Drafter: ML Revision: 2019-03-07 ML Revision: Revision:

LEGEND OF SYMBOLS

[A] air conditioner

borehole
catv cable tv
electric meter

FH fire hydrant

FIRE LANE fire lane

guard rail

grease trap

© grease trap

GP ○ bollard

GI □ grate inlet

GM □ gas meter

GM © gas meter

— GAS — gas line

CHY > utility pole anchor

GUY → utility pole anchor IV ⊗ irrigation valve landscape or tree line

LEB □ landscape electric box
LSL ⊗ landscape light

LP ○ light pole

MB □ mailbox

MW ⑩ monitoring well

—ou—overhead utility lines

PE ⊗ pool equipment

PE ⊗ pool equipment

road sign

RD □ roof drain

SDMH ① storm water manhole

— sr — storm water pipe

TMH ① telephone manhole

TFL ○ tank fill lid

TFL tank fill lid

TR telephone riser

traffic signal pole

UMH unknown manhole

co ⊚ utility clean out

uc utility cabinet

uv utility vault

tility markings (line color

□ = color of markings)
□□ ○ utility pole
□□□□□ utility pole with riser

utility sign

water shutoff

wv ₩ water valve

w water manhole

wm ⊞ water meter

w well

one-foot contour lines
tree trunk (not canopy)
caliper inches at breast
height
ornamental tree

FLOOD ZONE CLASSIFICATION
his property lies within ZONE(S) X of the Flood Insu

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Hays County, Texas and Incorporated Areas, map no. 48209C0108F, dated 2005/09/02, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS 1/2" rebar stamped "JPH Land Surveying" set

MNS Mag nail & washer stamped "JPH Land Surveying" set

TBM Site benchmark (see vicinity map for general location)

Vertex or common point (not a monument)

Coordinate values, if shown, are US.SyFt./TxCS,'83,SCZ

Elevations, if shown, are NAVD'88

Bearings are based on grid north (TxCS '83,SCZ)

Bearings are based on grid north (TxCS,'83,SCZ)

TYPE I
TxDOT Right of Way tapered concrete monument.

TYPE II
TxDOT Right of Way bronze cap in concrete.

TYPE III
TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS,'83,SCZ Texas Coordinate System of 1983, South Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.H.C.T. Plat Records of Hays County, Texas

JPH Job/Drawing No. (see below)

2018.006.001 3000 E Hwy 290, Dripping Springs, Hays Co., Tx - Parcel E Boundary.dwg

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785 Lonesome Dove Trail, Hurst, Texas 76054

Telephone (817) 431-4971 www.jphlandsurveying.com

TBPLS Firm #10019500 #10194073 #10193867

DFW | Austin | Abilene

O.P.R.H.C.T. Official Public Records of Hays County, Texas

D.R.H.C.T. Deed Records of Hays County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing

ESMT/BL Easement/Building Line

 Curve Data Table

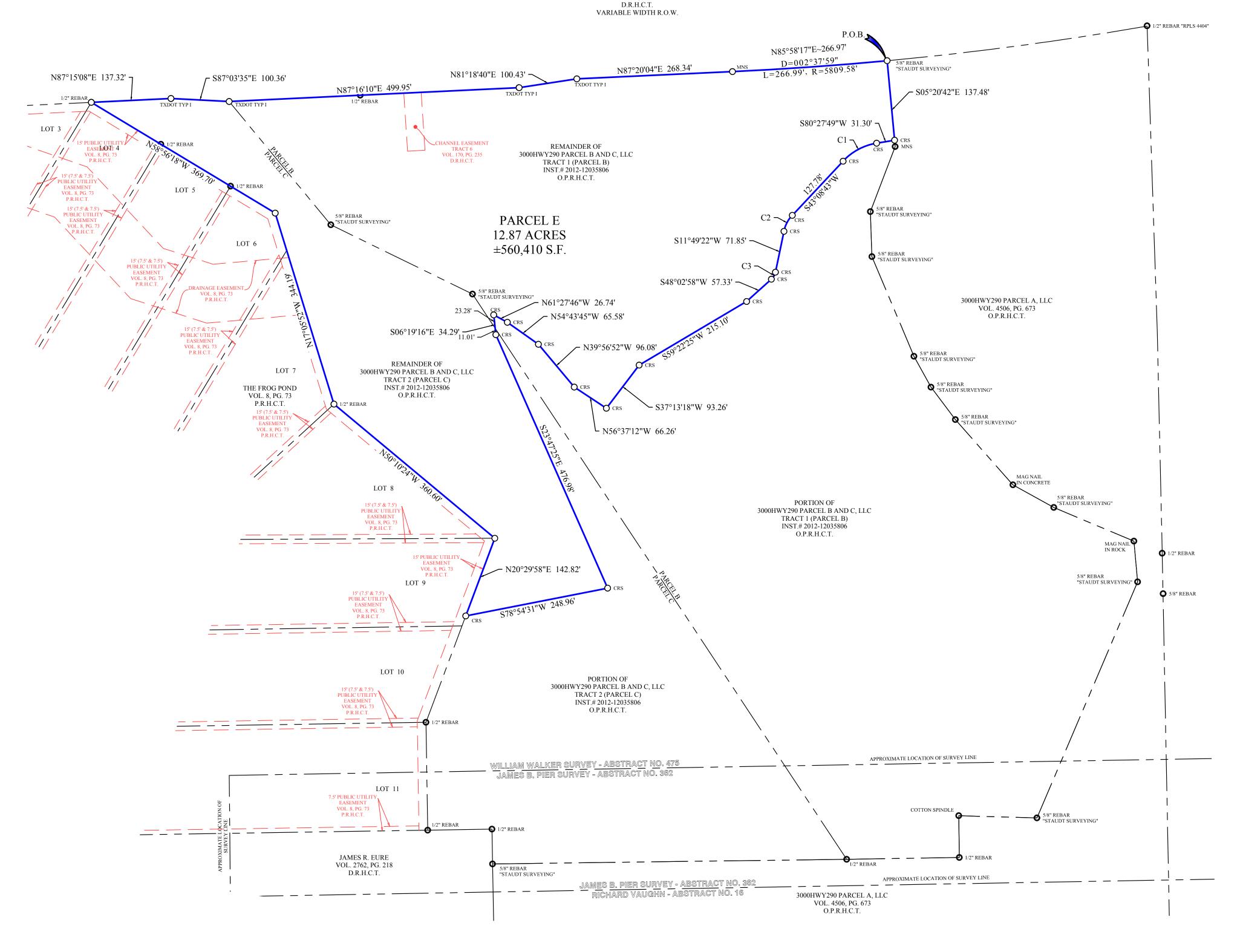
 Curve #
 Arc
 Radius
 Delta
 Chord Bearing
 Chord

 C1
 66.76'
 102.50'
 037°19'05"
 \$61°48'16"W
 65.59'

 C2
 31.43'
 57.50'
 031°19'21"
 \$27°29'04"W
 31.04'

 C3
 14.23'
 22.50'
 036°13'36"
 \$29°56'10"W
 13.99'

U.S. HIGHWAY 290 VOL. 170, PG. 231



SURVEYOR'S NOTES:

- 1. Parcel B record description's error of closure, 0.008'. Parcel C record description's error of closure, 0.01'.
- 2. Survey conducted without benefit of title encumbrance.
- 3. Monuments have been placed or were found and marked accordingly. Bearings are based on grid north (Texas Coordinate System of 1983, South Central Zone).
- 4. No improvements were located during survey.
- 5. Field survey completed on December 20, 2018. Field work updated March 07, 2019.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
January 22, 2019
Revised: March 07, 2019 - New boundary.

CLICK ■ HERE FOR DESCRIPTION IN WORD FORMAT

SURVEYED DESCRIPTION: (Written to describe portion of Instrument Number 2012-12035806)

FIELD NOTES to that certain tract situated in the William Walker Survey, Abstract No. 475, Hays County, Texas, said tract being a portion of Tracts 1 & 2 (hereinafter referred to as Parcel B & Parcel C, respectively) described in the special warranty deed to 3000HWY290 Parcels B and C, LLC, a Texas limited liability company recorded under Instrument Number 2012-12035806 of the Official Public Records of Hays County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc. on December 20, 2018, is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, South Central Zone):

Beginning at a 5/8 inch capped rebar stamped "Staudt Surveying" found on the south line of Tract 3 described in the deed to the State of Texas for U.S. Highway 290 recorded in Volume 170, Page 231 of the Deed Records of Hays County, Texas (hereinafter referred to as the south line of said U.S. Highway 290) at the Northeast corner of said Parcel B;

- THENCE SOUTH 05 degrees 20 minutes 42 seconds EAST, with the east line of Parcel B, a distance of 137.48 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
- THENCE through the interior of Parcel B, the following calls (a 1/2 inch capped rebar stamped "JPH Land Surveying" is set at each corner):
 - 1. SOUTH 80 degrees 27 minutes 49 seconds WEST, a distance of 31.30 feet to the beginning of a
- curve concave to the southeast (curve to the left) having a radius of 102.50 feet;

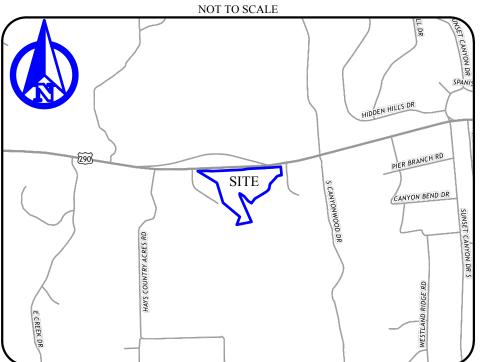
 2. In a southwesterly direction, along the arc of the said curve, an arc length of 66.76 feet to the end
- of the curve;

 3. SOUTH 43 degrees 08 minutes 43 seconds WEST, a distance of 127.78 feet to the beginning of a
- curve concave to the southeast (curve to the left) having a radius of 57.50 feet;
- 4. In a southwesterly direction, along the arc of the said curve, an arc length of 31.43 feet to the end of the curve;
- 5. SOUTH 11 degrees 49 minutes 22 seconds WEST, a distance of 71.85 feet to the beginning of a curve concave to the northwest (curve to the right) having a radius of 22.50 feet;
- 6. In a southwesterly direction, along the arc of the curve, an arc length of 14.23 feet to the end of the
- curve;
- 7. SOUTH 48 degrees 02 minutes 58 seconds WEST, a distance of 57.33 feet;
 8. SOUTH 59 degrees 22 minutes 25 seconds WEST, a distance of 215.10 feet;
- 9. SOUTH 37 degrees 13 minutes 18 seconds WEST, a distance of 93.26 feet;
- 10. NORTH 56 degrees 37 minutes 12 seconds WEST, a distance of 66.26 feet;
 11. NORTH 39 degrees 56 minutes 52 seconds WEST, a distance of 96.08 feet:
- 11. NORTH 39 degrees 56 minutes 52 seconds WEST, a distance of 96.08 feet;
- 12. NORTH 54 degrees 43 minutes 45 seconds WEST, a distance of 65.58 feet;
- 13. NORTH 61 degrees 27 minutes 46 seconds WEST, a distance of 26.74 feet;
- 14. SOUTH 06 degrees 19 minutes 16 seconds EAST, crossing the common line of Parcel B & said Parcel C at a distance of 23.28 feet, continuing on said course, now through the interior of Parcel C, in all, a total distance of 34.29 feet;
- THENCE through the interior of Parcel C, the following calls (a 1/2 inch capped rebar stamped "JPH Land Surveying" is set at each corner):
- 1. SOUTH 23 degrees 47 minutes 25 seconds EAST, a distance of 476.98 feet;
- 2. SOUTH 78 degrees 54 minutes 31 seconds WEST, a distance of 248.96 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the west line of Parcel C (by deed, called to be the east line of *The Frog Pond* an addition recorded in Volume 8, Page 290 of the Plat Records of Hays County, Texas);
- THENCE with the said west line of Parcel C, the following calls:
 - 1. NORTH 20 degrees 29 minutes 58 seconds EAST, a distance of 142.82 feet to a found 1/2 inch
 - 2. NORTH 50 degrees 10 minutes 24 seconds WEST, a distance of 360.60 feet to a found 1/2 inch
 - 3. NORTH 17 degrees 05 minutes 52 seconds WEST, a distance of 344.19 feet to a found 1/2 inch
 - 4. NORTH 58 degrees 56 minutes 18 seconds WEST, a distance of 369.70 feet to a 1/2 inch rebar found on the said south line of U.S. Highway 290;

THENCE with the south line of U.S. Highway 290, the following calls:

- 1. NORTH 87 degrees 15 minutes 08 seconds EAST, a distance of 137.32 feet to a found Texas Department of Transportation type I monument (hereinafter referred to as a concrete monument);
- SOUTH 87 degrees 03 minutes 35 seconds EAST, a distance of 100.36 feet to a found concrete monument;
- 3. NORTH 87 degrees 16 minutes 10 seconds EAST, a distance of 499.95 feet to a found concrete
- 4. NORTH 81 degrees 18 minutes 40 seconds EAST, a distance of 100.43 feet to a found concrete manument:
- 5. NORTH 87 degrees 20 minutes 04 seconds EAST, a distance of 268.34 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the beginning of a non-tangent curve concave to the north (curve to the left) having a radius of 5,809.58 feet;
- 6. In an easterly direction, along the arc of the said non-tangent curve, an arc length of 266.99 feet (a chord bearing of NORTH 85 degrees 58 minutes 17 seconds EAST, a chord distance of 266.97 feet) returning to the Point of Beginning and enclosing 12.87 acres (±560,410 square feet).

VICINITY MAP



BOUNDARY SURVEY
12.87 ACRES
SITUATED IN THE
WILLIAM WALKER SURVEY
ABSTRACT NO. 475
CITY OF DRIPPING SPRINGS ETJ

HAYS COUNTY, TEXAS

ADDRESS 3000 E. HWY 290