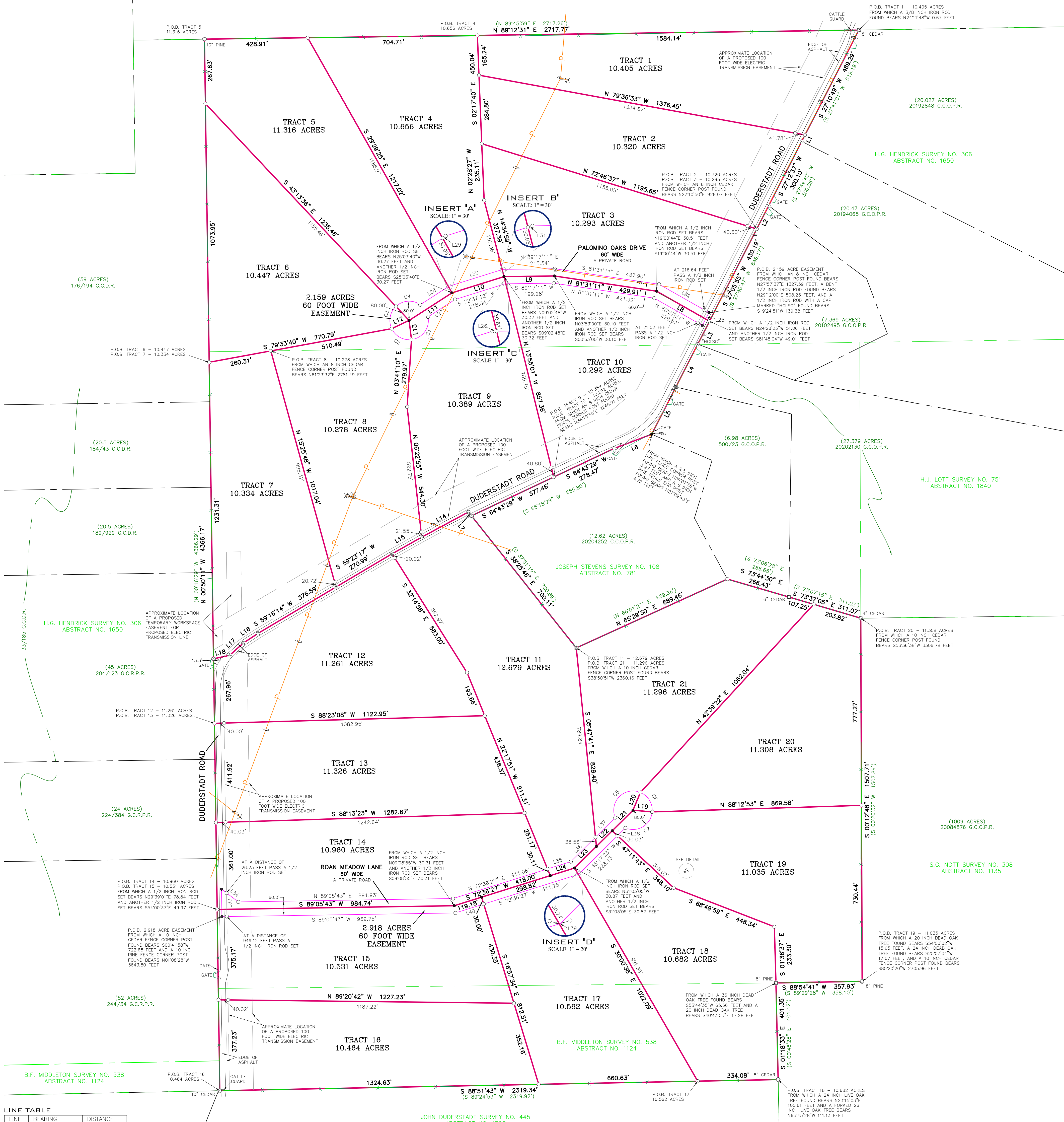




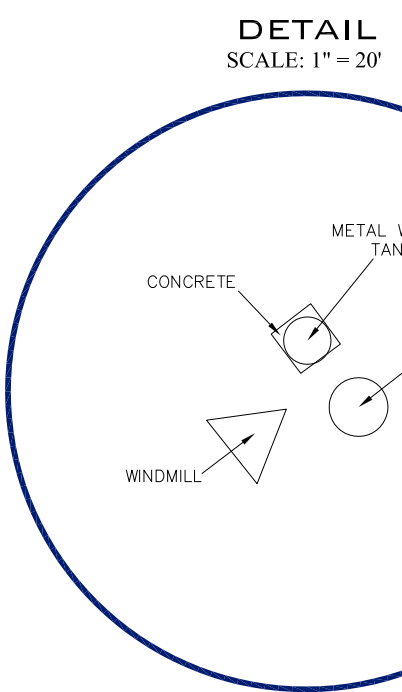
(191.5 ACRES)
TRACT ONE
TRACT TWO
TRACT THREE
TRACT FOUR
TRACT FIVE
TRACT SIX
20077085 G.C.O.P.R.

BEATY, SEALE, & FORWOOD SURVEY NO. 305
ABSTRACT NO. 809

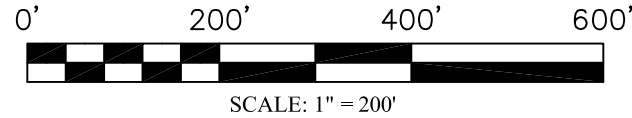


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 27°10'49" W	30.16'
L2	S 27°05'55" W	108.53'
L3	S 27°05'55" W	107.31'
L4	S 27°04'31" W	199.77'
L5	S 27°09'43" W	220.13'
L6	S 69°14'58" W	165.94'
L7	N 38°25'46" W	20.32'
L8	N 60°27'21" W	252.38'
L9	S 89°17'11" W	208.73'
L10	S 72°37'12" W	226.48'
L11	S 57°15'28" W	211.53'
L12	S 64°52'56" W	80.00'
L13	S 06°58'32" E	80.00'
L14	S 61°44'20" W	220.36'
L15	S 60°38'23" W	140.98'
L16	S 56°34'06" W	73.16'
L17	S 48°16'07" W	76.82'
L18	S 78°02'52" W	67.89'
L19	S 85°01'23" E	80.00'
L20	S 22°37'51" W	80.00'
L21	S 45°17'23" W	121.47'
L22	S 45°17'23" W	92.35'
L23	S 45°17'23" W	127.19'
L24	S 72°36'27" W	105.99'
L25	S 26°58'08" W	60.06'
L26	S 89°17'11" W	2.64'
L27	S 57°15'28" W	133.32'
L28	N 57°15'28" E	139.07'
L29	N 57°15'28" E	2.34'
L30	N 72°37'12" E	231.99'
L31	N 72°37'12" E	2.93'
L32	S 60°27'21" E	238.03'
L33	N 00°51'26" W	114.07'
L34	S 52°50'11" E	87.69'
L35	N 72°36'27" E	101.28'
L36	N 45°17'23" E	144.12'
L37	N 45°17'23" E	115.44'
L38	S 45°17'23" W	46.00'
L39	S 72°36'27" W	0.57'
L40	S 72°36'27" W	123.30'

RECORD LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 27°34'55" W	199.73'
L5	S 27°46'13" W	220.17'
L6	S 69°48'34" W	165.94'



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	80.00'	130.89'	116.77'	S 36°08'12" W
C2	80.00'	100.33'	93.88'	N 61°02'48" W
C3	80.00'	100.38'	93.92'	N 10°49'40" E
C4	80.00'	109.55'	101.19'	N 86°00'12" E
C5	80.00'	188.94'	147.39'	N 44°58'21" E
C6	80.00'	101.01'	94.44'	S 31°11'46" E
C7	80.00'	151.20'	129.68'	S 59°07'16" W



SURVEY NOTES:
1. BEARINGS, DISTANCES & AREA ARE, OR, AND AS TO TX CENTRAL ZONE 4203.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. A 1/2 INCH IRON ROD SET IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS R/S 4207".
5. CORNERS IN THE CENTERLINE OF THE PRIVATE ROADS HEREON WILL BE MARKED WITH METEALS.
6. WITH METEAL MARKED "SEARCHERS R/S 4207" ONCE IRON CONSTRUCTION HAS BEEN COMPLETED.
7. THE METES AND BOUNDS DESCRIPTIONS FOR THE 2.159 ACRE AND 2.918 ACRE ROAD EASEMENTS SHOWN HEREON WERE DATED JANUARY 18, 2021.
8. THE PROPOSED ELECTRIC TRANSMISSION LINE ROUTE IS SUBJECT TO CHANGE.

STEVENS CREEK ESTATES
AN UNRECORDED SUBDIVISION



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON JANUARY 18, 2021. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276

FEB. 18, 2021
DATE

BOUNDARY SURVEY
TRACTS 1-21 OUT OF MULTIPLE ABSTRACTS IN GILLESPIE COUNTY, TEXAS AND BEING PORTIONS OF THAT CERTAIN 226.84 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 20207948 OF THE G.C.O.P.R.

REFERENCE HOW LAND, LLC JOB NO. 20-4612
REC'D. DATE
DRAWN BY: JBL/VAL