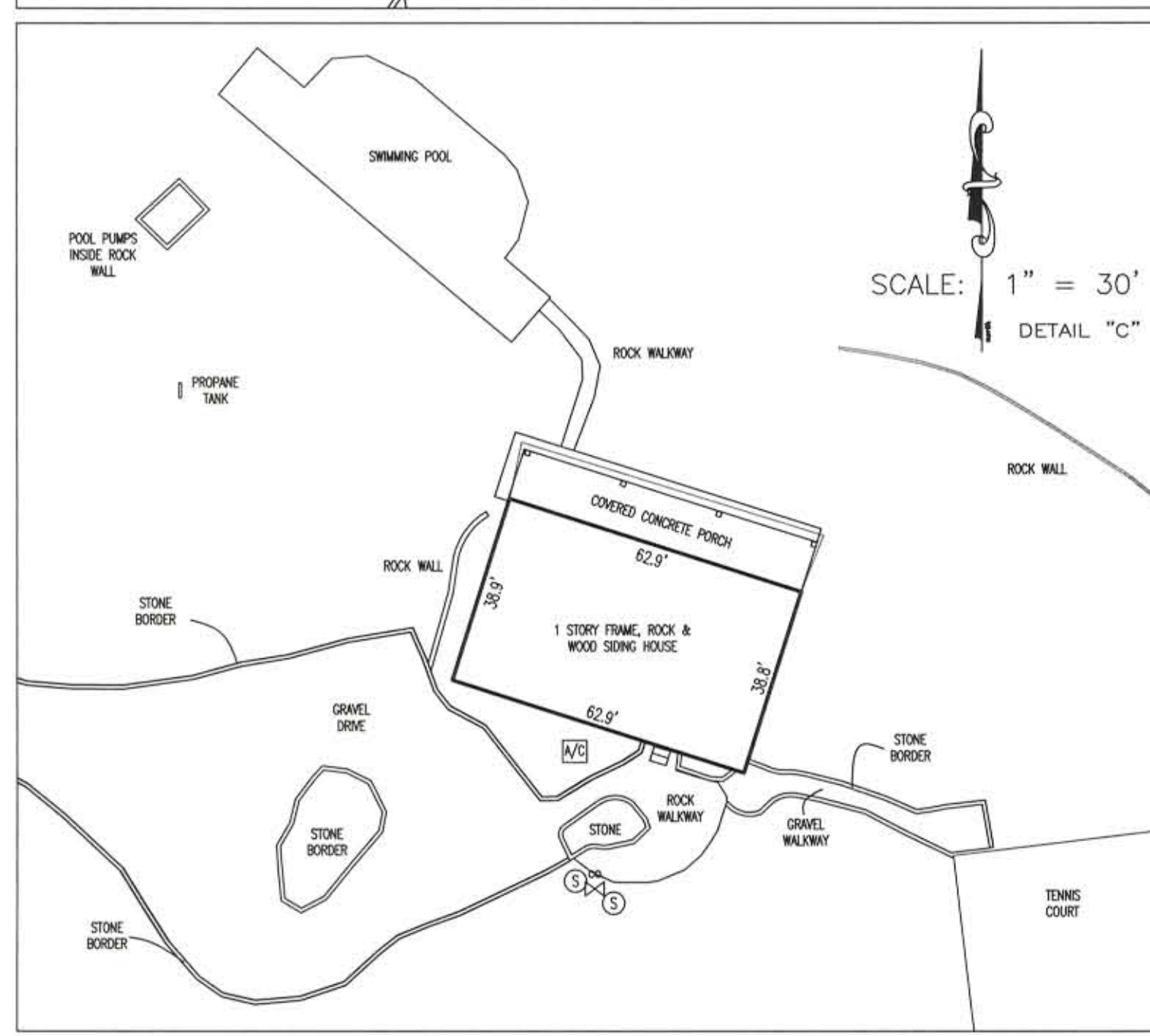
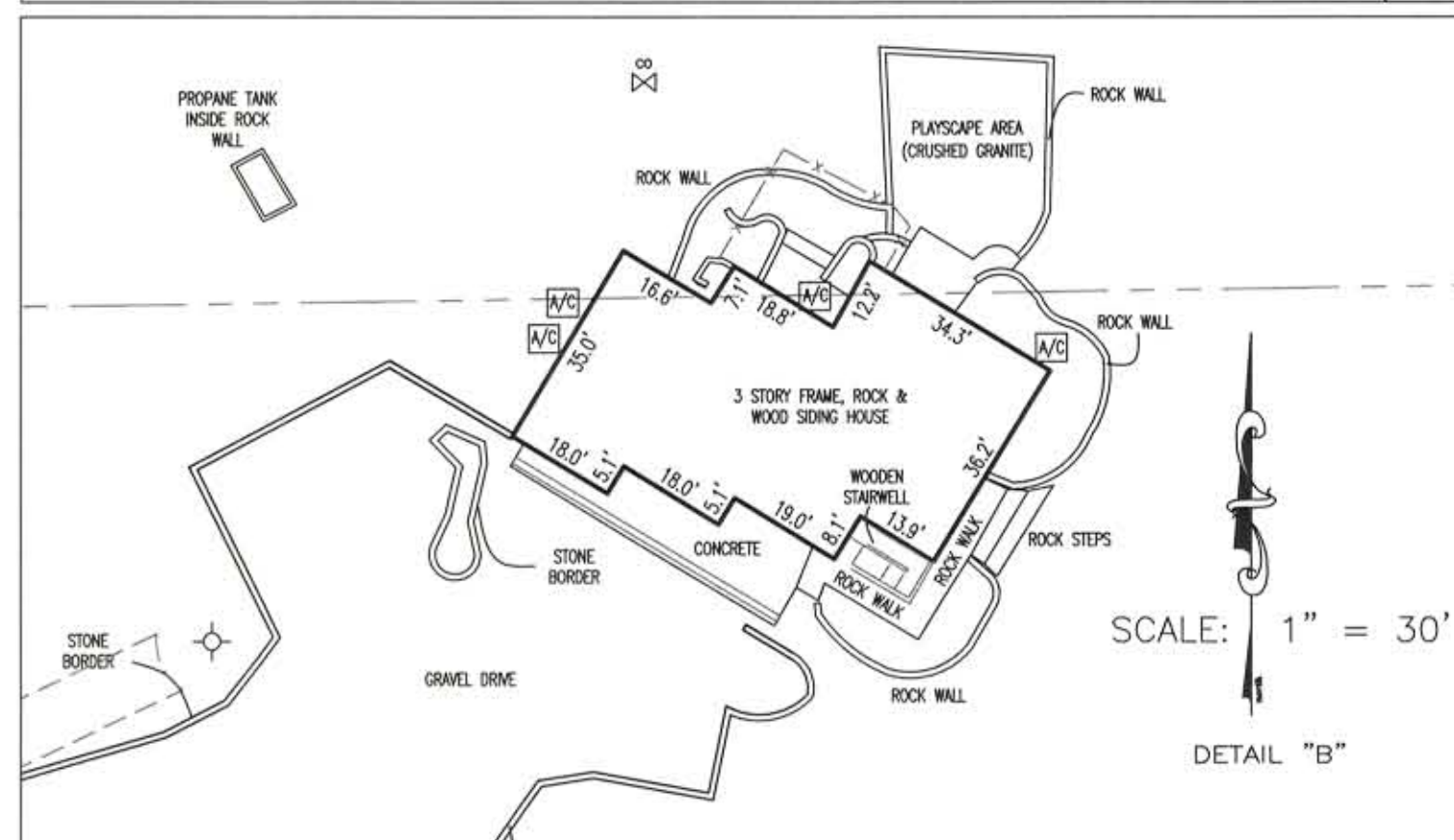
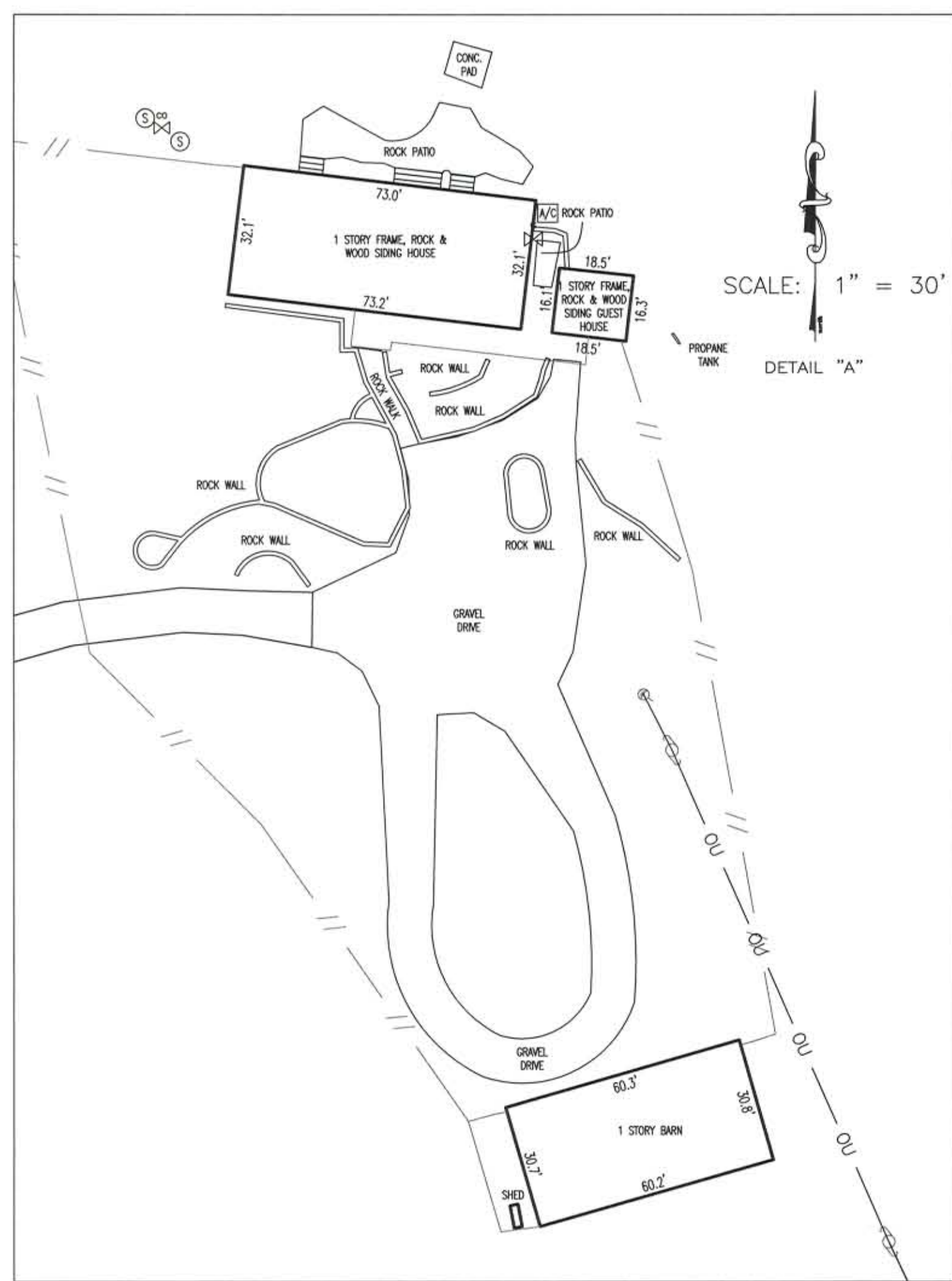


SURVEY OF 71.641 ACRES OF LAND, BEING ALL OF LOT 25, HOWARD RANCH SECTION 2, VOLUME 13, PAGE 152-156, PLAT RECORDS HAYS COUNTY, TEXAS, AND ALL OF A 41.747 ACRE TRACT OF LAND CONVEYED TO PAMELA M. RYAN IN DEED RECORDED IN VOLUME 4484, PAGE 719 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS.



LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SE
(UNLESS OTHERWISE NOTED)
- ▲ NAIL FOUND
- ⦿ GUY POLE
- ⚡ POWER POLE
- ∞ CLEAN OUT
- ⋈ GAS VALVE
- Ⓢ SEPTIC
- ⦿ TELEPHONE PEDESTAL
- x — WIRE FENCE
- ∞ CLEAN OUT
- // — WOOD FENCE
- - - - - APPROXIMATE LOCATION
OF SURVEY LINES

FIELD NOTE

BEING ALL OF THAT CERTAIN TRACT OF LAND OF THE STILLIS J. FOWLER SURVEY NUMBER 31, ABSTRACT 174, THE WILLIAM COCKBURN SURVEY NUMBER 32, ABSTRACT 97 AND THE THOMAS R. JACKSON SURVEY, ABSTRACT 9, SITUATED IN HAYS COUNTY, TEXAS, SAID TRACT OF LAND BEING ALL OF THAT CERTAIN 41.747 ACRE TRACT OF LAND CONVEYED TO PAMELA M. RYAN IN VOLUME 4484, PAGE 719, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, [O.P.R.H.C.T.X.], AND BEING ALL OF LOT 25, BLOCK A, HOWARD RANCH SUBDIVISION SECTION 2, A SUBDIVISION RECORDED IN VOLUME 13, PAGES 152-156 [O.P.R.H.C.T.X.] SAID 71.641 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod found at the westernmost northwest corner of said 41.747 acre tract, being also the southwestern corner of that certain called 57.2 acre tract of land conveyed to Albert M. Walker, trustee in Volume 126, Page 515, Deed Records of Hays County, Texas (D.R.H.CTX.) and being also in the eastern line of Ranch Road 12 (R.O.W. Varies) for the westernmost northwestern corner and **POINT OF BEGINNING** of the herein described tract,

- THENCE, with the common boundary line of said 41.747 acre tract and said 57.2 acre tract, the following two (2) courses and distances, numbered 1 and 2,
1. N67°58'32"E, for a distance of 841.32 feet to a ½" capped iron rod set, and
 2. N22°55'05"E, for a distance of 977.33 feet to a ½" iron rod found at the northernmost northern corner of said 41.747 acre tract and also the southwestern corner of that certain called 3.62 acre tract of land conveyed to Dripping Springs Water Supply Corporation in Volume 201, Page 443 (D.R.H.C.T.L.), for a northern corner of the herein described tract,

THENCE, with the common boundary line of said 41.747 acre tract and said 3.62 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. N86°21'50"E, for a distance of 113.68 feet to a 1/2" capped iron rod found, and
2. N85°47'08"E, for a distance of 492.04 feet to a 1/2" iron rod found at the northernmost northeastern corner of said 41.747 acre tract, being also in a southwestern line of said Lot 25, Block A, Howard Ranch Subdivision Section 2 and being also the easternmost southeastern corner of said 3.62 acre tract,

THENCE, with the common boundary line of said Lot 25, Block A, Howard Ranch Subdivision Section 2 and said 3.62 acre tract, N54°11'04"W, for a distance of 142.03 feet to a 6" iron rod found at the westernmost corner of said Lot 25, Block A and southernmost corner of Lot 24, Block A of said Howard Ranch Subdivision Section 2,

- THENCE, with the common boundary line of said Lot 25, Block A and said Lot 24, Block A of said Howard Ranch Subdivision Section 2, the following two (2) courses and distances, numbered 1 and 2,

1. N34°39'22"E, for a distance of 206.03 feet to a 60d nail found, and
2. N29°17'00"E, for a distance of 510.07 feet to a 7/8" iron rod found at the northernmost corner of said Lot 25, Block A, Howard Ranch Subdivision Section 2, being also the northeastern corner of said Lot 24, Block A, Howard Ranch Subdivision Section 2 and being also in the southern right-of-way line of Trebled Waters Trail [60' R.O.W.], for the northernmost corner of the herein described tract,

THENCE, with the common boundary line of said Lot 25, Block A, said Trebled Waters Trail and the western and southern lines of Lot 26, Block A, Howard Ranch Subdivision Section 2, the following six (6) courses and distances, numbered 1 through 6,

1. S59°35'14"E, for a distance of 127.25 feet to a 1/2" iron rod found, at a point of curvature to the right;
2. With said curve to the right having a distance of 470.00 feet, an arc length of 171.87 feet, and whose chord bears S49°05'36"E, for a distance of 170.86 feet to a 1/2" iron rod found;
3. S52°38'7"E, for a distance of 93.75 feet to a 1/2" iron rod found, at a point of curvature to the right;
4. With said curve to the right having a radius of 25.00 feet, an arc length of 23.31 feet, and whose chord bears S00°19'52"E, for a distance of 22.47 feet to a 1/2" iron rod found, at a point of curvature to the right;
5. With said curve to the left having a radius of 60.00 feet, an arc length of 169.93 feet, and whose chord bears S54°48'34"E, for a distance of 118.57 feet to a full found;
6. S75°03'59"E, for a distance of 371.96 feet to a 1/2" iron rod found at the easternmost northern corner of said Lot 2B, Block A, Howard Ranch Subdivision Section 2, being also the southeastern corner of said Lot 2B, Block A, Howard Ranch Subdivision Section 2 and being also in the western line of that certain lot 266.62 acre tract of land conveyed to RPK Investments, Ltd. as Exhibit B in Volume 213, Page 353 (O.P.A.R.C. 107), for the northeastern corner of the herein described tract,

THENCE, with the common boundary line of said Lot 25, Block A, said 41.747 acre tract and said 266.69 acre tract, the following eight (8) courses and distances, numbered 1 through 8,

1. S07°06'33"E, for a distance of 134.87 feet to a 1½" iron rod found,
 2. S07°01'45"E, for a distance of 697.97 feet to a 1½" iron rod found,
 3. S07°03'39"W, for a distance of 416.62 feet to a 1½" capped iron rod set,
 4. S07°07'40"W, for a distance of 103.84 feet to a 1½" capped iron rod set,
 5. S07°06'49"W, for a distance of 296.51 feet to a 1½" capped iron rod set,
 6. S18°14'47"E, for a distance of 62.44 feet to a 1½" capped iron rod set, and
 7. S33°24'38"E, for a distance of 73.44 feet to a 1½" capped iron rod set, and
- S33°45'07"E, for a distance of 138.88 feet to the southeastern corner of the southeast corner of lot 41.747 acre tract, being also the western line of said 366.69-acre tract and being also the northern corner of that certain called 2.84-acre tract of land conveyed by RPC Investments, Ltd. as Exhibit C in Volume 2173, Page 353 (D.P.R.H.C.T.), for the easternmost southeastern corner of the herein described tract.

THENCE, with the common boundary line of said 41.747 acre tract, said 2.44 acre tract and that certain called 134.93 acre tract of land conveyed to Reed Cawthra Burns, Farish Burns Stevens, Holton Latham Burns, Lucy Reed Hibberd and John Kutac, Trust Officer, Compass Bank, N.A., Trustee for the M.H. Reed Trust No. 2, as Tract 3 in Volume 2155, Page 193 (O.P.R.H.C.T.X.), N84°30'24"W, for a distance of 553.28 feet to a 1/4" capped iron rod set at the northeastern corner of said 134.93 acre tract and being also the northeastern corner of that certain called 48.01 acre tract of land conveyed to Holton L. Burns in Volume 3669, Page 647 (O.P.R.H.C.T.X.),

THENCE, with the common boundary line of said 41.747 acre tract, said 48.01 acre tract and that certain called 5.0 acre tract of land conveyed to Dripping Springs Water Supply Corporation in Volume 540, Page 427 (D.R.H.C.T.X.), the following two (2) courses and distances, numbered 1 and 2,

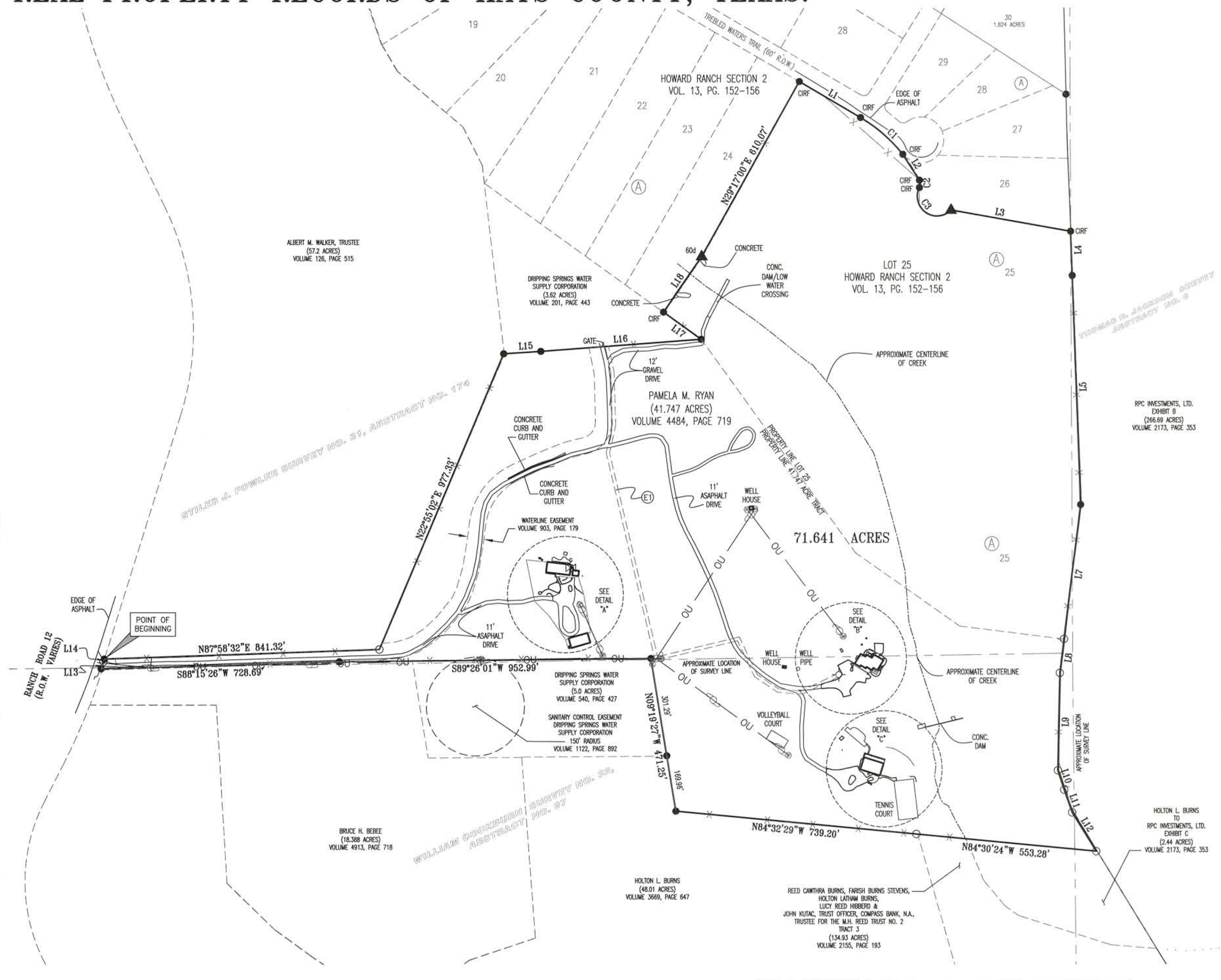
1. N84°32'29"W, for a distance of 739.20 feet to a ½" iron rod found, and
2. N09°19'52"W, at 169.96 feet pass a ½" iron rod found for the southeastern corner of said 5.0 acre tract, for a total distance of 471.25 feet to a ½" iron rod found at the northeastern corner of said 5.0 acre tract and also being a southern corner of said 41.747 acre tract,

THENCE, with the common boundary line of said 41.747 acre tract, said 5.0 acre tract and that certain called 18.388 acre tract of land conveyed to Bruce H. Bebee in Volume 4913, Page 718 (O.P.R.H.C.TX.), the following two (2) courses and distances, numbered 1 and 2,

1. S89°26'01"W, for a distance of 952.99 feet to a 1/2" iron rod found, and
2. S88°15'26"W, for a distance of 728.69 feet to a 1/2" iron rod found in the eastern R.O.W. line of said Ranch Road 12 and also being the northernmost northwestern corner of said 18.388 acre tract,

THENCE, with the common boundary line of said 41.747 acre tract and said Ranch Road 12, the following two (2) courses and distances, numbered 1 and 2,

1. N18°27'53"E, for a distance of 23.19 feet to a ½" iron rod set, and
2. N19°25'31"E, for a distance of 8.40 feet to the **POINT OF BEGINNING** and containing 71.641 acres of land.




NOTES

E1: APPROXIMATE LOCATION OF A 10' WIDE UNDERGROUND TELEPHONE CABLE EASEMENT TO GTE SOUTHWEST INCORPORATED IN VOLUME 833, PAGE 376. THE LOCATION SHOWN HEREON WAS SCALED OFF OF A SURVEY PROVIDED BY CLIENT.

STATE OF TEXAS:
COUNTY OF HAYS:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and was completed without the benefit of a Title Commitment. No other research was performed except as shown hereon.

Dated, this the 10th day of SEP, 202014.


AARON V. THOMASON, RPLS# 6214
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, Texas 78749
(512) 280-5160 (512) 280-5165 (fax)
aaron@cdbg.com



Line Table		
Line #	Length	Direction
L1	217.25	S89°35'14"E
L2	93.75	S32°58'37"E
L3	371.96	S79°53'09"E
L4	134.87	S02°06'33"E
L5	697.97	S02°01'45"E
L6	412.62	S07°03'59"W
L8	103.84	S07°02'42"W
L9	296.51	S01°06'49"W
L10	62.44	S181°45'W
L11	73.54	S19°24'38"E
L12	138.88	S31°45'42"E
L13	23.19	N18°27'53"E
L14	8.40	N19°25'31"E
L15	113.68	N86°21'50"E
L16	492.04	N85°47'08"E
L17	142.03	N54°14'02"E
L18	206.03	N34°39'22"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	171.82	470.00	S49°06'35"E	170.86	86.88	20°56'45"
C2	23.31	25.00	S00°23'52"E	22.47	12.58	53°24'42"
C3	169.93	60.00	S54°48'34"E	118.57	384.80	162°16'30"

SHEET NO. 1 OF 1

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900

PATH-J: \4677-075\DWG\SRVY BASE