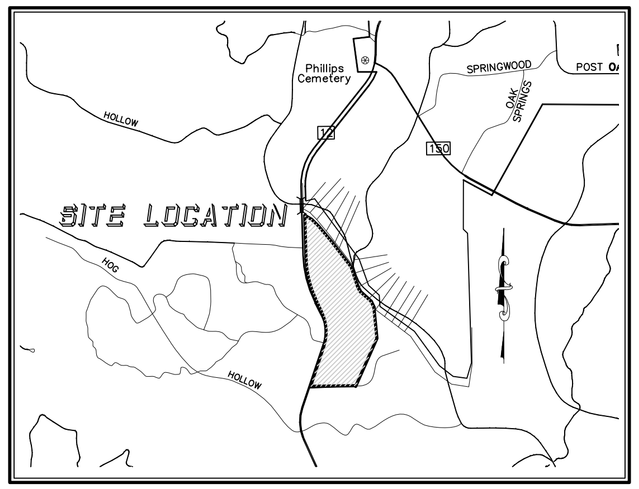
VICINITY MAP

SCALE: 1" = 1000'



STILES J. FOWLER SURVEY NO. 31, ABSTRACT NO. 174 HAYS COUNTY, TEXAS

PROPERTY DESCRIPTION:

BEING A 57.07-ACRE [2,486,148 SQUARE FEET] TRACT OUT OF THE STILES J. FOWLER SURVEY NUMBER 31, ABSTRACT NUMBER 174, HAYS COUNTY, TEXAS, SAID TRACT BEING ALL OF THAT CALLED 57.2-ACRE TRACT DESCRIBED TO A.R. SCHRANK AS RECORDED IN VOLUME 227, PAGE 449 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF R.M. HIGHWAY 12, AN 80-FEET WIDE RIGHT-OF-WAY ACCORDING TO TXDOT CSJ MAP 0683-03-001, FOR A WESTERLY CORNER OF THAT 71.641-ACRE TRACT DESCRIBED TO UMARI PARTNERS, L.P., AS RECORDED IN VOLUME 5062, PAGE 856 O.P.R.H.C.T., SAME BEING THE SOUTHWEST CORNER OF SAID 57.2-ACRE TRACT AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE OF R.M. HIGHWAY 12, SAME BEING THE WEST LINE OF SAID 57.2-ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) N17° 20' 32"E, A DISTANCE OF 785.05 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND FOR A POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE TO THE LEFT,

2) WITH THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 644.27 FEET, SAID CURVE HAVING A RADIUS OF 858.46 FEET, A CENTRAL ANGLE OF 43° 00' 00", AND A CHORD BEARING N04° 09' 28"W A DISTANCE OF 629.25 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND FOR A POINT OF TANGENCY,

3) N25° 39' 28"W, A DISTANCE OF 292.44 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND FOR A POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE TO THE RIGHT,

4) WITH THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 758.13 FEET, SAID CURVE HAVING A RADIUS OF 1869.93 FEET, A CENTRAL ANGLE OF 23° 13' 46", AND A CHORD BEARING N14° 09' 31"W A DISTANCE OF 752.94 FEET TO A 1/2-INCH IRON ROD WITH CAP MARKED "DOUCET" SET FOR A POINT OF TANGENCY, AND

5) N2° 33' 23"W, A DISTANCE OF 830.82 FEET TO A 1/2-INCH IRON ROD WITH CAP MARKED "DOUCET" SET FOR THE SOUTH CORNER OF LOT 8, HOWARD RANCH SUBDIVISION SECTION 1, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 12, PAGE 288 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING THE WEST CORNER OF LOT 9, HOWARD RANCH SUBDIVISION SECTION 1, THE NORTH CORNER OF SAID 57.2-ACRE TRACT AND THE NORTH CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF R.M. HIGHWAY 12, WITH THE WEST LINE OF SAID HOWARD RANCH SUBDIVISION SECTION 1, SAME BEING THE EAST LINE OF SAID 57.2-ACRE TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1) S60° 54' 11"E, A DISTANCE OF 150.06 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT, SAME BEING THE SOUTH CORNER OF LOT 9, HOWARD RANCH SUBDIVISION SECTION 1, AND THE WEST CORNER OF LOT 10, HOWARD RANCH SUBDIVISION SECTION 1,

2) S46° 16' 11"E, A DISTANCE OF 180.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT, SAME BEING THE SOUTH CORNER OF SAID LOT 10, HOWARD RANCH SUBDIVISION SECTION 1, AND THE WEST CORNER OF LOT 11, HOWARD RANCH SUBDIVISION SECTION 1,

3) S40° 50' 11"E, A DISTANCE OF 384.00 FEET TO A 9-INCH OAK TREE FOUND FOR AN ANGLE POINT, SAME BEING AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID LOT 12,

4) S38° 31' 11"E, A DISTANCE OF 592.18 FEET TO A 34-INCH SYCAMORE TREE FOUND FOR AN ANGLE POINT, SAME BEING THE SOUTH CORNER OF LOT 13, HOWARD RANCH SUBDIVISION SECTION 1, AND AN ANGLE POINT IN WEST LINE OF LOT 17, HOWARD RANCH SUBDIVISION SECTION 2, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 13, PAGE 152 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS,

5) CONTINUING WITH SAID EAST LINE OF THE 57.2-ACRE TRACT, WITH THE WEST LINE OF SAID HOWARD RANCH SUBDIVISION SECTION 2, S18° 50' 09"E, A DISTANCE OF 395.40 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT, SAME BEING THE SOUTH CORNER OF LOT 18, HOWARD RANCH SUBDIVISION SECTION 2, AND THE WEST CORNER OF LOT 19, HOWARD RANCH SUBDIVISION SECTION 2,

6) S30° 27' 09"E, A DISTANCE OF 94.60 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT, SAME BEING AN ANGLE POINT IN THE WEST LINE OF SAID LOT 19, HOWARD RANCH SUBDIVISION SECTION 2,

7) S49° 37' 09"E, A DISTANCE OF 262.70 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT, SAME BEING AN ANGLE POINT IN THE WEST LINE OF LOT 20, HOWARD RANCH SUBDIVISION SECTION 2,

8) S26° 28' 09"E, A DISTANCE OF 130.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT, SAME BEING AN ANGLE POINT IN THE WEST LINE SAID OF LOT 20, HOWARD RANCH SUBDIVISION SECTION 2, AND

9) CONTINUING WITH SAID EAST LINE OF THE 57.2-ACRE TRACT, WITH THE WEST LINE OF SAID HOWARD RANCH SUBDIVISION SECTION 2, WITH THE EAST LINE OF THAT 3.62-ACRE TRACT DESCRIBED TO DRIPPING SPRINGS WATER SUPPLY AS RECORDED IN VOLUME 241, PAGE 443 O.P.R.H.C.T., S6° 33' 22"E, A DISTANCE OF 580.10 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT, SAME BEING THE SOUTHWEST CORNER OF SAID 3.62-ACRE TRACT, AND THE NORTHWEST CORNER OF SAID 71.641-ACRE TRACT;

THENCE CONTINUING WITH SAID EAST LINE OF THE 57.2-ACRE TRACT, SAME BEING THE WEST LINE OF SAID 71.641-ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S22° 56' 15"W, A DISTANCE OF 977.83 FEET TO A 1/2-INCH IRON ROD WITH CAP MARKED "DOUCET" SET FOR AN ANGLE POINT, AND

2) S87° 59' 45"W, A DISTANCE OF 841.52 FEET TO SAID POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, AND CONTAINING 57.07 ACRES [2,486,148 SQUARE FEET].

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SOUTH SYSTEM, CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.00. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00008.
UNITS: U.S. SURVEY FEET.

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

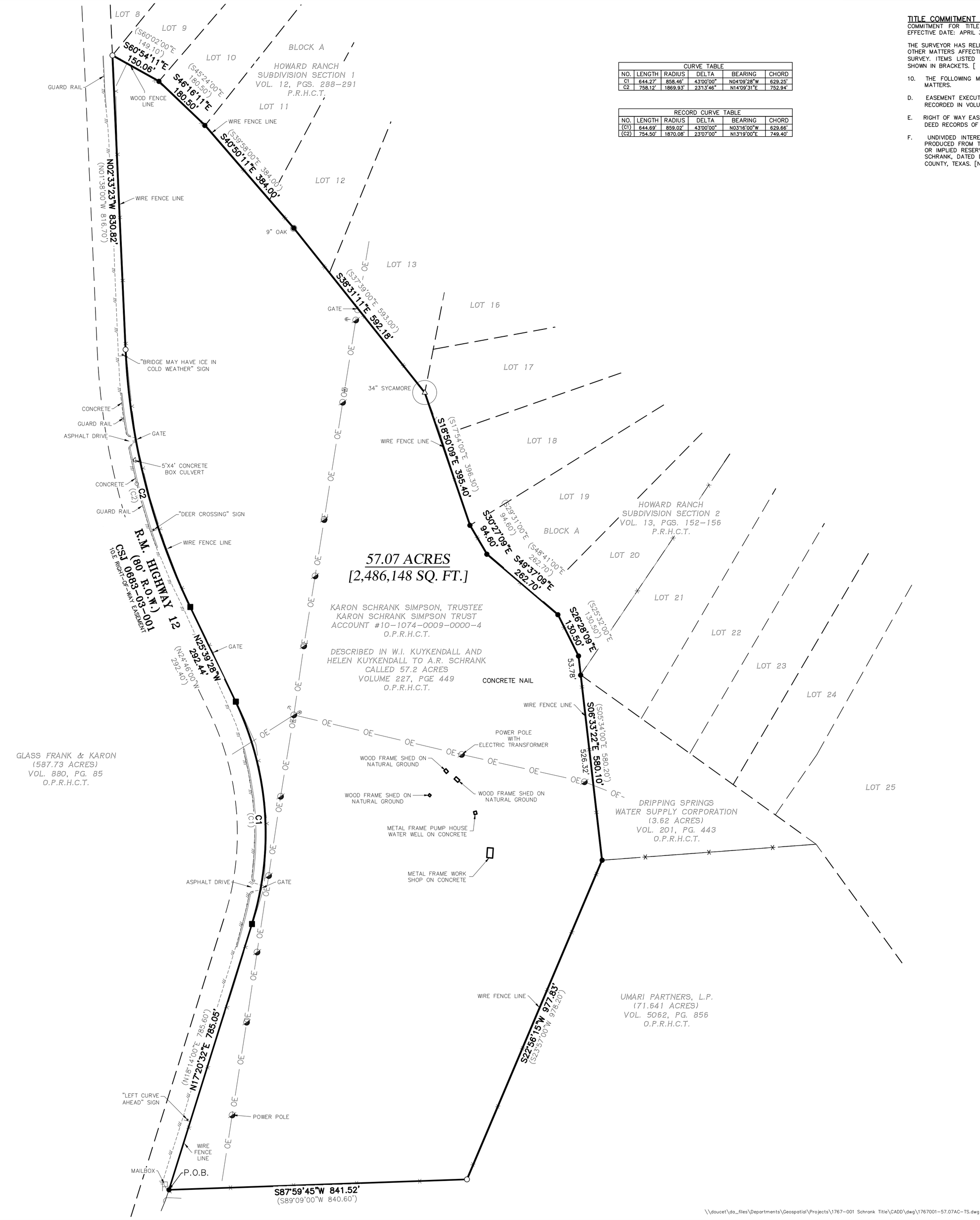
TO: UMARI PARTNERS, LP AND ESTATE(S) OF A.R. DCHRANK AND DORRIS PARKE SCHRANK AND STEWART TITLE GUARANTY COMPANY.

I, EDWARD A. PRINCE, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

6/6/2018

EDWARD A. PRINCE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6465
DOUCET & ASSOCIATES, INC.
EPRINCE@ DOUCETENGINEERS.COM

STATE OF TEXAS
REGISTERED
EDWARD A. PRINCE
6465
PROFESSIONAL
LAND SURVEYOR



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	644.27'	858.46'	43°00'00"	N04°09'28"W	629.25'
C2	758.12'	1869.93'	23°13'46"	N14°09'31"E	752.94'

RECORD CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
(C1)	644.69'	859.02'	43°00'00"	N03°16'00"W	629.66'
(C2)	754.50'	1870.08'	23°07'00"	N13°19'00"E	749.40'

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: STEWART TITLE GUARANTY COMPANY. G.F. NO.: 20180389 EFFECTIVE DATE: APRIL 30, 2018 ISSUED: MAY 09, 2018

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR DEPICTION OF EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES SHOWN IN BRACKETS. [ ]

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS.

D. EASEMENT EXECUTED BY J.S. SIMPSON, TO PEDERNALES ELECTRIC COOPERATIVE, INC., DATED JUNE 3, 1938, RECORDED IN VOLUME 118, PAGE 551, DEED RECORDS OF HAYS COUNTY, TEXAS. [SUBJECT TO, BLANKET TYPE]

E. RIGHT OF WAY EASEMENT GRANTED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 136, PAGE 181, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. [SUBJECT TO, AS SHOWN]

F. UNDIVIDED INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS IN, ON, UNDER OR THAT MAY BE PRODUCED FROM THE HEREIN DESCRIBED PROPERTY, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED RESERVED UNTO W.I. KUYKENDALL AND HELEN KUYKENDALL, HUSBAND AND WIFE IN DEED TO A.R. SCHRANK, DATED DECEMBER 19, 1968, AND RECORDED IN VOLUME 227, PAGE 449, DEED RECORDS OF HAYS COUNTY, TEXAS. [NON-SURVEY ITEM]

0 150 300
75 225
GRAPHIC SCALE: 1" = 150'

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
■	TxDOT TYPE I CONCRETE MONUMENT
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	SET 1/2" IRON ROD WITH "DOUCET" CAP
△	CALCULATED POINT
▲	MAG NAIL FOUND
	MAILBOX
	SIGN (AS NOTED)
	POWER POLE
	GUY WIRE
—x—	WIRE FENCE
	EDGE OF ASPHALT
—OE—	OVERHEAD ELECTRIC
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.T.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS

CATEGORY 1A, CONDITION II
LAND TITLE SURVEY OF 57.2 ACRES OUT OF THE STILES J. FOWLER SURVEY NO. 31
ABSTRACT NO. 174
Hays County, Texas

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www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date:	06-06-2018
Scale:	1"=150'
Drawn by:	DK
Reviewer:	EAP
Project:	1767-001
Sheet:	1 of 1
Field Book:	502
Party Chief:	ADM
Survey Date:	05-08-2018

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