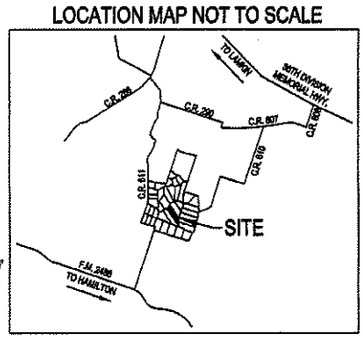
NOTES:
1) FIELD WORK PERFORMED ON: OCTOBER 09 - OCTOBER 20, 2017
2) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
4) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.

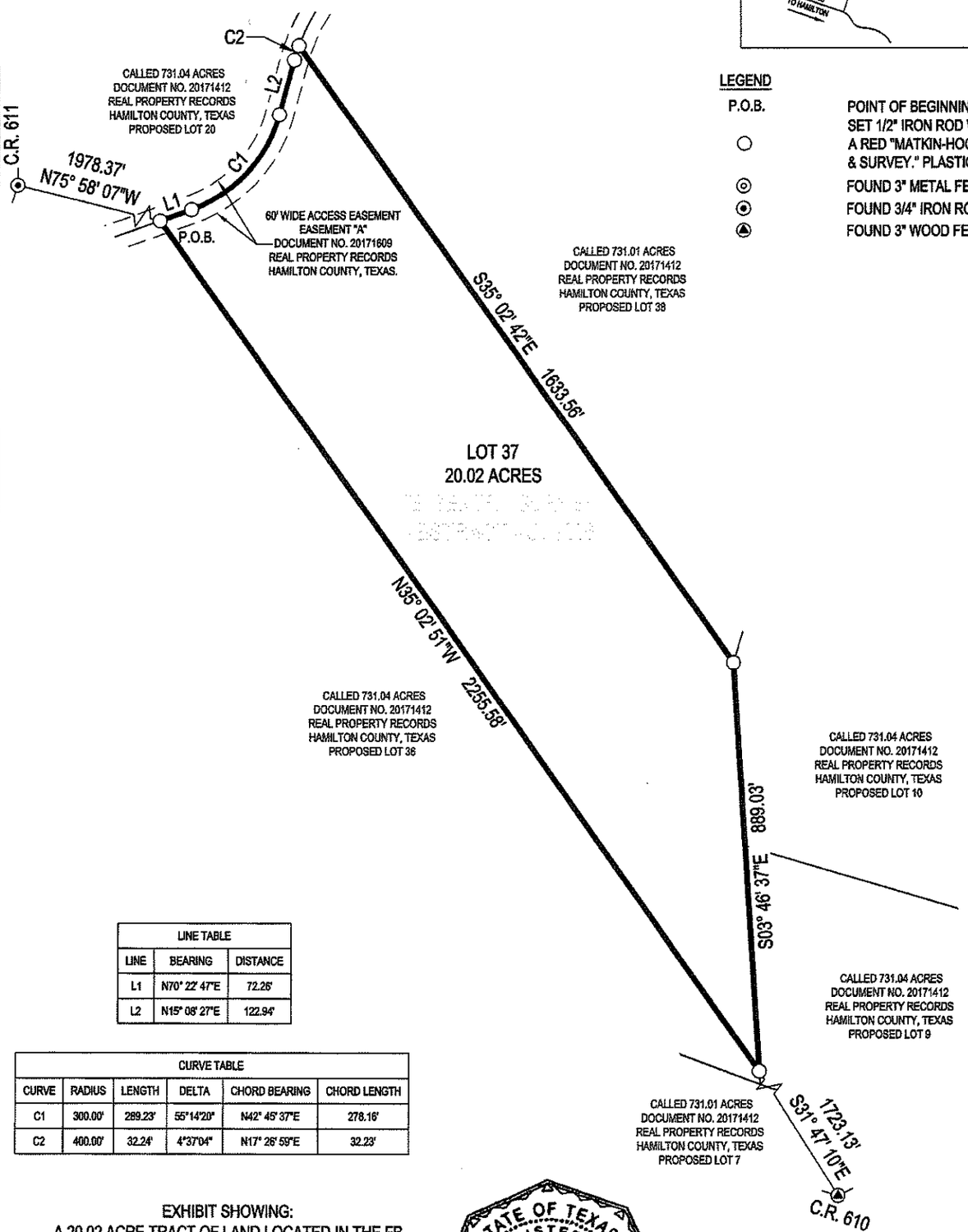
LOCATION MAP NOT TO SCALE



SCALE: 1" = 300'

LEGEND

P.O.B.	POINT OF BEGINNING SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP
◎	FOUND 3" METAL FENCE POST
⊙	FOUND 3/4" IRON ROD
▲	FOUND 3" WOOD FENCE POST



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N70° 22' 47"E	72.26'
L2	N15° 08' 27"E	122.94'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	300.00'	289.23'	55°14'20"	N42° 45' 37"E	278.16'
C2	400.00'	32.24'	4°37'04"	N17° 26' 59"E	32.23'

EXHIBIT SHOWING:
A 20.02 ACRE TRACT OF LAND LOCATED IN THE FB GENTRY SURVEY, ABSTRACT NO. 1206, AND BEING A PORTION OF A CALLED 731.04 ACRE TRACT AS CONVEYED TO THE RANCHES AT SKY VALLEY, LLC., OF RECORD IN INSTRUMENT NO. 20171412 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
KYLE L. PRESSLER
6528
PROFESSIONAL
LAND SURVEYOR

10/25/2017

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

KYLE L. PRESSLER DATE: OCTOBER 23, 2017
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOVER.COM
JOB NO. 17-4111 - LOT 37 - 20.02 ACRES

MATKINHOOVER
ENGINEERING & SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
TEXAS REGISTERED SURVEYING FIRM F-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO; THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE BLDG. A, SUITE 156 MC-230 AUSTIN, TX 78753
PHONE: 512-239-5263; FAX: 512-239-5253