

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	133.12	630.05	12'06"21"	S84°38'42"E	132.87
C2	40.38	830.07	2'47"14"	S77°11'54"E	40.38
C3	173.49	830.07	11°58'31"	S69°48'30"E	173.17
C4	39.27	25.00	90°00'01"	N71°08'55"E	35.36
C5	75.26	690.05	6'14'57"	N29°19'37"E	75.23
C6	39.40	25.00	90°18'18"	N16°29'32"W	35.45
C7	26.81	25.00	61°26'03"	S87°29'11"W	25.54
C8	96.51	90.00	61°26'34"	S88°37'12"W	91.96
C9	282.83	90.03	180°00'00"	N29°03'29"E	180.08
C10	92.95	90.00	59°10'31"	S30°11'19"E	88.88
C11	26.81	25.00	61°26'03"	S30°11'19"E	25.54
C12	41.23	25.00	94°29'44"	N78°44'30"E	36.71
C13	169.65	645.47	15°03'32"	N36°30'36"E	169.16
C14	94.34	30.03	180°01'07"	N28°59'41"E	60.06
C15	95.50	29.98	182°32'50"	S28°15'38"W	59.94
C16	90.73	565.47	9°11'35"	S39°33'43"W	90.63
C17	120.44	570.05	12°06'21"	S84°39'54"E	120.22
C18	198.85	770.06	14°47'42"	S71°12'52"E	198.30
C19	39.28	25.00	90°01'16"	S18°51'26"E	35.36
C20	251.95	396.03	36°27'01"	S44°23'36"W	247.72
C21	206.63	439.61	26°55'51"	S49°09'35"W	204.74
C22	348.23	360.03	55°25'04"	N34°56'46"E	334.81
C23	263.17	476.04	31°40'28"	N46°49'04"E	259.83
C24	66.54	610.05	61°45'57"	N29°18'15"E	66.51
C25	39.68	476.04	4°46'33"	N28°35'33"E	39.67
C26	280.08	439.79	36°29'20"	S17°27'13"W	275.37

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°11'17"E	76.86
L2	N28°58'51"E	66.58
L3	S60°54'10"E	13.80
L4	N61°04'06"W	14.09
L5	S63°51'05"E	14.88
L6	S54°57'07"E	40.05
L7	S63°48'12"E	14.81

GROSS LAND AREA:
ACREAGE: 36.28 ACRES

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF. NO. 20-3663-CH, EFFECTIVE DATE OF OCTOBER 6, 2021, AND ISSUED ON OCTOBER 26, 2021.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE 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 []

ITEM 10E. THE FOLLOWING MATTERS AS SHOWN ON THE PLAT RECORDED IN VOLUME 11, PAGE 324, PLAT RECORDS OF HAYS COUNTY, TEXAS, AS SHOWN ON SURVEY DATED JANUARY 22, 2021, LAST REVISED [] PREPARED BY GARRETT CAVALUOLO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6714, (ALL TRACTS)
20' PUBLIC UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE(S). [AS SHOWN ON EXHIBIT]
10' PUBLIC UTILITY EASEMENT ALONG THE REAR AND SIDE PROPERTY LINE(S). [AS SHOWN ON EXHIBIT]
20' DRAINAGE EASEMENT ALONG THE SOUTHEAST PROPERTY LINE(S). (TRACT 1 - LOT 20) [AS SHOWN ON EXHIBIT]
20' DRAINAGE EASEMENT ALONG THE NORTH PROPERTY LINE(S). (TRACT 1 - LOT 22) [AS SHOWN ON EXHIBIT]
50' DRAINAGE AND ACCESS EASEMENT ALONG THE NORTHERN MOST PROPERTY LINE. (TRACT 1 - LOT 6) [AS SHOWN ON EXHIBIT]
30' BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE(S). [AS SHOWN ON EXHIBIT]
CORNER LOTS SHALL HAVE 30' BUILDING SETBACK LINE REQUIRED ON ONE SIDE FRONTING A STREET AND 20' BUILDING SETBACK LINE ON THE OTHER SIDE FRONTING A STREET. [AS SHOWN ON EXHIBIT]
30' BUILDING SETBACK LINE ALONG THE REAR PROPERTY LINE(S). [AS SHOWN ON EXHIBIT]
10' BUILDING SETBACK LINE ALONG EACH SIDE OF INTERIOR LOTS AND ON THE INTERIOR SIDE OF CORNER LOTS [AS SHOWN ON EXHIBIT]

ITEM 10J. EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 2511, PAGE 361, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [AFFECTED - AS SHOWN HEREON]

ITEM 10K. EASEMENT RIGHTS RESERVED IN VOLUME 2452, PAGE 870, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [AFFECTED AS SHOWN HEREON]

ITEM 10L. COVENANTS PROVIDING FOR ASSESSMENTS AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 2452, PAGE 870, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, FOR INFORMATIONAL PURPOSE SAID DOCUMENT PROVIDES FOR, AMONG OTHER THINGS, THE FOLLOWING: SAID LIEN FOR ASSESSMENTS IS SUBORDINATE TO TAX LIENS AND MORTGAGE LIENS SECURED UNPAID FUNDS BORROWED FOR ACQUISITION OR IMPROVEMENT OF THE LOT. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS [NOT SURVEY RELATED]

ITEM 10M. UNDIVIDED ROYALTY INTEREST IN ALL OIL GAS AND OTHER MINERALS IN, ON OR UNDER OR THAT MAY BE PRODUCED FROM THE HEREIN DESCRIBED PROPERTY, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, CONTAINED IN DEED DATED JUNE 30, 1942, FROM J.A. MARGALL, ET AL TO J.L. SMITH AND RECORDED IN VOLUME 125, PAGE 61, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID MINERAL INTEREST NOT TRADED SUBSEQUENT TO THE DATE OF THE ABOVE CITED INSTRUMENT. [NOT SURVEY RELATED]

ITEM 10N. THE FOLLOWING MATTER AS SHOWN ON THE PLAT AS RECORDED IN VOLUME 15, PAGE 25, PLAT RECORDS OF HAYS COUNTY, TEXAS. (TRACT 3)
DRAINAGE EASEMENT(S) TRAVERSING SUBJECT PROPERTY. [AS SHOWN ON EXHIBIT]
20' PUBLIC UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE(S). [AS SHOWN ON EXHIBIT]
10' PUBLIC UTILITY EASEMENT ALONG THE REAR AND SIDE PROPERTY LINE(S). [AS SHOWN ON EXHIBIT]

ITEM 10O. EASEMENT GRANTED TO DRIPPING SPRINGS WATER SUPPLY CORPORATION, RECORDED IN VOLUME 199, PAGE 619, DEED RECORDS OF HAYS COUNTY, TEXAS. (TRACT 3) [AS SHOWN ON EXHIBIT]

ITEM 10P. ACCESS EASEMENT GRANTED TO TURKEY TRACK INVESTMENTS, LLC, RECORDED IN VOLUME 2453, PAGE 8, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (TRACT 2 - COMMON AREA LOT BEING 0.112 ACRES) [AS SHOWN ON EXHIBIT]

LEGAL DESCRIPTION:
TRACT 1: LOTS 2-10 AND LOTS 13-22, ROGER HANKS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 11, PAGE 324, PLAT RECORDS, HAYS COUNTY, TEXAS.
TRACT 2: COMMON AREA LOT BEING 0.330 ACRES, AND COMMON AREA LOT BEING 0.112 ACRES, ROGER HANKS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 11, PAGE 324, PLAT RECORDS, HAYS COUNTY, TEXAS.
TRACT 3: LOT PARK-A, AMENDED PLAT OF LOT 1 AND PARK, ROGER HANKS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 15, PAGE 25, PLAT RECORDS, HAYS COUNTY, TEXAS.

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES
UNITS: US SURVEY FEET.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X", AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.M. PANEL NO. 4829C0105F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ALTA/NSPS CERTIFICATION:
TO: DS PROPCO OWNER LP, A DELAWARE LIMITED PARTNERSHIP, FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAYS COUNTY COMPLETION, LLC, NEWGROWTH ENTERPRISES, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4,7A,8,9,13, AND 14 OF TABLE A THEREOF.

CHRISTOPHER W. TERRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6649
DOUCET & ASSOCIATES, INC.
CTERRY@DOUCETENGINEERS.COM

10/27/2021
DATE

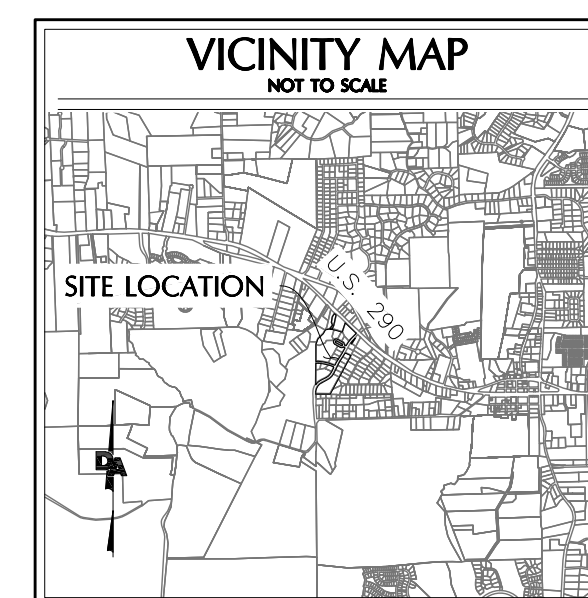


ALTA/NSPS TITLE SURVEY OF LOTS 2-10 & 13-22,
PARK-A, AND COMMON AREAS
ROGER HANKS PARK
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

CYPRESS FORK RANCH LP
VOLUME 4118, PAGE 681
INSTRUMENT NO. 11011538
O.P.R.H.C.T.

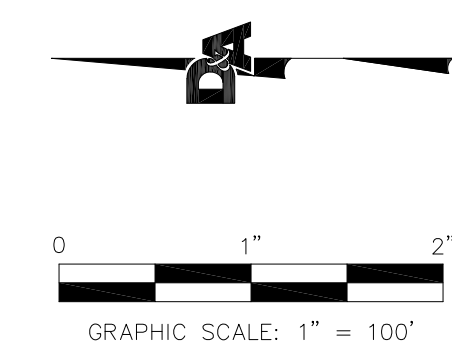
SURVEYOR'S OBJECTION LETTER ITEM B NOTES:

- SURVEYOR'S NOTES SHOWN IN BRACKETS []
- PURCHASER REQUESTS SURVEYOR TO INCLUDE THE AREAS LABELED "COMMON AREA" AND "PARK-A" AS PART OF THE SURVEYED LAND LEGALLY DESCRIBED AND SHOWN ON THE SURVEY. [AS SHOWN ON EXHIBIT]
 - PURCHASER OBJECTS TO THE WIRE FENCES LOCATED ALONG THE SOUTHERN BOUNDARY LINE OF LOT 18, THE WESTERN BOUNDARY LINE OF LOTS 6, 21 AND 22, THE EASTERN BOUNDARY LINE OF LOTS 13-18, AND THE NORTHERN BOUNDARY LINE OF LOTS 4 AND 5, AND REQUESTS THAT SELLER PROVIDE INFORMATION ABOUT THE OWNERSHIP AND USE OF THE FENCES. [DISTANCES OF WIRE FENCES SHOWN ON EXHIBIT]
 - PURCHASER OBJECTS TO THE ENCROACHMENT OF THE STONE WALL ALONG THE WESTERN BOUNDARY LINE OF LOT 2, AND REQUESTS THAT SELLER PROVIDE INFORMATION ABOUT THE OWNERSHIP AND USE OF THE FENCE. [DISTANCE OF WALL AS SHOWN ON EXHIBIT - ON HAYS COUNTY CORPORATION ADJONER SIDE]
 - PURCHASER OBJECTS TO THE LOCATION OF THE POWER POLES, SIGNS, REFLECTOR POSTS, ELECTRIC PULL BOXES, FIRE HYDRANTS, WATER METERS, ELECTRIC METERS, TELEPHONE PEDESTALS, AND WATER VALVES ALONG THE NORTHERN BOUNDARY LINE OF LOT 2, 3, 7-10, 19, AND 22, THE WESTERN BOUNDARY LINE OF LOTS 13-18, AND THE SOUTHERN BOUNDARY LINE OF LOTS 6 AND 10. [NOT SURVEY RELATED]
 - UPON ASSIGNMENT OF THE AGREEMENT, PURCHASER RESERVES THE RIGHT TO REQUEST THAT ADDITIONAL PARTIES BE ADDED TO THE CERTIFICATION. [NOT SURVEY RELATED]
 - PURCHASER REQUESTS THAT SURVEYOR ADD AN AFFIRMATIVE STATEMENT AS TO ENCROACHMENTS, IF ANY. [SAME POSSIBLE ENCROACHMENTS WERE OBSERVED, SHOWN HEREON]
 - PURCHASER REQUESTS THAT SURVEYOR ADD A STATEMENT CONFIRMING THAT THE PROPERTY SHOWN AND DESCRIBED ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT. [AS SHOWN IN EXHIBIT UNDER LEGAL DESCRIPTION ON EXHIBIT]
 - PURCHASER REQUESTS THAT SURVEYOR ADD A STATEMENT CONFIRMING THAT THE PROPERTY HAS ACCESS TO ROGER HANKS PARKWAY, HAMILTON CROSSING, U.S. HIGHWAY 290, LAKE LUCKY LOOP, AND RAMIREZ LANE, AND THAT EACH RIGHT OF WAY IS A PUBLIC RIGHT OF WAY. [SURVEYOR IS NOT AWARE OF ANY RESTRICTIONS TO ACCESS, PER THE RECORDED PLAT, THE STREETS WERE DEDICATED TO THE PUBLIC.]
 - AFTER TITLE COMPANY ADDRESSES THE PURCHASER'S OBJECTION IN THIS LETTER AND ISSUES AN UPDATED COMMITMENT IN RESPONSE TO PURCHASER'S OBJECTION, PURCHASER REQUESTS THAT SURVEYOR DISTRIBUTE A REVISED SURVEY REFLECTING THE REVISIONS TO SURVEY-RELATED ITEMS CORRESPONDING TO SCHEDULE B OF THE COMMITMENT. [THIS SURVEY REFLECTS REVISIONS TO SURVEY RELATED ITEMS ON SCHEDULE B OF THE TITLE COMMITMENT]
 - UPON APPROVAL OF A FINAL SURVEY BY PURCHASER, PURCHASER REQUESTS THAT A SIGNED, SEALED SURVEY BE DELIVERED PRIOR TO CLOSING.



LEGEND

---	PROPERTY LINE/SUBJECT EASEMENT
---	EXISTING EASEMENT
---	EXISTING PROPERTY LINE
---	ADJONER SUBJECT LINE
---	BUILDING SET BACK LINE
---	OVERHEAD ELECTRIC
---	EXISTING WIRE FENCE
---	EXISTING WOOD FENCE
---	EDGE OF PAVEMENT
---	APPROXIMATE SURVEY LINE
●	5/8" IRON ROD W/ "STAUDT" CAP [UNLESS NOTED]
▲	IRON PIPE FOUND [AS NOTED]
○	1/2" IRON ROD WITH "DOUCET" CAP SET
○	CLEAN OUT
⊗	ELECTRIC PULL BOX
⊗	FIRE HYDRANT
⊗	GAS METER
⊗	TRAFFIC SIGNAL
⊗	REFLECTOR POST
⊗	VALVE
⊗	WATER VALVE
⊗	WATER METER
⊗	TELEPHONE PEDESTAL
⊗	SIGN [AS NOTED]
⊗	POWER POLE
⊗	DOWN GUY
⊗	ELECTRIC METER
⊗	ELECTRIC TRANSFORMER
⊗	GAS VALVE
⊗	IRRIGATION CONTROL VALVE
⊗	BUILDING SETBACK LINE
⊗	CMP
⊗	CORRUGATED METAL PIPE
⊗	DOCUMENT NUMBER
⊗	VOLUME
⊗	PAGE
⊗	R.O.W.
⊗	RIGHT-OF-WAY
⊗	P.R.H.C.T.
⊗	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
⊗	D.R.H.C.T.
⊗	DEED RECORDS, HAYS COUNTY, TEXAS
⊗	REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
⊗	R.P.R.H.C.T.



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Date: 10/27/2021
Scale: 1" = 100'
Drawn by: PD
Reviewed: CT
Project: 2256-001
Sheet: 1 OF 1
Field Book: 534
Party Chief: ADM
Survey Date: 01/15/2021