

**METES AND BOUNDS DESCRIPTION OF:**

PUBLIC DRAINAGE AND PEDESTRIAN ACCESS EASEMENT - 0.239 ACRES

**BEING** A 0.239 ACRE (10,407 SQ. FT.) PUBLIC DRAINAGE AND PEDESTRIAN ACCESS EASEMENT SITUATED IN THE PHILIP SMITH SURVEY, ABSTRACT 415, CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 14.67 ACRE TRACT OF LAND DESCRIBED TO DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 09921952 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING**, AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 14.67 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 24, BLOCK B OF THE HIDDEN SPRINGS RANCH SECTION II SUBDIVISION, AS SHOWN ON PLAT RECORDED IN VOLUME 14, PAGE 69 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS; THEN CONTINUING ALONG THE COMMON BOUNDARY LINE OF A CALLED 45.53 ACRE TRACT OF LAND DESCRIBED TO DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 6018836 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND SAID LOT 24 A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING FOR THE NORTHEAST CORNER OF THIS EASEMENT;

**THENCE**, ACROSS SAID 14.67 ACRE TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 01°15'21" EAST, A DISTANCE OF 40.01 FEET TO A POINT FOR AN ANGLE CORNER OF THIS EASEMENT;
2. SOUTH 87°47'44" WEST, A DISTANCE OF 227.13 FEET TO A POINT FOR AN ANGLE CORNER OF THIS EASEMENT;
3. NORTH 02°12'16" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF CORNER OF THIS EASEMENT;
4. SOUTH 87°47'44" WEST, A DISTANCE OF 87.21' FEET TO A POINT OF CORNER OF THIS EASEMENT;
5. NORTH 02°11'00" WEST, A DISTANCE OF 15.00 FEET TO A POINT OF CORNER OF THIS EASEMENT;
6. NORTH 87°47'44" EAST, A DISTANCE OF 315.00 FEET TO A POINT FOR AN ANGLE CORNER OF THIS EASEMENT;

LINE TABLE		
NO.	BEARING	LENGTH
L1	S01°15'21"E	40.01'
L2	S87°47'44"W	227.13'
L3	N02°12'16"W	25.00'
L4	S87°47'44"W	87.21'
L5	N02°11'00"W	15.00'
L6	N87°47'44"E	315.00'

**SURVEYOR'S NOTES:**

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A RIGHT-OF-WAY EASEMENT BOUNDARY EXHIBIT AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THE FOREGOING DESCRIPTION ACCURATELY SETS OUT THE METES AND BOUNDS OF THIS EASEMENT.

ZACHARY KEITH PETRUS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6769  
10814 JOLLYVILLE ROAD  
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**PRELIMINARY**

THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

**EXHIBIT "A"**  
**PUBLIC DRAINAGE AND  
PEDESTRIAN ACCESS  
EASEMENT**  
**0.239 ACRES**

PHILIP SMITH SURVEY, ABSTRACT 415,  
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

**Kimley»Horn**

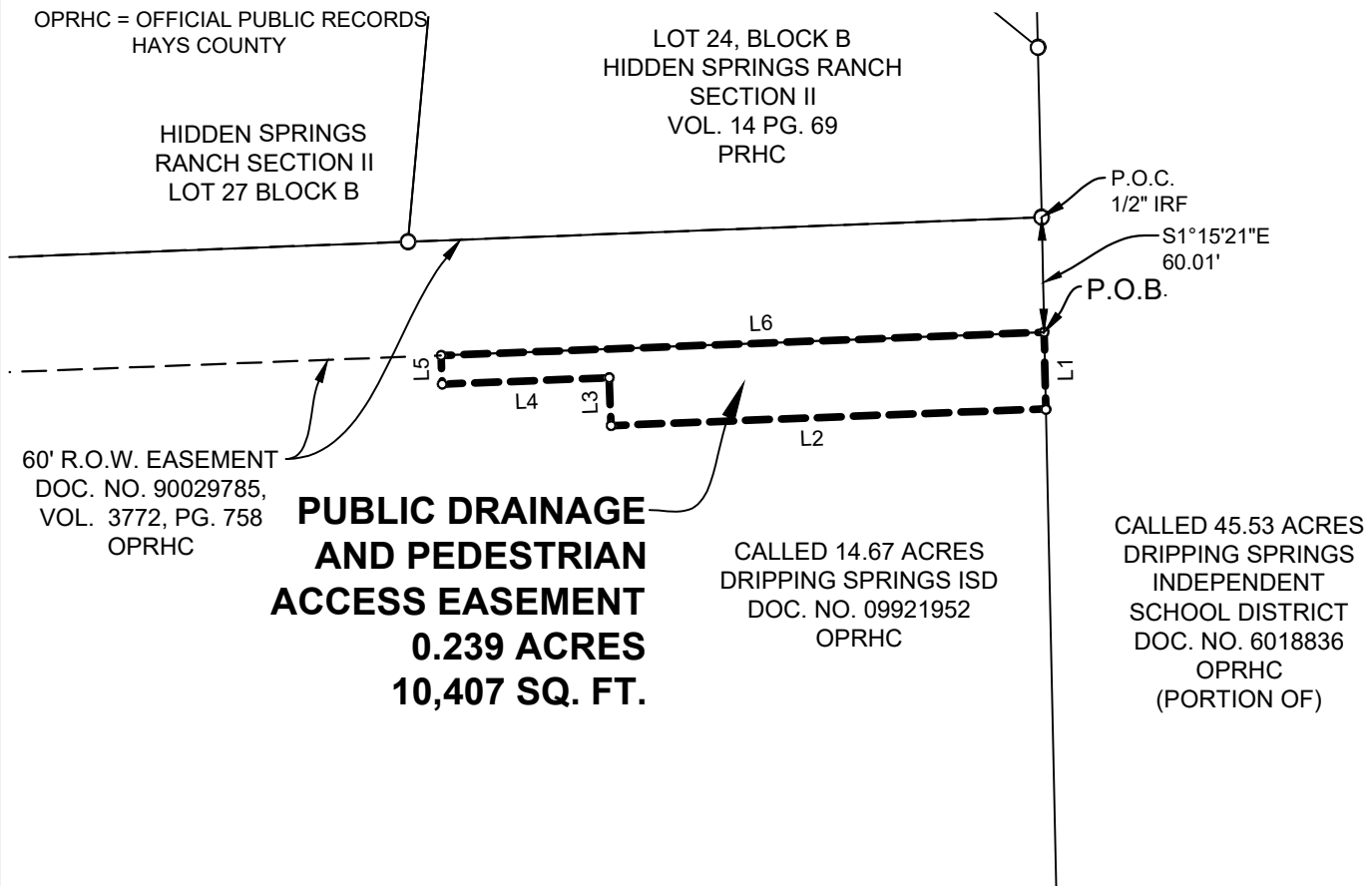
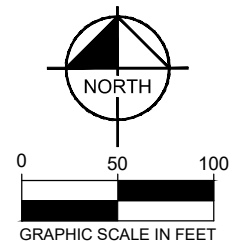
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTF	ZKP	12/15/2021	067783118	1 OF 2

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
PRHC = PLAT RECORDS  
HAYS COUNTY  
DRHC = DEED RECORDS  
HAYS COUNTY  
OPRHC = OFFICIAL PUBLIC RECORDS  
HAYS COUNTY



_____	PROPERTY LINE
=====	EASEMENT LINE
- - - - -	EASEMENT LINE
_____ . _____ . _____	MATCH SHEET LINE

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THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR,  
HEREBY CERTIFIES THAT THIS R.O.W. EASEMENT BOUNDARY EXHIBIT  
OF SURVEY ACCURATELY REFLECTS THE METES AND BOUNDS OF  
THIS EASEMENT.

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<u>Scale</u> 1" = 100'	<u>Drawn by</u> PTF	<u>Checked by</u> ZKP	<u>Date</u> 12/15/2021	<u>Project No.</u> 067783118	<u>Sheet No.</u> 2 OF 2
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