

METES AND BOUNDS DESCRIPTION OF:
RIGHT-OF-WAY DEDICATION - 0.152 ACRES

BEING A 0.152 ACRE (6,617 SQ. FT.) RIGHT-OF-WAY DEDICATION 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. 2009-90029783 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 AN ANGLE CORNER IN THE EASTERLY RIGHT-OF-WAY LINE OF GOLDEN EAGLE LANE (VARIABLE RIGHT-OF-WAY WIDTH), IN THE SOUTH BOUNDARY LINE OF LOT 27, 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; AND AT THE NORTHWEST CORNER OF SAID 14.67 ACRE TRACT;

THENCE, SOUTH 27°06'35" WEST, A DISTANCE OF 68.82 FEET TO THE **POINT OF BEGINNING**, FOR THE NORTHWEST CORNER OF THIS DEDICATION;

THENCE, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID GOLDEN EAGLE LANE AND OVER SAID 14.67 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 87°47'41" WEST, A DISTANCE OF 117.146 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS DEDICATION;
2. ALONG A CURVE TO THE LEFT, HAVING AN INTERIOR ANGLE OF 57°39'46", A RADIUS OF 80.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 58°57'46" EAST 77.16 FEET, A TOTAL ARC LENGTH OF 80.51 FEET TO A POINT OF REVERSE CURVATURE, FOR AN ANGLE CORNER OF THIS DEDICATION;
3. ALONG A CURVE TO THE RIGHT, HAVING AN INTERIOR ANGLE OF 21°30'45", A RADIUS OF 63.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 40°53'23" EAST, 23.52 FEET, A TOTAL ARC LENGTH OF 23.66 FEET TO A POINT OF REVERSE CURVATURE, FOR AN ANGLE CORNER OF THIS DEDICATION;
4. ALONG A CURVE TO THE LEFT, HAVING AN INTERIOR ANGLE OF 39°39'59" A RADIUS OF 194.00 FEET A CHORD BEARING AND DISTANCE OF NORTH 31°48'49" EAST, 131.64 FEET, A TOTAL ARC LENGTH OF 134.31 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS DEDICATION;
5. NORTH 01°25'57" WEST, A DISTANCE OF 64.72 FEET TO A POINT OF CURVATURE IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID GOLDEN EAGLE LANE AND THE WEST BOUNDARY LINE OF SAID 14.67 ACRE TRACT, FOR AN ANGLE CORNER OF THIS DEDICATION; WHENCE A 1/2" IRON ROD FOUND MARKING THE SOUTHEAST END OF A CUTBACK CURVE THE THE RIGHT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SHANE LANE (CALLED 60' WIDTH RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDEN EAGLE LANE AND AT THE NORTHEAST CORNER OF LOT 1, BLOCK D 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; BEARS SOUTH 49°01'41" WEST, A DISTANCE OF 32.46 FEET;

THENCE, ALONG A CURVE TO THE RIGHT FOLLOWING THE COMMON BOUNDARY LINE OF SAID 14.67 ACRE TRACT AND SAID GOLDEN EAGLE LANE, HAVING AN INTERIOR ANGLE OF 09°26'41", A CHORD BEARING AND DISTANCE OF NORTH 19°19'47" EAST, 106.19 FEET, A TOTAL ARC LENGTH OF 106.31 TO THE **POINT OF BEGINNING** CONTAINING 0.152 ACRES, MORE OR LESS, IN HAYS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN AUSTIN, TEXAS.

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 DEDICATION 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 DEDICATION.



ZACHARY KEITH PETRUS
REGISTERED PROFESSIONAL
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EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
0.152 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.
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LEGEND:

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

LOT 1, BLOCK C
 HIDDEN SPRINGS RANCH
 SECTION II
 VOL. 14, PG. 69
 PRHC

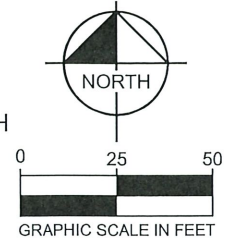
SHANE LANE
 (CALLED 60' R.O.W WIDTH)

15' PUBLIC
 UTILITY EASEMENT
 VOL. 14, PG. 69
 PRHC

LOT 1, BLOCK D
 HIDDEN SPRINGS RANCH
 SECTION II
 VOL. 14, PG. 69
 PRHC

GOLDEN EAGLE LANE
 (VARIABLE R.O.W. WIDTH)

LOT 27, BLOCK B
 HIDDEN SPRINGS RANCH
 SECTION II
 VOL. 14, PG. 69
 PRHC



P.O.C.
 1/2" IRF

60' R.O.W. EASEMENT
 DOC. NO. 90029785,
 VOL. 3772, PG. 758
 OPRHC

P.O.B.

**ROGER HANKS
 PARKWAY RIGHT OF
 WAY DEDICATION
 0.152 ACRES
 6,617 SQ. FT.**

CALLED 14.67 ACRES
 DRIPPING SPRINGS INDEPENDENT
 SCHOOL DISTRICT
 DOC. NO. 2009-90029783
 OPRHC
 (PORTION OF)


LINE TYPE LEGEND

	PROPERTY LINE
	DEDICATION LINE
	EASEMENT LINE

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 METES & BOUNDS DESCRIPTION AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS RIGHT-OF-WAY DEDICATION BOUNDARY EXHIBIT.

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


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**EXHIBIT "A"
 RIGHT-OF-WAY DEDICATION
 0.152 ACRES**

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

Kimley»Horn

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 418-1771 www.kimley-horn.com

Scale 1" = 50'	Drawn by PTF	Checked by ZKP	Date 4/26/2021	Project No. 067783118	Sheet No. 2 OF 3
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LINE TABLE		
NO.	BEARING	LENGTH
L1	S27°06'35"W	68.82'
L2	S87°47'41"W	117.46'
L3	S01°25'57"E	64.72'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	57°39'46"	80.00'	80.51'	N58°57'46"E	77.16'
C2	21°30'56"	63.00'	23.66'	N40°53'23"E	23.52'
C3	39°39'59"	194.00'	134.31'	N31°48'49"E	131.64'
C4	9°26'41"	644.92'	106.31'	S19°19'47"W	106.19'

SURVEYOR'S NOTES:

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THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS LINE & CURVE TABLE OF SURVEY ACCURATELY REFLECTS THE METES AND BOUNDS OF THIS DEDICATION.



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