



SAM, LLC

4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735

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info@sam.biz www.sam.biz TBPLS # 10064300

Parcel 24
Legal Description
City of Dripping Springs
South Regional Water Reclamation Project
30 Foot Wide Wastewater Easement
0.41 Acre (17,860 Square Foot)

PARCEL 24:

BEING A 0.41 ACRE, 30 FOOT WIDE WASTEWATER EASEMENT, SITUATED IN THE BENJAMIN F. MIMS SURVEY NO. 8, ABSTRACT NO. 13, HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10.03 ACRE TRACT, DESCRIBED IN A DEED TO PATRICK J. ZIELBAUER AND JENNA KOLLE ZIELBAUER AND RECORDED IN DOCUMENT NO. 20048995, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 0.41 ACRE 30 FOOT WIDE WASTEWATER EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a cap stamped "BRYN" found on the north line of a Tract A a called 10.01 acre tract, described in a deed to L. Perez, C.V. Perez, recorded in Instrument No. 16013527, O.P.R.H.C.TX., same bing at the south line of a called 82.02 acre tract, described in a deed to Viktor Kopponen and Sirkka Kopponen, recorded in Volume 1265, Page 777, Instrument No. 9617651, O.P.R.H.C.TX.,

THENCE S 89°57'11" E, with the common line of said Tract A and 82.02 acre tract a distance of 476.95 feet, to a 3/8-inch iron rod found on the west line of said 10.03 acre tract and at the southeast corner of said 82.02 acre tract and the northeast corner of said Tract A, for the **POINT OF BEGINNING** of this 30 foot wide Wastewater easement;

THENCE N 01°43'07" W, with the common line of said 10.03 acre tract and 82.02 acre tract a distance of 90.50 feet, to a calculated point on the common line of said 10.03 acre tract and 82.02 acre tract for an angle point of this 30 foot wide Wastewater easement;

THENCE over and across said 10.03 acre tract, the following three (3) courses and distances:

- 1) S 36°21'21" E, a distance of 52.78 feet, to a calculated point for an angle point of this 30 foot wide Wastewater easement,
- 2) S 01°43'07" E, a distance of 47.04 feet, to a calculated point for an angle point of this 30 foot wide Wastewater easement,
- 3) S 01°50'17" E, a distance of 530.48 feet, to a calculated point on the south line of said 10.03 acre tract, same being the north line of a called 9.0150 acre tract, described in a deed to LAZY W DISTRICT NO. 1. a Municipal Utility District described in Document No. 2007895, O.P.R.H.C.TX., for an angle corner of this 30 foot wide Wastewater easement. From which a 5/8-inch iron rod with a cap stamped "STAUDT SURVEYING" found at the southeast corner of said 10.03 acre tract, and on the north line of said LAZY W tract bears N 88°20'31" E, a distance 510.12 feet;

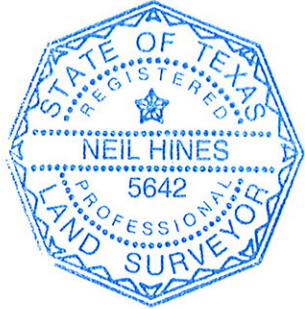


THENCE S 88°10'28" W, with the common line of said 10.03 acre tract and said LAZY W tract, a distance of 30.00 feet, to a 1/2-inch iron rod found at the southwest corner of said 10.03 acre tract, and the northwest corner of said LAZY W tract, on the east line of said Tract A, for an angle point of this 30 foot wide Wastewater easement;

THENCE N 01°50'17" W, with the common line of said 10.03 acre tract and said Tract A, a distance of 530.51 feet to the **POINT OF BEGINNING** and containing 0.41 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are surface in U.S. Survey Feet and may be converted to grid by multiplying the distance by a combined scale factor of 0.999870.

Neil Hines



Neil Hines
Registered Professional Land Surveyor
Texas Registration Number 5642

Date: *19 January 2022*



**PLAT OF
WASTEWATER EASEMENT
SOUTH REGIONAL WATER
RECLAMATION PROJECT
CITY OF DRIPPING SPRINGS**



PARCEL 24
HAYS COUNTY, TEXAS

*PHILIP A. SMITH
SURVEY NO. 26,
ABSTRACT 415*

SHAWN R. DUCHARME
&
JILL E. PARSONS
LOT 27A,
THE PRESERVE,
PHASE 2
3.361 AC
VOL. 10, PG. 321
P.R.H.C.TX.

MICHAEL D.
DONNA K. SHAW
LOT 28A,
THE PRESERVE,
PHASE 2
3.113 AC
VOL. 10, PG. 321
P.R.H.C.TX.

PARCEL 23
VIKTOR KOPPONEN AND
SIRKKA KOPPONEN
82.02 AC
VOL. 1265, PG. 777
INST. 9617651
O.P.R.H.C.TX.

*BENJAMIN F. MIMS
SURVEY NO. 2, ABSTRACT 13*

S89°57'11"E
476.95'

POC
1/2" IRFC "BRYN"

P.O.B.
3/8" IRF

PARCEL 24
30' WIDE TEMPORARY
CONSTRUCTION EASEMENT
0.46 ACRE

PARCEL 24
PATRICK J. ZIELBAUER &
JENNA KOLLE ZIELBAUER
CALLED 10.03 AC
DOC. NO. 20048995
O.P.R.H.C.TX.

L. PEREZ
C.V. PEREZ
10.01 AC
TRACT A
INST. 16013527
O.P.R.H.C.TX.

PARCEL 24
30' WIDE WASTEWATER
EASEMENT
0.41 ACRE

N01°50'17"W
530.51'
S01°50'17"E
530.48'

PEDERNALES ELECTRIC
COOPERATIVE, INC.
20' WIDE ELECTRIC UTILITY
EASEMENT
VOL. 5004, PG. 334
O.P.R.H.C.TX.

10' WIDE UTILITY EASEMENT
VOL. 888, PG. 85
O.P.R.H.C.TX.

1/2" IRF

5/8" IRFC "STAUDT
SURVEYING

N88°10'28"E
510.12'

PARCEL 20
LAZY W DISTRICT NO. 1.
A MUNICIPAL UTILITY
DISTRICT
CALLED 9.0150 ACRES
DOCUMENT NO. 2007895
O.P.R.H.C.TX.
RECORDED 3/2/2020

R.D. HICKS
D.E. WALSTON
10.01 AC
INST. 09926234
O.P.R.H.C.TX.

BRUCE L. &
BARBARA S. BOLBOCK
TRACT TWO
CALLED 18.16 ACRE TRACT
VOL. 1274, PG. 892
O.P.R.H.C.TX.

*C.H. MALOTT SURVEY
ABSTRACT 603*

REV 4

JOB NUMBER: 47232
DATE: 10/25/2019
SCALE: 1"=200'
SURVEYOR: N. HINES
TECHNICIAN: D. CULLEN
DRAWING: PARCEL 24
TRACT ID: --
PARTY CHIEF: J. STILLMAN
FIELD BOOKS: --



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PROJECT: WASTEWATER EASEMENT
CITY OF DRIPPING SPRINGS

SHEET 3
OF 4

Texas Firm Registration No. 10064300



PARCEL 24
HAYS COUNTY, TEXAS

**PLAT OF
WASTEWATER EASEMENT
SOUTH REGIONAL WATER
RECLAMATION PROJECT
CITY OF DRIPPING SPRINGS**



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N01°43'07"W	90.50'
L2	S36°21'21"E	52.78'
L3	S01°43'07"E	47.04'
L4	S88°10'28"W	30.00'

LEGEND

- R —— PARCEL LIMITS
- S —— APPROXIMATE SURVEY LINE
- EXISTING ROAD
- ADJOINER PROPERTY
- FLYTIE
- IRON ROD FOUND (AS NOTED)
- △ CALCULATED POINT
- TXDOT TYPE I MONUMENT
- ▲ NAIL FOUND
- COTTON SPINDLE FOUND
- D.R.H.C.TX. DEED RECORDS HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.O.C. POINT OF COMMENCEMENT
- [] PERMANENT EASEMENT
- [/] TEMPORARY CONSTRUCTION EASEMENT
- [X] PERMANENT ACCESS EASEMENT

PERMANENT EASEMENT AREA: 0.41 ACRES

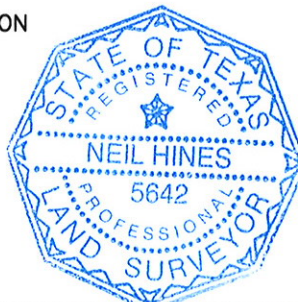
TEMPORARY CONSTRUCTION EASEMENT AREA: 0.46 ACRES

NOTES:

- ALL BEARINGS ARE GRID BEARINGS AND ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (2011). ALL DISTANCES ARE REPRESENTED IN SURFACE VALUES, MEASURED IN U.S. SURVEY FEET, AND ARE BASED ON SAID HORIZONTAL DATUM. TO OBTAIN GRID DISTANCE MULTIPLY BY CSF OF 0.999870.
- RECORD INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY HDR.
- FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT.

Neil Hines 19 January 2022

 NEIL HINES DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5642 - STATE OF TEXAS



REV 4

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TECHNICIAN: D. CULLEN
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TRACT ID: -
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SHEET 4
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