

METES AND BOUNDS DESCRIPTION OF:
RIGHT-OF-WAY DEDICATION - 2.939 ACRES

BEING A 2.939 ACRE (128,039 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 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT IN THE WEST BOUNDARY LINE OF A TRACT 2, CALLED 50.206 ACRES, DESCRIBED TO SLF IV- DRIPPING SPRINGS JV, L.P., AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2014-14037229 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND IN THE EAST BOUNDARY LINE OF SAID 45.53 ACRE TRACT; FOR THE NORTHEAST CORNER OF THIS DEDICATION; WHENCE A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 09°31'11" WEST, A DISTANCE OF 122.84 FEET;

THENCE, SOUTH 09°31'11" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID 45.53 ACRE TRACT AND SAID TRACT 2, A DISTANCE OF 32.03 FEET TO 1/2" IRON ROD FOUND AT AN ANGLE CORNER OF SAID TRACT 2, FOR AN ANGLE CORNER OF SAID 45.53 ACRE TRACT AND AN ANGLE CORNER OF THIS DEDICATION;

THENCE, SOUTH 01°10'11" EAST CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID 45.53 ACRE TRACT AND SAID TRACT 2, A DISTANCE OF 63.40 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS DEDICATION;

THENCE, ACROSS SAID 45.53 ACRE TRACT THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. SOUTH 89°48'55" WEST, A DISTANCE OF 175.81 FEET TO A POINT OF CURVATURE FOR AN ANGLE CORNER OF THIS DEDICATION;
2. ALONG A CURVE TO THE RIGHT, WITH AN INTERIOR ANGLE OF 13°30'21", A RADIUS OF 839.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 83°25'54" WEST, 197.31 FEET, A TOTAL ARC LENGTH OF 197.77 FEET TO A POINT FOR AN ANGLE CORNER OF THIS DEDICATION;
3. SOUTH 13°19'16" WEST, A DISTANCE OF 14.00 FEET TO A POINT OF CURVATURE FOR AN ANGLE CORNER OF THIS DEDICATION;
4. ALONG A CURVE TO THE RIGHT, HAVING AN INTERIOR ANGLE OF 3°48'52", A RADIUS OF 853.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 74°46'18" WEST 56.78 FEET, A TOTAL ARC LENGTH OF 56.79 FEET TO A POINT OF REVERSE CURVATURE FOR AN ANGLE CORNER OF THIS DEDICATION;
5. ALONG A CURVE TO THE LEFT, HAVING AN INTERIOR ANGLE OF 17°37'07", A RADIUS OF 747.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 81°40'25" WEST, 228.80 FEET, A TOTAL ARC LENGTH OF 229.70 FEET TO A POINT FOR AN ANGLE CORNER OF THIS DEDICATION;
6. SOUTH 89°31'02" WEST, A DISTANCE OF 183.61 FEET TO A POINT FOR AN ANGLE CORNER OF THIS DEDICATION;
7. SOUTH 00°28'58" EAST, A DISTANCE OF 16.50 FEET TO A POINT OF CURVATURE FOR AN ANGLE CORNER OF THIS DEDICATION;
8. ALONG A CURVE TO THE LEFT, HAVING AN INTERIOR ANGLE OF 29°51'59", A RADIUS OF 305.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 74°35'02" WEST, 157.45 FEET, A TOTAL ARC LENGTH OF 159.25 FEET TO A POINT OF REVERSE CURVATURE FOR AN ANGLE CORNER OF THIS DEDICATION;
9. ALONG A CURVE TO THE RIGHT, HAVING AN INTERIOR ANGLE OF 28°10'18", A RADIUS OF 444.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 73°44'11" WEST 216.36 FEET, A TOTAL ARC LENGTH OF 218.56 FEET TO A POINT FOR AN ANGLE CORNER OF THIS DEDICATION;
10. SOUTH 87°49'20" WEST, A DISTANCE OF 51.32 FEET TO A POINT IN THE EAST BOUNDARY LINE OF A CALLED 14.67 ACRE TRACT 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 IN THE WEST BOUNDARY LINE OF SAID 45.53 ACRE TRACT; FOR THE SOUTHWEST CORNER OF THIS DEDICATION;

(M&B DESCRIPTION CONTINUES ON SHEET 2)

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
2.939 ACRES

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

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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
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| N/A | PTF | ZKP | 4/26/2021 | 067783118 | 1 OF 5 |

METES AND BOUNDS DESCRIPTION OF:

RIGHT-OF-WAY DEDICATION - 2.939 ACRES (CONTINUED)

THENCE, NORTH 01°15'27" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 14.67 ACRE TRACT AND SAID 45.53 ACRE TRACT, AT 90.81 FEET PASSING 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 SAID 45.53 ACRE TRACT AND SAID LOT 24, IN ALL A DISTANCE OF 111.51 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS DEDICATION;

THENCE, ACROSS SAID 45.53 ACRE TRACT THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. NORTH 87°49'20" EAST, A DISTANCE OF 49.53 FEET TO A POINT OF CURVATURE FOR AN ANGLE CORNER OF THIS DEDICATION;
2. ALONG A CURVE TO THE LEFT, WITH A INTERIOR ANGLE OF 28°10'18", A RADIUS OF 333.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 744'11" EAST, 162.09 FEET, A TOTAL ARC LENGTH OF 163.73 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 29°51'59", A RADIUS OF 417.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 74°35'02" EAST, 214.92 FEET, A TOTAL ARC LENGTH OF 217.37 FEET TO A POINT FOR AN ANGLE CORNER OF THIS DEDICATION;
4. NORTH 89°31'02" EAST, A DISTANCE OF 183.61 FEET TO A POINT OF CURVATURE FOR AN ANGLE CORNER OF THIS DEDICATION;
5. ALONG A CURVE TO THE RIGHT, HAVING AN INTERIOR ANGLE OF 17°37'07", A RADIUS OF 842.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 81°40'25" EAST, 257.90 FEET, A TOTAL ARC LENGTH OF 258.92 FEET TO A POINT OF REVERSE CURVATURE FOR AN ANGLE CORNER OF THIS DEDICATION;
6. ALONG A CURVE TO THE LEFT, HAVING AN INTERIOR ANGLE OF 03°20'52", A RADIUS OF 758.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 74°32'18" EAST, 44.28 FEET, A TOTAL ARC LENGTH OF 44.29 FEET TO A POINT FOR AN ANGLE CORNER OF THIS DEDICATION;
7. NORTH 13°47'16" EAST, A DISTANCE OF 14.00 FEET TO A POINT OF CURVATURE FOR AN ANGLE CORNER OF THIS DEDICATION;
8. ALONG A CURVE TO THE LEFT, HAVING AN INTERIOR ANGLE OF 13°58'21", A RADIUS OF 744.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 83°11'54" EAST, 180.99 FEET, A TOTAL ARC LENGTH OF 181.44 FEET TO A POINT FOR AN ANGLE CORNER OF THIS DEDICATION;
9. NORTH 89°48'55" EAST, A DISTANCE OF 169.52 FEET TO THE **POINT OF BEGINNING** CONTAINING 2.939 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.



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EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
2.939 ACRES

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

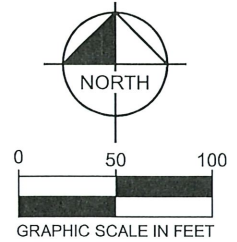
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| N/A | PTF | ZKP | 4/26/2021 | 067783118 | 2 OF 5 |

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

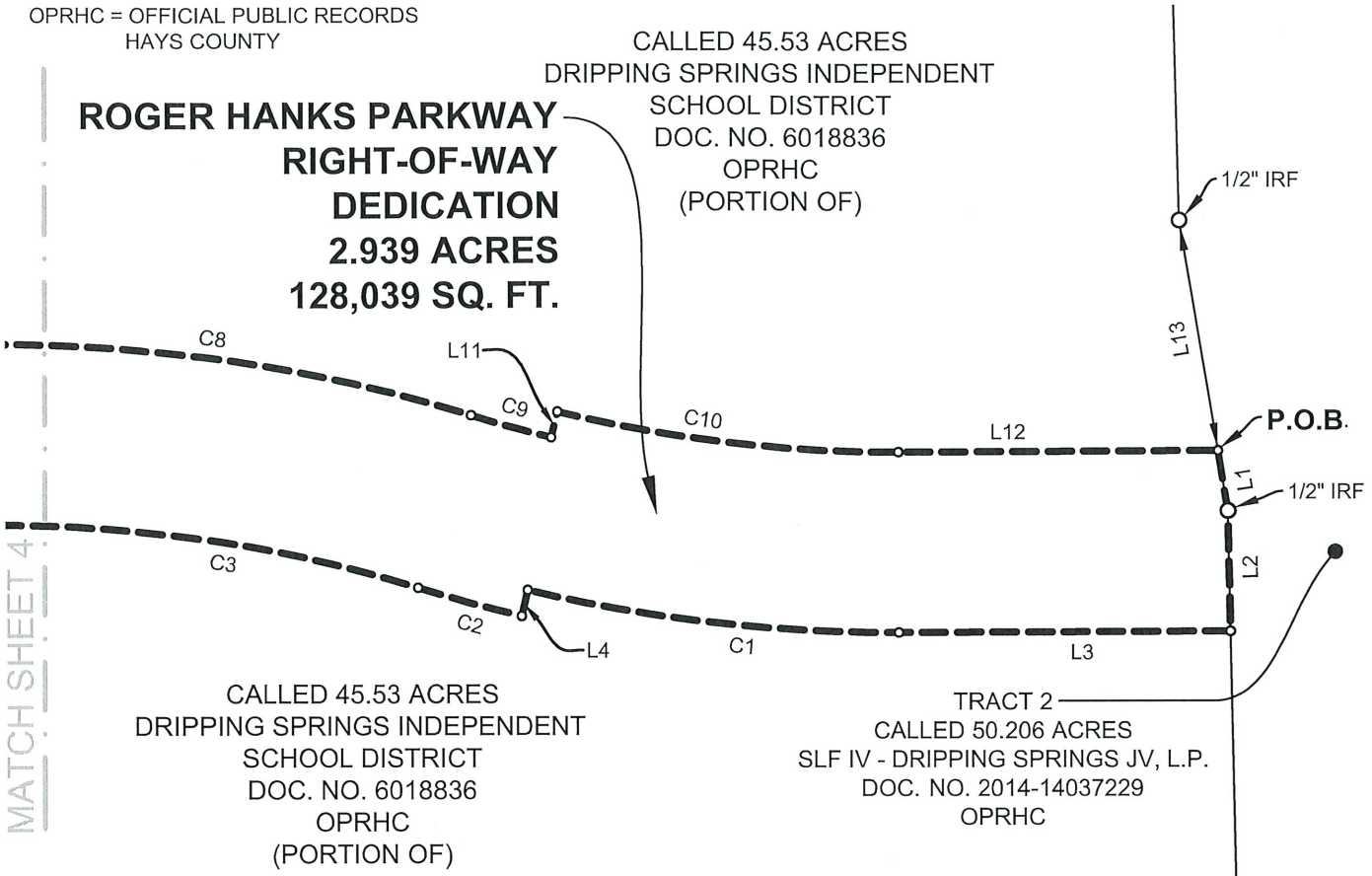


**ROGER HANKS PARKWAY
 RIGHT-OF-WAY
 DEDICATION
 2.939 ACRES
 128,039 SQ. FT.**

CALLED 45.53 ACRES
 DRIPPING SPRINGS INDEPENDENT
 SCHOOL DISTRICT
 DOC. NO. 6018836
 OPRHC
 (PORTION OF)

CALLER 45.53 ACRES
 DRIPPING SPRINGS INDEPENDENT
 SCHOOL DISTRICT
 DOC. NO. 6018836
 OPRHC
 (PORTION OF)

TRACT 2
 CALLED 50.206 ACRES
 SLF IV - DRIPPING SPRINGS JV, L.P.
 DOC. NO. 2014-14037229
 OPRHC



MATCH SHEET 4

| LINE TYPE LEGEND | |
|------------------|------------------|
| | PROPERTY LINE |
| | DEDICATION LINE |
| | EASEMENT LINE |
| | MATCH SHEET 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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 RIGHT-OF-WAY DEDICATION
 2.939 ACRES**

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 CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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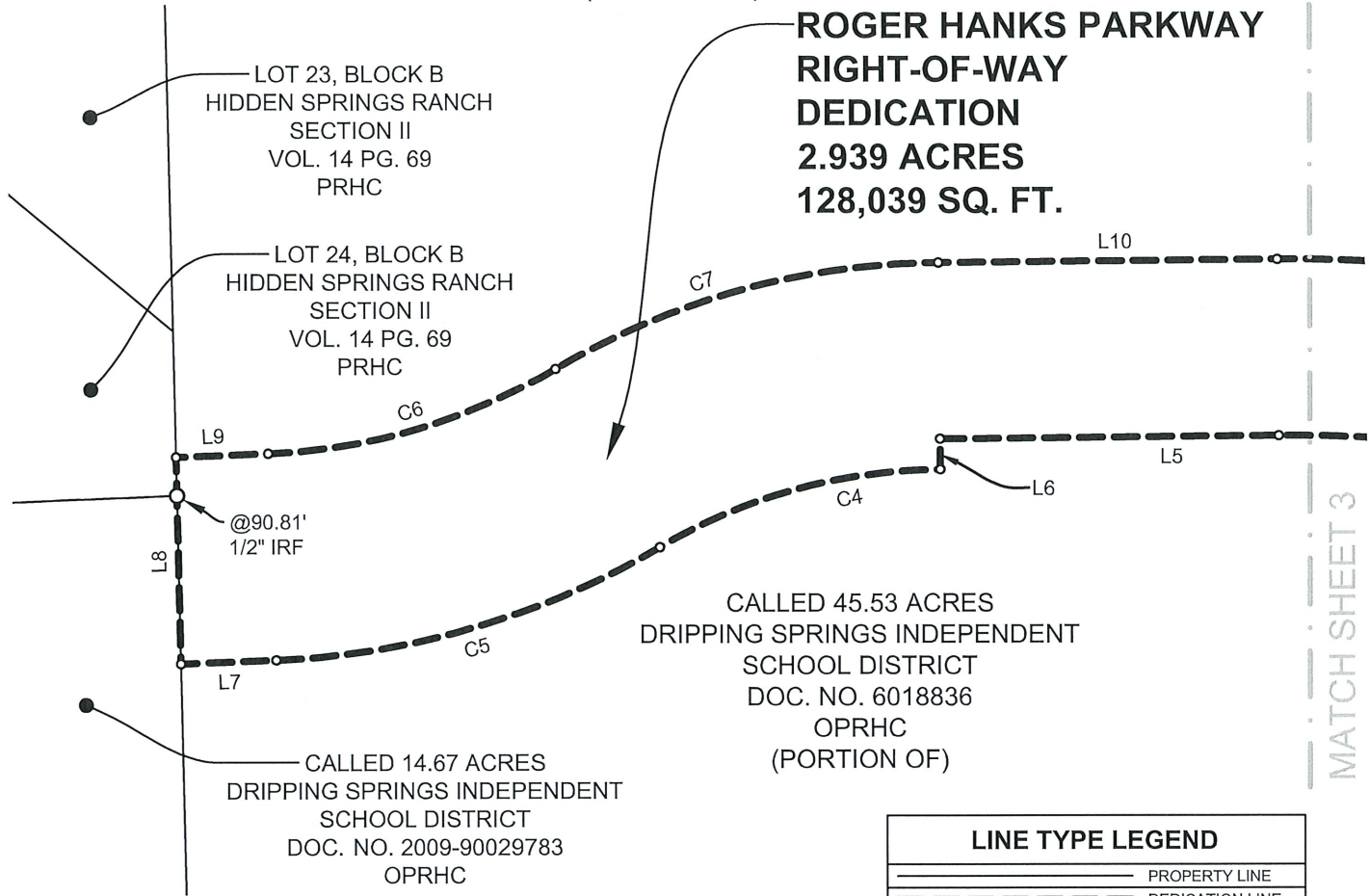
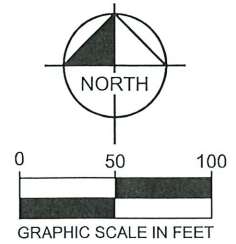
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| 1" = 100' | PTF | ZKP | 4/26/2021 | 067783118 | 3 OF 5 |

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

CALLED 45.53 ACRES
DRIPPING SPRINGS INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 6018836
OPRHC
(PORTION OF)



**ROGER HANKS PARKWAY
RIGHT-OF-WAY
DEDICATION
2.939 ACRES
128,039 SQ. FT.**

CALLED 45.53 ACRES
DRIPPING SPRINGS INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 6018836
OPRHC
(PORTION OF)

CALLED 14.67 ACRES
DRIPPING SPRINGS INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2009-90029783
OPRHC

| LINE TYPE LEGEND | |
|------------------|------------------|
| | PROPERTY LINE |
| | DEDICATION LINE |
| | EASEMENT LINE |
| | MATCH SHEET 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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2.939 ACRES**

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| LINE TABLE | | | CURVE TABLE | | | | | |
|------------|-------------|---------|-------------|-----------|---------|---------|---------------|---------|
| NO. | BEARING | LENGTH | NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| L1 | S09°31'11"E | 32.03' | C1 | 13°30'21" | 839.00' | 197.77' | N83°25'54"W | 197.31' |
| L2 | S01°10'11"E | 63.40' | C2 | 3°48'52" | 853.00' | 56.79' | N74°46'18"W | 56.78' |
| L3 | S89°48'55"W | 175.81' | C3 | 17°37'07" | 747.00' | 229.70' | N81°40'25"W | 228.80' |
| L4 | S13°19'16"W | 14.00' | C4 | 29°51'59" | 305.50' | 159.25' | S74°35'02"W | 157.45' |
| L5 | S89°31'02"W | 183.61' | C5 | 28°10'18" | 444.50' | 218.56' | S73°44'11"W | 216.36' |
| L6 | S00°28'58"E | 16.50' | C6 | 28°10'18" | 333.00' | 163.73' | N73°44'11"E | 162.09' |
| L7 | S87°49'20"W | 51.32' | C7 | 29°51'59" | 417.00' | 217.37' | N74°35'02"E | 214.92' |
| L8 | N01°15'27"W | 111.51' | C8 | 17°37'07" | 842.00' | 258.92' | S81°40'25"E | 257.90' |
| L9 | N87°49'20"E | 49.53' | C9 | 3°20'52" | 758.00' | 44.29' | S74°32'18"E | 44.28' |
| L10 | N89°31'02"E | 183.61' | C10 | 13°58'21" | 744.00' | 181.44' | S83°11'54"E | 180.99' |
| L11 | N13°47'16"E | 14.00' | | | | | | |
| L12 | N89°48'55"E | 169.52' | | | | | | |
| L13 | N09°31'11"W | 122.84' | | | | | | |

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 RIGHT-OF-WAY DEDICATION BOUNDARY EXHIBIT OF EVEN SURVEY DATE WAS CREATED IN CONJUNCTION WITH THIS LINE AND CURVE TABLE.

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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