre tract and for a point for angle in the north line of the herein described tract;

THENCE with the south line of said 1.17 acre tract, North 84°23'34" East, a distance of 25.33 feet, (called North 84°08'40" East, 25.29 feet), to a ½ inch iron rod found in the west line of said 30 acre tract, for the southeast corner of said 1.17 acre tract and for the northeast corner of the herein described tract;

THENCE with the west line of said 30 acre tract, South 00°47'00" East, a distance of 1349.93 feet, (called South 00°47' East, 1350.34 feet), being the BEARING BASIS herein, to the POINT OF BEGINNING, and containing 10.66 acres of land.

A DESCRIPTION OF A 3.18 ACRE TRACT SITUATED IN THE GALEN CROW ASSIGNEE OF THE L. G. & N. R.R. COMPANY SURVEY NUMBER 575, HAYS COUNTY, TEXAS, BEING THE SAME CALLED 3.169 ACRE TRACT CONVEYED TO CHARLOTTE W. RHODES IN VOLUME 2856, PAGE 406, THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/4 inch iron rod with a cap set at the intersection of the south right-of-way line of US Highway 290 (R.O.W. Varics), and the east right-of-way line of Whitetail Ridge Road (50 foot roadway easement recorded in Volume 2856, Page 412, The Official Public Records of Hays County, Texas), and for the northwest corner of the herein described tract;

THENCE with said south right-of-way line of US Highway 290, North $86^{\circ}55'32''$ East, a distance of 271.75 feet, (called North $86^{\circ}33'00''$ East, 269.45 feet), to a 1/4 inch iron rod found for the northwest corner of a 1.17 acre tract, surveyed this same date as Tract Three, being the same called 1.170 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 406, The Official Public Records of Hays County, Texas, and for the northeast corner of the herein described tract;

THENCE with the west line of said 1.17 acre tract the following two (2) courses:

- 1) South $13^{\circ}38'34''$ East, a distance of 249.77 feet, (called South $13^{\circ}54'32''$ East, 250.22 feet), to a 1/4 inch iron rod found,
- 2) South $30^{\circ}57'23''$ East, a distance of 200.13 feet, (called South $31^{\circ}09'57''$ East, 200.34 feet), to a 1/4 inch iron rod found in the north line of a 10.66 acre tract, surveyed this same date as Tract One, being the same called 10.654 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 412, The Official Public Records of Hays County, Texas, for the southwest corner of said 1.170 acre tract and for the southeast corner of the herein described tract;

THENCE with the north line of said 10.66 acre tract the following two (2) courses:

- 1) South $84^{\circ}10'39''$ West, a distance of 312.15 feet, (called South $83^{\circ}55'55''$ West, 312.41 feet), to a 1/4 inch iron rod found,
- 2) South $86^{\circ}22'05''$ West, a distance of 88.78 feet, (called South $86^{\circ}00'$ West, 312.41 feet), to a 1/4 inch iron rod found in said east right-of-way line of Whitetail Ridge Road, for the northwest corner of said 10.66 acre tract and for the southwest corner of the herein described tract;

THENCE with said east right-of-way line of Whitetail Ridge Road, North $04^{\circ}27'28''$ West, a distance of 438.39 feet, (called North $04^{\circ}24'13''$ West, 438.39 feet), to the **POINT OF BEGINNING**, and containing 3.18 acres of land.

The **BEARING BASIS** herein is the monumented east line of said 10.66 acres tract, South $00^{\circ}47'00''$ East, a distance of 1349.93 feet, (called South $00^{\circ}47'$ East, 1350.34 feet).

A DESCRIPTION OF A 1.17 ACRE TRACT SITUATED IN THE GALEN CROW ASSIGNEE OF THE L. G. & N. R.R. COMPANY SURVEY NUMBER 575, HAYS COUNTY, TEXAS, BEING THE SAME CALLED 1.170 ACRE TRACT CONVEYED TO CHARLOTTE W. RHODES IN VOLUME 2856, PAGE 406, THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at mag nail found in a wood fence post in the south right-of-way line of US Highway 290 (R.O.W. Varies), for the northwest corner of a called 30 acre tract conveyed to John Emory Forbis in Volume 765, Page 166, The Real Property Records of Hays County, Texas, and for the northeast corner of the herein described tract;

THENCE with the west line of said 30 acre tract the following two (2) courses:

- 1) South $00^{\circ}38'40''$ East, a distance of 347.87 feet, (called South $00^{\circ}56'14''$ East, 347.38 feet), to a $\frac{1}{2}$ inch iron rod with cap set;
- 2) South $00^{\circ}47'00''$ East, a distance of 63.55 feet, (called South $01^{\circ}10'05''$ East, 63.96 feet), to a $\frac{1}{2}$ inch iron rod found for the northeast corner of a 10.66 acre tract, surveyed this same date as Tract One, being the same called 10.654 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 412, The Official Public Records of Hays County, Texas, and for the southeast corner of the herein described tract;

THENCE with the north line of said 10.66 acre tract, South $84^{\circ}23'34''$ West, a distance of 25.33 feet, (called South $84^{\circ}08'40''$ West, 25.29 feet), to a $\frac{1}{2}$ inch iron rod found for the southeast corner of a 3.18 acre tract surveyed this same date as Tract Two, being the same called 3.169 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 406, The Official Public Records of Hays County, Texas, and for the southwest corner of the herein described tract;

THENCE with the east line of said 3.18 acre tract the following two (2) courses:

- 1) North $30^{\circ}57'23''$ West, a distance of 200.13 feet, (called North $31^{\circ}09'57''$ West, 200.34 feet), to a $\frac{1}{2}$ inch iron rod found;
- 2) North $13^{\circ}38'34''$ West, a distance of 249.77 feet, (called North $13^{\circ}54'32''$ West, 250.22 feet), to a $\frac{1}{2}$ inch iron rod found in said south right-of-way line of US Highway 290, for the northeast corner of said 3.18 acre tract and for the northwest corner of the herein described tract;

THENCE with said south right-of-way line of US Highway 290 the following two (2) courses:

- 1) North $86^{\circ}32'41''$ East, a distance of 128.19 feet, (called North $86^{\circ}33'00''$ East, 128.40 feet), to a $\frac{1}{2}$ inch iron rod found;
- 2) South $81^{\circ}24'34''$ East, a distance of 54.94 feet, (called South $81^{\circ}22'28''$ East, 54.44 feet), to the POINT OF BEGINNING, and containing 1.17 acres of land.

ETJ2023-0024

A TRACT OF LAND CONTAINING 3.79 ACRES (165,093 SQUARE FEET), SITUATED IN THE ANTHONY G. DAVY SURVEY NO. 38, IN HAYS COUNTY, TEXAS AND BEING THAT SAME TRACT RECORDED IN VOLUME 3783, PAGE 694 OF THE HAYS COUNTY DEED RECORDS (H.C.D.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOLUME 3783, PAGE 694 H.C.D.R.)

BEGINNING at a 1/2 inch iron rod found in the westerly right-of-way (R.O.W.) line of Ranch Road No. 12 marking the northeasterly corner of the herein described tract and the southeasterly corner of a certain called 139.16 acre tract recorded in Volume 765, Page 62 H.C.D.R.;

THENCE, S 31° 16' 43" W, along with the westerly R.O.W. line of said Rauch Road No. 12 and the easterly line of the herein described tract, a distance of 150.08 feet to a 1/2 inch iron rod found marking the southeasterly corner of the herein described tract and the northeasterly corner of a certain called 5.79 acre tract recorded in Volume 3808, Page 845 H.C.D.R.;

THENCE, N 81° 20' 22" W, along the common south line of the herein described tract with the north line of said 5.79 acre tract, a distance of 650.27 feet to a 1/2 inch iron rod found marking the southwesterly corner of the herein described tract and the northwesterly corner of said 5.79 acre tract, said corner also being in the easterly line of aforesaid 139.16 acre tract;

THENCE, N 31° 17' 11" E, along the common westerly line of the herein described tract with the easterly line of said 139.16 acre tract, a distance of 400.03 feet to a 1/2 inch iron rod found marking the northwesterly corner of the herein described tract and an interior corner of said 139.16 acre tract;

THENCE, S 58° 44' 04" E, along the common northerly line of the herein described tract with the southerly line of said 139.16 acre tract, a distance of 600.20 feet to the POINT OF BEGINNING containing 3.79 acres of land.



GEORGE J. GALE
Professional Land Surveyor, No. 4678
January 25, 2019
Job No. SA2019-01046

ETJ2023-0025

4.00 ACRES
BENJAMIN F. HANNA SURVEY, A-222
HAYS COUNTY, TEXAS

EXHIBIT "A"

DESCRIPTION OF A 4.00 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN HANNA SURVEY, ABSTRACT NO. 222, HAYS COUNTY, TEXAS, BEING ALL OF THAT CALLED 4.0 ACRE TRACT OF LAND DESCRIBED IN VOL. 2204, PG. 213, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TX (OPRHCTX); SAID 4.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said 4.0 acre tract, same point being at the southwest corner of a called 3.5 acre tract of land described in Instrument No. 20004292, OPRHCTX, same point also being on the east line of Lot 4, Mountain Oaks, a subdivision recorded in Vol. 9, Pg. 232, Plat Records, Hays County, TX;

THENCE N 89°56'46" E, with the north line of said 4.0 acre tract and the south line of said 3.5 acre tract, a distance of 490.26 feet, to a 1/2-inch iron rod found for the northeast corner of said 4.0 acre tract, same point being on the centerline of a 50-foot wide road easement (Farrell Lane) described in 2204, Pg. 213, OPRHCTX;

THENCE S 00°03'14" E, with the east line of said 4.0 acre tract and the centerline of Farrell Lane, a distance of 360.20 feet, to a 1/2-inch iron rod found for the southeast corner of said 4.0 acre tract, same point being at the northeast corner of a called 2.54 acre tract of land described in Instrument No. 20011435;

THENCE S 89°52'22" W, with the south line of said 4.0 acre tract and the north line of said 2.54 acre tract, a distance of 477.06 feet, to a 1/2-inch iron rod found for the southwest corner of said 4.0 acre tract, same point being on the east line of said Lot 4;

THENCE N 02°08'57" W, with west line of said 4.0 acre tract and the east line of said Lot 4, a distance of 361.05 feet, to POINT OF BEGINNING, and containing 4.00 acres of land, more or less.

Bearing Basis: Grid North, Texas Coordinate System, NAD 83 (2011), South Central Zone.

Units = US Survey Feet

Surveyed By:

 12/12/22

William R. Herring Date
Registered Professional Land Surveyor – No. 6355
Hays County, Texas



Whitecap Survey Company, LLC
P.O. Box 1225
Dripping Springs, Texas
(512) 808-0102
TBPELS Firm No. 10194424

ETJ2023-0027

Legal Description:

Lot 1, 14.396 acres of Minor Plat of Polo Business Park East being 14.396 Acres, more or less, in the E. B. Hargraves Survey, Abstract No. 240 and the Thomas Ford Survey, Abstract No. 176, Hays County, Texas. Hays County Records Instrument Number 21051140.

Lot 1, 13.66 acres of Plat of Polo Business Park West being 13.66 acres, more or less, in the E. B. Hargraves Survey, Abstract No. 240, Hays County, Texas. Hays County Records Instrument Number 19034746.

ETJ2023-0028

Legal Description:

Lot 118A, 2.00 acres of replat of Springlake Lot 118 according to the plat recorded in Doc. No. 18044210 of the Official Public Records of Hays County, Texas

ETJ2023-0029

BEGINNING at a ½ inch iron rod found in the north right-of-way line of U.S. Highway 290 at the southwest corner of that certain (3.00 Acre) tract conveyed to William Donald Read by deed recorded in Volume 11830 Page 916 of the Real Property Records of Travis County, Texas, and being the southeast corner of Lot 1, Kenny Hill Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 84 Page 91A of the Plat Records of Travis County, Texas, and being the southwest corner of that certain tract conveyed to Orville John Hoag, Jr, by deed recorded in Document no. 2005144254 of the Official Public Records of Travis County, Texas, and being the southwest corner and Place of Beginning of the herein described tract of land;

THENCE with the westerly line of said Hoag tract, N 11 deg. 07' 27" W 484.26 ft. to a ½ inch iron rod found with plastic cap marked "Carson and Bush Professional Surveyors" in the southwest line of that certain (76.681 Acre) tract conveyed to APB Joint Venture by deed recorded in Volume 10717 Page 941 of the Real Property Records of Travis County, Texas, at the northwest corner of said Read tract, and being the northwest corner of said Hoag tract, and being the northwest corner of this tract, and from which a ½ inch iron rod found at the northeast corner of said Lot 1, Kenny Hill Addition bears N 61 deg. 34' 38" W 6.40 ft.;

THENCE along the remains of an old wire fence with the northeast line of said Hoag tract, S 60 deg. 15' 31" E 286.49 ft. to a ½ inch iron rod found with plastic cap marked "Carson and Bush Professional Surveyors" at the northeast corner of said Hoag tract, and being the northwest corner of that certain (1.090 Acre) tract conveyed to Alantino, Inc. by deed recorded in Document No. 2003038852 of the Travis County Official Public Records, and being the northeast corner of this tract, and from which a 60 D nail found in a fence corner post at the southeast corner of said Read tract bears S 60 deg. 15' 31" E 427.70 ft.;

THENCE crossing the interior of said Read tract with the common line of said Alantino tract and said Hoag tract the following three courses:

- 1) along a chain link fence, S 12 deg. 09' 58" E 183.43 ft. to a ½ inch iron rod found with plastic cap marked "Carson and Bush Professional Surveyors;"
- 2) along a wood fence, S 22 deg. 30' 18" W 50.02 ft. to a ½ inch iron rod found with plastic cap marked "Carson and Bush Professional Surveyors;"
- 3) continuing along the wood fence, S 13 deg. 00' 53" E 63.64 ft. to a spindle found with plastic cap marked "Carson and Bush Professional Surveyors" in the north right-of-way line of U.S. Highway 290 at the southeast corner of this tract, and from which a PK nail found in a large rock at an angle point in the north right-of-way line of U. S. Highway 290 bears N 76 deg. 21' 39" E 216.65 ft.;

THENCE with the north right-of-way line of U S. Highway 290, the following two courses:

- 1) S 76 deg. 21' 39" W 183.85 ft. to a spindle found in an asphalt drive;
- 2) S 78 deg. 20' 51" W 10.71 ft. to the Place of Beginning, containing 1.883 Acre of land.

SURVEYED: August 8, 2007
BY:



Anne Thayer
Registered Professional Land Surveyor No. 5850

refer to survey plat B647022



ETJ2023-0031

DESCRIPTION OF A 3.35 ACRE TRACT OF LAND SITUATED IN THE SFIW CO. SURVEY NO. 1, HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 3.35 ACRE TRACT OF LAND CONVEYED TO RICHARD N. BROWN AND WIFE, K. JO BROWN IN VOL. 1279, PG. 486 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (OPRHCTX); SAID 3.35 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod found for the northeast corner of said 3.35 acre tract, same point being an interior ell corner of a called 10.00 acre tract of land conveyed to Cavallo D'Acciaio, LLC in Vol. 4201, Pg. 196, OPRHCTX, same point being the northeast corner of the tract described herein and the POINT OF BEGINNING;

THENCE S 00°19'14" E, with the east line of said 3.35 acre tract and a southwesterly line of said 10.00 acre tract, a distance of 472.33 feet, to a 1-inch iron pip found for a southeasterly corner of said 3.35 acre tract and the most southerly southwest corner of said 10.00 acre tract, same point being a northwesterly corner of a called 13.12 acre tract of land conveyed to Kenneth Erwin and Donna P. Barnett-Erwin, Husband and Wife, in Instrument No. 1602597, OPRHCTX;

THENCE, with the common line of said 3.35 acre tract and said 13.12 acre tract, the following two (2) courses and distances:

S 01°02'56" E, a distance of 10.21 feet, to a 1-inch iron pipe found, and

S 87°42'02" W, a distance of 197.65 feet, to a ½-inch iron rod found for the southwest corner of said 3.35 acre tract and the northwest corner of said 13.12 acre tract, same point being on the east right-of-way line of Trails End (50-foot width right-of-way);

THENCE, with the east right-of-way line of Trails End and the west line of said 3.35 acre tract, the following six (6) courses:

N 24°01'24" W, a distance of 19.16 feet, to a ½-inch iron rod found for a point of curvature,

With a curve to the left, having an arc distance of 91.64 feet, radius of 50.00 feet, a delta of 105°00'50", and a chord which bears N 16°02'47" W, a distance of 79.34 feet, to a 5/8-inch iron rod with plastic cap stamped "Whitecap RPLS 6355" set for a point of revers curvature,

With a curve to the right, having an arc distance of 27.81 feet, a radius of 35.37 feet, a delta of 45°02'47", and a chord which bears N 45°54'39" W, a distance of 27.10 feet, to a ½-inch iron rod found for a point of tangency,

N 23°28'28" W, a distance of 54.78 feet, to a 5/8-inch iron rod with plastic cap stamped "Whitecap RPLS 6355" set for a point of curvature,

With a curve to the left, having an arc distance of 101.69 feet, a radius of 1,456.82 feet, a delta of 03°59'58", and a chord which bears N 25°32'28" W, a distance of 101.67 feet, to a calculated point for a point of tangency, from which a ½-inch iron rod found (leaning) bears S 82°58'20" E, a distance of 0.58 feet, and

N 27°30'17" W, a distance of 243.65 feet, to a ½-inch iron rod found for the northwest corner of said 3.35 acre tract and a westerly corner of said 10.00 acre tract;

THENCE, with the north line of said 3.35 acre tract and a northerly line of said 10.00 acre tract, the following four (4) courses and distances:

N 61°41'01" E, a distance of 10.36 feet, to a 1-inch iron pipe found,

N 88°22'17" E, a distance of 120.24 feet, to a 1-inch iron pipe found,

N 88°06'15" E, a distance of 115.16 feet, to a ½-inch iron rod found, and

N 87°32'37" E, a distance of 177.79, to the POINT OF BEGINNING, and containing 3.35 acres of land, more or less.

