

LEGAL DESCRIPTION

BEING A 38.680 ACRE TRACT OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 79.61 ACRE TRACT CONVEYED TO P & H FAMILY LIMITED PARTNERSHIP NO. 1, AS TRACT A, BY DEED OF RECORD IN VOLUME 1733, PAGE 755, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 38.680 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a ½-inch iron rod with “CEC” cap set at the northeast corner of said called 79.61 acre tract, said point being on the westerly line of a called 4.25 acre tract described in Exhibit C of said deed recorded in Volume 1733, Page 755, O.P.R.H.C.T.;

THENCE, along the common line of said called 79.61 acre tract and of said called 4.25 acre tract, S00°25'57”W, a distance of 60.03 feet to a ½ inch iron rod with “CEC” cap set for the northeast corner and the **POINT OF BEGINNING**, hereof;

THENCE, along the common line of said called 79.61 acre tract and partially of said 4.25 acre tract and then partially of a called 44.123 acre tract conveyed to the Elry and Barbara Hudson Living Trust by deed of record in Volume 2851, Page 80, O.P.R.H.C.T., S00°25'57”W, passing at a distance of 39.91 feet, a ½-inch iron rod found at the westerly common corner of said called 4.25 acre tract and of said called 44.123 acre tract, for a total distance of 652.82 feet to a ½-inch iron rod found at the westerly common corner of said 44.123 acre tract and of Bunker Ranch Phase 2, a subdivision of record in Document No. 20017197, O.P.R.H.C.T.;

THENCE, along the common line of said called 79.61 tract and partially of said Bunker Ranch Phase 2 and then partially of Bunker Ranch Phase 3, a subdivision of record in Document No. 21009701, O.P.R.H.C.T., S00°21'25”W, passing at a distance of 629.14 feet, a ½-inch iron rod with “CEC” cap set at the westerly common corner of said Bunker Ranch Phase 2 and said Bunker Ranch Phase 3, for a total distance of 722.37 feet to a ½-inch iron rod with “CEC” cap set at the northerly corner of Lot 1, Block 3, of said Bunker Ranch Phase 3, said point being on a 480.00 foot radius non-tangent curve concave southwesterly;

THENCE, over and across said called 79.61 acre tract, the following seven (7) courses and distances:

1. Westerly along the arc of said 480.00 foot radius curve a distance of 210.24 feet through a central angle of 25°05'43”, and having a chord bearing N77°27'08”W and distance of 208.56 feet to a set ½-inch iron rod with “CEC” cap;
2. N90°00'00”W, a distance of 545.30 feet to a ½-inch iron rod with “CEC” cap set at the beginning of a 25.00 foot radius curve concave southeasterly;
3. Southwesterly along the arc of said 25.00 foot radius curve a distance of 39.27 feet through a central angle of 90°00'00”, and having a chord bearing S45°00'00”W and distance of 35.36 feet to a set ½-inch iron rod with “CEC” cap;
4. S00°00'00”E, a distance of 60.99 feet to a set ½-inch iron rod with “CEC” cap;

38.680 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 304-065
APRIL 28, 2020

5. N89°46'31"W, a distance of 292.40 feet to a set ½-inch iron rod with "CEC" cap;
6. S00°01'40"W, a distance of 214.73 feet to a set ½-inch iron rod with "CEC" cap;
7. N90°00'00"W, a distance of 82.95 feet to a ½-inch iron rod with "CEC" cap set in a common line of said called 79.61 acre tract and of a called 79.39 acre tract conveyed to P & H Family Limited Partnership No. 2 by deed of record in Volume 1733, Page 748, O.P.R.H.C.T.;

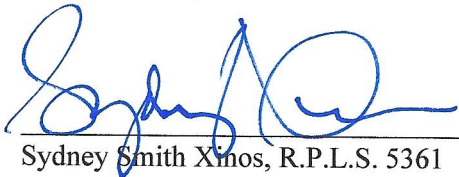
THENCE, along the common line of said called 79.61 acre tract and of said called 79.39 acre tract, the following two (2) courses and distances:

1. N19°44'58"W, a distance of 533.26 feet to a found 8 inch cedar fence post;
2. N12°13'46"E, a distance of 1,128.80 feet to a set ½ inch iron rod with "CEC" cap;

THENCE, over and across said called 79.61 acre tract, N88°43'55"E, a distance of 1,100.12 feet to the **POINT OF BEGINNING**, and containing 38.680 acres (1,684,900 square feet) of land, more or less.

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NSRS 2011(2012A), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 28th day of April, 2022.



Sydney Smith Xinos, R.P.L.S. 5361
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419



P:\300-0001\304-065\Survey\Draw\304-065-SV01 P AND H EXHIBIT NORTH HALF ANNEXATION.dwg\EXHIBIT SHEET 1 OF 2\LS:(04/28/2022 - ehopkin) - LP: 4/28/2022 3:40 PM

PATRIOT ERECTORS, LLC
CALLED 36.802 ACRES
DOC. NO. 18016400
O.P.R.H.C.T.

MIGUEL SILVA AND ANGELICA SILVA
CALLED 49.98 ACRES
DOC. NO. 15020907
O.P.R.H.C.T.

P&H FAMILY LIMITED PARTNERSHIP NO. 1 & NO. 2 CALLED 4.25 ACRE VOL. 1733, PG. 748 VOL. 1733, PG. 755 O.P.R.H.C.T.

P&H FAMILY LIMITED PARTNERSHIP NO. 1 REMAINDER OF A CALLED 79.61 ACRE TRACT VOL. 1733, PG. 755 O.P.R.H.C.T.

P&H FAMILY LIMITED PARTNERSHIP NO. 2 CALLED 79.39 ACRES VOL. 1733, PG. 748 O.P.R.H.C.T.

38.680 ACRES
(1,684,900 SQUARE FEET)

P&H FAMILY LIMITED PARTNERSHIP NO. 1 A PORTION OF A CALLED 79.61 ACRE TRACT VOL. 1733, PG. 755 O.P.R.H.C.T.

ELRY AND BARBARA HUDSON LIVING TRUST CALLED 44.123 ACRES VOL. 2851, PG. 80 O.P.R.H.C.T.

N12°13'46"E 1128.80'

N88°43'55"E 1100.12'

S00°25'57"W 60.03'

POINT OF BEGINNING

POINT OF COMMENCING

39.91'

612.91'

S00°25'57"W 652.82'

N19°44'58"W 533.26'

629.14'

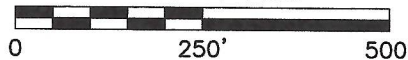
S00°21'25"W 722.37'

LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
BUNKER RANCH PHASE 2
DOC. NO. 20017197
O.P.R.H.C.T.



NORTH

SCALE IN FEET



L3

L2

L1

C1

MATCH LINE SEE SHEET 2

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), SOUTH CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.



Civil & Environmental Consultants, Inc.

3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746

Ph: 512.439.0400 · Fax: 512.329.0096

Texas Registered Surveying Firm 10194419

www.cecinc.com

Texas Registered Engineering Firm F-38

STEVE HARREN

CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

P & H TRACT
ZONING EXHIBIT (SF-2)

DRAWN BY:

ESH

CHECKED BY:

SSX

APPROVED BY:

SSX

SHEET NO.:

DATE:

APRIL, 2022

DWG SCALE:

1"=250'

PROJECT NO:

304-065

1 OF 2

P:\300-000\304-065\Survey\Draw\304-065-SV01 P AND H EXHIBIT NORTH HALF ANNEXATION.dwg[EXHIBIT SHEET 2 OF 2] LS:(04/28/2022 - ehoptkin) -- LP: 5/11/2022 7:37 PM

TRACT 1
P&H FAMILY
LIMITED PARTNERSHIP NO. 1
A PORTION OF A CALLED
79.61 ACRE TRACT
VOL. 1733, PG. 755
O.P.R.H.C.T.

38.680 ACRES
(1,684,900 SQUARE FEET)

LOT 15
LOT 16
BUNKER RANCH
PHASE 2
DOC. NO. 20017197
O.P.R.H.C.T.
LOT 17

P&H FAMILY
LIMITED PARTNERSHIP
NO. 2
CALLED 79.39 ACRES
VOL. 1733, PG. 748
O.P.R.H.C.T.

P&H FAMILY
LIMITED PARTNERSHIP NO. 1
27.242 ACRE PORTION OF A
CALLED 79.61 ACRE TRACT
VOL. 1733, PG. 755
O.P.R.H.C.T.

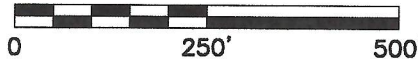
LOT 1
LOT 2
LOT 3
BUNKER RANCH
PHASE 3
DOC. NO. 21009701
O.P.R.H.C.T.
LOT 4
LOT 5
LOT 6
BLOCK

MATCH LINE SEE SHEET 1



NORTH

SCALE IN FEET



CURVE TABLE

CURVE	RADIUS	DELTA	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	480.00'	25°05'43"	210.24'	N77°27'08"W	208.56'
C2	25.00'	90°00'00"	39.27'	S45°00'00"W	35.36'

THE BASIS OF BEARINGS SHOWN
HEREON IS THE TEXAS COORDINATE
SYSTEM, NSRS 2011(2012A), SOUTH
CENTRAL ZONE, UTILIZING THE LEICA
SMARTNET CONTINUALLY OPERATING
REFERENCE NETWORK.

LEGEND:

- 1/2" IRON ROD FOUND
- 8-INCH CEDAR FENCE POST FOUND
- 1/2" IRON ROD SET W/ "CEC" CAP
- SUBJECT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N90°00'00"W	545.30'
L2	S00°00'00"E	60.99'
L3	N89°46'31"W	292.40'
L4	S00°01'40"W	214.73'
L5	N90°00'00"W	82.95'



Civil & Environmental Consultants, Inc.

3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746

Texas Registered
Surveying Firm 10194419

Ph: 512.439.0400 · Fax: 512.329.0096

www.cecinc.com

Texas Registered
Engineering Firm F-38

STEVE HARREN

CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

P & H TRACT
ZONING EXHIBIT (SF-2)

DRAWN BY: ESH	CHECKED BY: SSX	APPROVED BY: SSX	SHEET NO.:
DATE: MAY, 2022	DWG SCALE: 1"=250'	PROJECT NO: 304-065	2 OF 2