

**METES AND BOUNDS DESCRIPTION OF A**

**VARIABLE WIDTH, 0.07 ACRE DRIVEWAY EGRESS EASEMENT** across Tr. 8, Panther Creek recorded in Volume 7, Page 309, Plat Records, Hays County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod set in the south right-of-way line of Panther Creek Road, for the northwest corner of Tr. 9 of the above referenced Panther Creek, the northeast corner of the above referenced Tr. 8 and herein described easement;

**THENCE** with the west line of said Tr. 9 and the east line of said Tr. 8, **S 01° 26' 09" E**, a distance of **200.00'** to a point for the southernmost corner of the herein described easement;

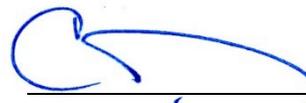
**THENCE** across said Tr. 8, **N 09° 58' 00" W**, a distance of **202.24'** to a point in the south right-of-way line of Panther Creek Road, the north line of said Tr. 8, for the northwest corner of the herein described easement;

**THENCE** with the south right-of-way line of Panther Creek Road, the north line of said Tr. 8, **N 88° 34' 07" E**, a distance of **30.00'** to the **POINT OF BEGINNING** of the herein described easement.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap. MAG nails and cotton spindles set with a yellow "WCR" plastic washer.



  
01/21/2025  
Christopher Jurica, RPLS #6344  
Job No. 2563-25