



SPOT ON SURVEYING

Land Surveying & Mapping

EXHIBIT "A"

DRAINAGE EASEMENT

BEING 0.325 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE HERDER SURVEY NO. 537, ABSTRACT NO. 239, SITUATED IN THE CITY OF BUDA, HAYS COUNTY, TEXAS, SAID 0.325 ACRES BEING A PORTION OF THAT 15.00 ACRE TRACT CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BY WARRANTY DEED RECORDED VOLUME 464, PAGE 316, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS (R.P.R.H.C.TX.), SAID 0.325 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found iron rod with cap stamped "CHAPARRAL BOUNDARY", said point being accepted as a point in the Easterly Right of Way limits of Old Goforth Road, (R.O.W.), variable in width, per Warranty Deed recorded as Instrument No. 17002541, Official Public Records, Hays County, Texas, (O.P.R.H.C.TX.), also being accepted as a point in the Southerly limits of Lot 30, Block K, Water Quality & Drainage Easement, Stoneridge Subdivision, Section 4, according to the map or plat recorded as Document No. 18005519, Plat Records, Hays County, Texas (P.R.H.C.TX.) and as the Northwesternly remainder corner of said 15.00 acre tract;

THENCE N 88° 30' 21" E, 31.83 feet, leaving the Easterly Right of Way limits of said Old Goforth Road, with the common Southerly limits of said Stoneridge Subdivision and the Northerly limits of said 15.00 acre tract, to the calculated **TRUE POINT OF BEGINNING** and Northwesternly corner hereof;

THENCE N 88° 30' 21" E, 30.59 feet, continuing with the common Southerly limits of said Stoneridge Subdivision and the Northerly limits of said 15.00 acre tract to the calculated Northeasterly corner hereof;

THENCE leaving the Southerly limits of said Stoneridge Subdivision, through the interior of said 15.00 acre tract, the following four (4) courses:

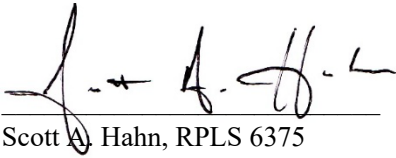
1. S 33° 41' 56" W, 64.13 feet to a calculated point;
2. S 02° 00' 01" E, 38.92 feet to a calculated point;
3. S 32° 20' 54" E, 394.58 feet to a calculated point;
4. S 01° 26' 29" E, 68.92 feet to a calculated point of intersection in the common Northerly limits of Lot 1, Block A, Green Meadows, Section One, according to the map or plat recorded in Volume 13, Page 113, (P.R.H.C.TX.) and the Southerly limits of said 15.00 acre tract, for the Southeasterly corner hereof;

THENCE S 88° 21' 02" W, 25.00 feet with the common Northerly limits of said Lot 1 and the Southerly limits of said 15.00 acre tract to a calculated point of intersection with a line being parallel with and 25.00 feet Easterly of the previously described lines, for the Southwesterly corner hereof;

THENCE leaving the northerly limits of said Lot 1, through the interior of said 15.00 acre tract, with said parallel lines, the following four (4) courses:

1. N 01° 26' 29" W, 62.10 feet to a calculated point;
2. N 32° 20' 54" W, 394.45 feet to a calculated point of intersection in said (ROW) and the Westerly remainder limits of said 15.00 acre tract;
3. N 02° 00' 01" W, 53.75 feet with the said common (ROW) and said remainder limits to a calculated point;

4. N 33° 41' 56" E, 54.55 feet leaving said (ROW) through the interior of said 15.00 acre tract, continuing with said parallel lines, to the POINT OF BEGINNING hereof, containing a calculated area of 14,142.60 sq. ft., 0.325 acres. Said field notes being described in accordance with a survey made on the ground by me or under my direction. See Exhibit "B" Survey sketch attached hereto and made a part hereof. All bearings shown are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.



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SOS J/N: 0013-24-003 – DRAINAGE EASEMENT



April 16, 2025

Date