TEXAS TRANSPORTATION COMMISSION

HAYS County

MINUTE ORDER

AUSTIN District

In HAYS COUNTY on former US 290 (now known as Hays County Road 320), the State of Texas conveyed a portion of said road to Hays County by instrument recorded in Vol. 4741, Page 377 of the Official Public Records of Hays County, Texas.

As required by statute, the deed included a restriction on the use of the land with a reversionary clause in favor of the State of Texas if the land ceased to be used for roadway purposes. HB 1738, passed in the 84th session of the Texas Legislature (2015) provides a means for this reversionary clause to be released.

The right of way described in Exhibit A is the property for which the City of Dripping Springs has requested a release of the reversionary clause.

In accordance with V.T.C.A., Transportation Code, Section 202.021 (e-2), the Texas Transportation Commission may recommend a release of the restriction on the use of the right of way.

The City of Dripping Springs has provided the necessary documentation to meet the requirements for the release of restriction and has requested that such action be carried forward.

IT IS THEREFORE ORDERED by the commission that the restriction on the use of the property described in Exhibit A be released. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument releasing the state's interest in favor of the City of Dripping Springs.

Submitted and reviewed by:

Director, Right of Way Division

Recommended by:

Executive Director

114484 JAN 28 16

Minute Number | Date Passed

Roger Hanks Parkway Extension

1.503 ACRES

FIELD NOTE DESCRIPTION OF 1.503 ACRES OF LAND, MORE OR LESS, OUT OF THE PHILLIP A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 8.34 ACRE TRACT OF RIGHT OF WAY CONVEYED TO THE CITY OF DRIPPING SPRINGS BY DEED RECORDED IN VOLUME 4741, PAGE 377, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 1.503 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a concrete highway monument found at a point of curvature in the north right-of-way line of U.S. Hwy 290 (station 924+80.70) and southwest line of Lot 1, R. J. Ragland Subdivision, as recorded in Volume 194, Page 347, Deed Records, Hays County, Texas, from which a capped 1/2 inch iron [CMA 5911] set in the curving north right-of-way line of U.S. Hwy 290 and south right-of-way line of County Road No. 320, bears S 47°19'30" E, a distance of 275.02 feet, for the **POINT OF BEGINNING** of the herein described tract;

THENCE with the south right-of-way line of said county road and northeast line of said Lot 1, the following two (2) courses:

1) along a curve to the right, having a radius of 1,959.89 feet, an arc length of 175.39 feet, a chord bearing of N 30°31'20" W, and a chord distance of 175.33 feet to a concrete highway monument found at a point of non-tangency, and
2) N 27°44'46" W, a distance of 245.39 feet to a capped 1/2 inch iron rod [CMA 5911] set in the future south right-of-way line of Roger Hanks Parkway, for the northwest corner of the herein described tract;

THENCE over and across the right-of-way of said county road, along said future right-of-way line, along a curve to the right, having a radius of 360.00 feet, an arc length of 100.37 feet, a chord bearing of N 60°41'43" E, and a chord distance of 100.05 feet, to a capped 1/2 inch iron rod [RPLS 4404] found in the north right-of-way line of said county road for the northeast corner of the herein described tract;

THENCE leaving said future right-of-way, with the north right-of-way line of said county road and south line of that certain 142.00 acre tract conveyed to Draper Ranch Partnership by deed recorded in Volume 936, Page 868, Official Public Records, Hays County, Texas, the following two (2) courses:

1) S 27°44'46" E, a distance of 247.58 feet to a concrete monument found for a point of curvature, and
2) along a curve to the left, having a radius of 1,858.68 feet, an arc length of 757.95 feet, a chord bearing of S 39°19'38" E, and a chord distance of 752.71 feet, to a 1/2 inch capped iron rod [CMA 5911] set in the east line of said 142.00 acre tract;

THENCE leaving the north right-of-way line of said county road, with the south line of said 8.34 acre tract, the following three (3) courses:

1) **N 53°18'17" W**, a distance of **357.78 feet**, to a capped 1/2 inch iron rod [RPLS 4404] found for an angle point in south line of the herein described tract,
2) **N 44°57'46" W**, a distance of **54.06 feet**, to a Mag nail found for an angle point in the south line of the herein described tract, and
3) along a curve to the right, having a radius of **5,669.65 feet**, an arc length of **200.79 feet**, a chord bearing of **N 48°50'36" W**, and a chord distance of **200.78 feet** to the **POINT OF BEGINNING**, containing **1.503 acres**, more or less.

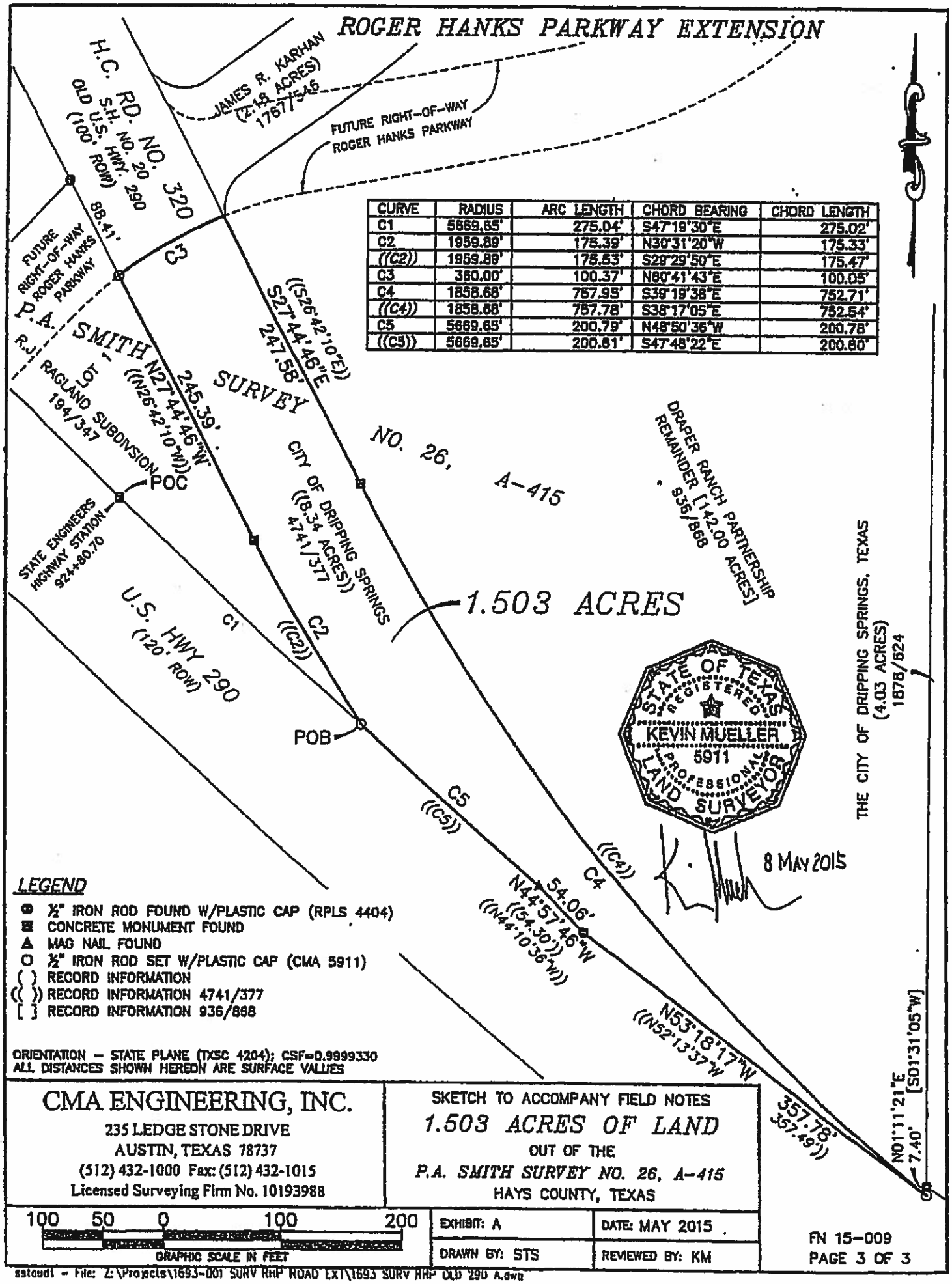
I, Kevin Mueller, do hereby certify that this description and associated sketch was prepared from a survey performed under my supervision during April of 2015, and is true and correct to the best of my knowledge.

SKETCH TO ACCOMPANY FIELD NOTES

DATE OF SURVEY: APR 2015

8 MAY 2015

KEVIN MUELLER, RPLS No. 5911
CMA ENGINEERING, INC.
235 LEDGE STONE DRIVE
AUSTIN, TX 78737
PHONE (512) 432-1000



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5669.65'	275.04'	S47°19'30"E	275.02'
C2	1959.89'	175.39'	N30°31'20"W	175.33'
((C2))	1959.89'	175.63'	S29°29'50"E	175.47'
C3	360.00'	100.37'	N80°41'43"E	100.05'
C4	1858.68'	757.95'	S39°19'38"E	752.71'
((C4))	1858.68'	757.78'	S38°17'05"E	752.54'
C5	5669.65'	200.79'	N48°50'36"W	200.78'
((C5))	5669.65'	200.61'	S47°48'22"E	200.60'

LEGEND

- ● ½" IRON ROD FOUND W/PLASTIC CAP (RPLS 4404)
- ■ CONCRETE MONUMENT FOUND
- ▲ MAG NAIL FOUND
- O ½" IRON ROD SET W/PLASTIC CAP (CMA 5911)
- ( ) RECORD INFORMATION
- (( )) RECORD INFORMATION 4741/377
- [ ] RECORD INFORMATION 936/868

ORIENTATION – STATE PLANE (TXSC 4204); CSF=0.9999330
ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES

CMA ENGINEERING, INC.
235 LEDGE STONE DRIVE
AUSTIN, TEXAS 78737
(512) 432-1000 Fax: (512) 432-1015
Licensed Surveying Firm No. 10193988

SKETCH TO ACCOMPANY FIELD NOTES
1.503 ACRES OF LAND
OUT OF THE
P.A. SMITH SURVEY NO. 26, A-415
HAYS COUNTY, TEXAS

100 50 0 100 200
GRAPHIC SCALE IN FEET

EXHIBIT: A	DATE: MAY 2015
DRAWN BY: STS	REVIEWED BY: KM

FN 15-009
PAGE 3 OF 3

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