

EXHIBIT “ ___ ”

Telecommunications Easement
William Walker Jr. Survey No. 130, Abstract No. 475

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0598 ACRES (2,603 SQUARE FEET) OUT OF THE WILLIAM WALKER JR. SURVEY NO. 130, ABSTRACT NO. 475, IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.0 ACRE TRACT CONVEYED TO THE CITY OF DRIPPING SPRINGS IN DOCUMENT NO. 6021228 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS (D.R.H.C.T.), SAID 0.0598 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
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www.4wardls.com

BEGINNING, at a 1/2-inch iron rod with “Grogan Surveying” cap found (from which a 1/2-inch iron pipe found bears, N02°43’10”W, a distance of 0.40’) in the north right-of-way line of Highway 290 West (right-of-way varies), being the common south corner of a called 135.92 acres tract conveyed to Bordie Partners, LP in Volume 3553, Page 378 (D.R.H.C.T.) and said City of Dripping Springs tract, and being the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the north right-of-way line of said Highway 290 west, with the common line of said Bordie tract and said City of Dripping Springs tract, **N01°17’54”W**, a distance of **210.47** feet to a 1/2-inch iron rod with “Grogan Surveying” cap found for the northwest corner hereof, being the common west corner of said City of Dripping Springs tract and Lot 2, Block C, Final Plat of Headwaters Commercial Phase 2B, a subdivision recorded in Document No. 20023057 of the Official Public Records of Hays County, Texas (O.P.R.H.C.T.);

THENCE, leaving the east line of said Bordie tract, with the common line of said City of Dripping Springs tract and said Lot 2, **S81°14’42”E**, a distance of **12.35** feet to a calculated point for the northeast corner hereof;

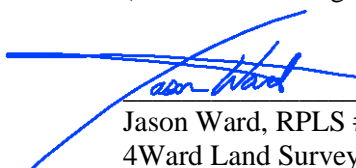
THENCE, leaving the south line of said Lot 2, over and across said City of Dripping Springs tract, **S01°24’42”E**, a distance of **210.53** feet to a calculated point for the southeast corner hereof, being in the south line of said City of Dripping Springs tract and the north right-of-way line of said Highway 290 West, from which a 1/2-inch iron rod with “Grogan Surveying” cap found in the north right-of-way line of said Highway 290 West and being the common south corner of said City of Dripping Springs tract and said Lot 2 bears, **S81°18’18”E**, a distance of 197.59 feet;

THENCE, with the common line of said City of Dripping Springs tract and the north right-of-way line of said Highway 290 West, **N81°18’18”W**, a distance of **12.77** feet to the **POINT OF BEGINNING** and containing 0.0598 Acres (2,603 Square Feet) more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, South Central Zone (4204), all distances were adjusted to surface using a combined scale factor of 1.000081188832. See attached sketch (reference drawing: 01943-EE 1.dwg)




11/20/2024
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

LOT 2
BLOCK C
FINAL PLAT OF
HEADWATERS COMMERCIAL
PHASE 2B
DOC. NO. 20023057
O.P.R.H.C.T.

BORDIE
PARTNERS, LP
CALLED
135.92 ACRES
VOL. 3553, PG. 378
D.R.H.C.T.

UTILITY EASEMENT
VOLUME 5320, PG. 397

**TELECOMMUNICATIONS
EASEMENT**
0.0598 ACRE(S)
2,603 SQUARE FEET

CITY OF DRIPPING SPRINGS
CALLED 1.0 ACRES
(TRACT "1")
DOC. NO. 6021228
D.R.H.C.T.

**WILLIAM WALKER
SURVEY NO. 130
ABSTRACT NO. 475**

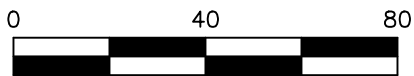
FROM WHICH A 1/2-INCH
IRON PIPE FOUND BEARS
N02°43'10"W, 0.40'

ELECTRIC/UTILITY
EASEMENT

P.O.B.
GRID N: 13,983,325.51
GRID E: 2,268,481.74

197.59'
S81°18'18"E 210.36'
(S81°58'42"E 210.24')

**HIGHWAY 290 WEST
(R.O.W. VARIES)**



GRAPHIC SCALE: 1" = 40'

**0.0598 ACRES
TELECOMMUNICATIONS
EASEMENT
City of Dripping Springs,
Hays County, Texas**



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

| | |
|--------------|------------|
| Date: | 11/20/2024 |
| Project: | 01943 |
| Scale: | 1" = 40' |
| Reviewer: | PRB |
| Tech: | CC |
| Field Crew: | JM/BM |
| Survey Date: | OCT. 2024 |
| Sheet: | 1 OF 2 |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | S81°14'42"E | 12.35' |
| L2 | N81°18'18"W | 12.77' |

| LEGEND | |
|--------------|---|
| | EASEMENT LINE |
| | EXISTING PROPERTY LINES |
| | EXISTING EASEMENTS |
| | CALCULATED POINT |
| | 1/2" IRON ROD FOUND (UNLESS NOTED) |
| | 1/2" IRON PIPE FOUND (UNLESS NOTED) |
| | IRON ROD WITH "GROGAN" CAP FOUND (UNLESS NOTED) |
| P.O.B. | POINT OF BEGINNING |
| VOL./PG. | VOLUME, PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| R.O.W. | RIGHT-OF-WAY |
| O.P.R.H.C.T. | OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS |
| P.R.H.C.T. | PLAT RECORDS, HAYS COUNTY, TEXAS |
| (.....) | RECORD INFORMATION PER PLAT DOC. NO. 18021919 |
| [.....] | RECORD INFORMATION FOR ADJACENT PROPERTIES |

11/19/2024



NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081188832.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.0598 ACRES
TELECOMMUNICATIONS
EASEMENT
City of Dripping Springs,
Hays County, Texas**



A Limited Liability Company

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