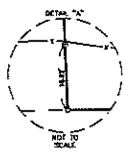
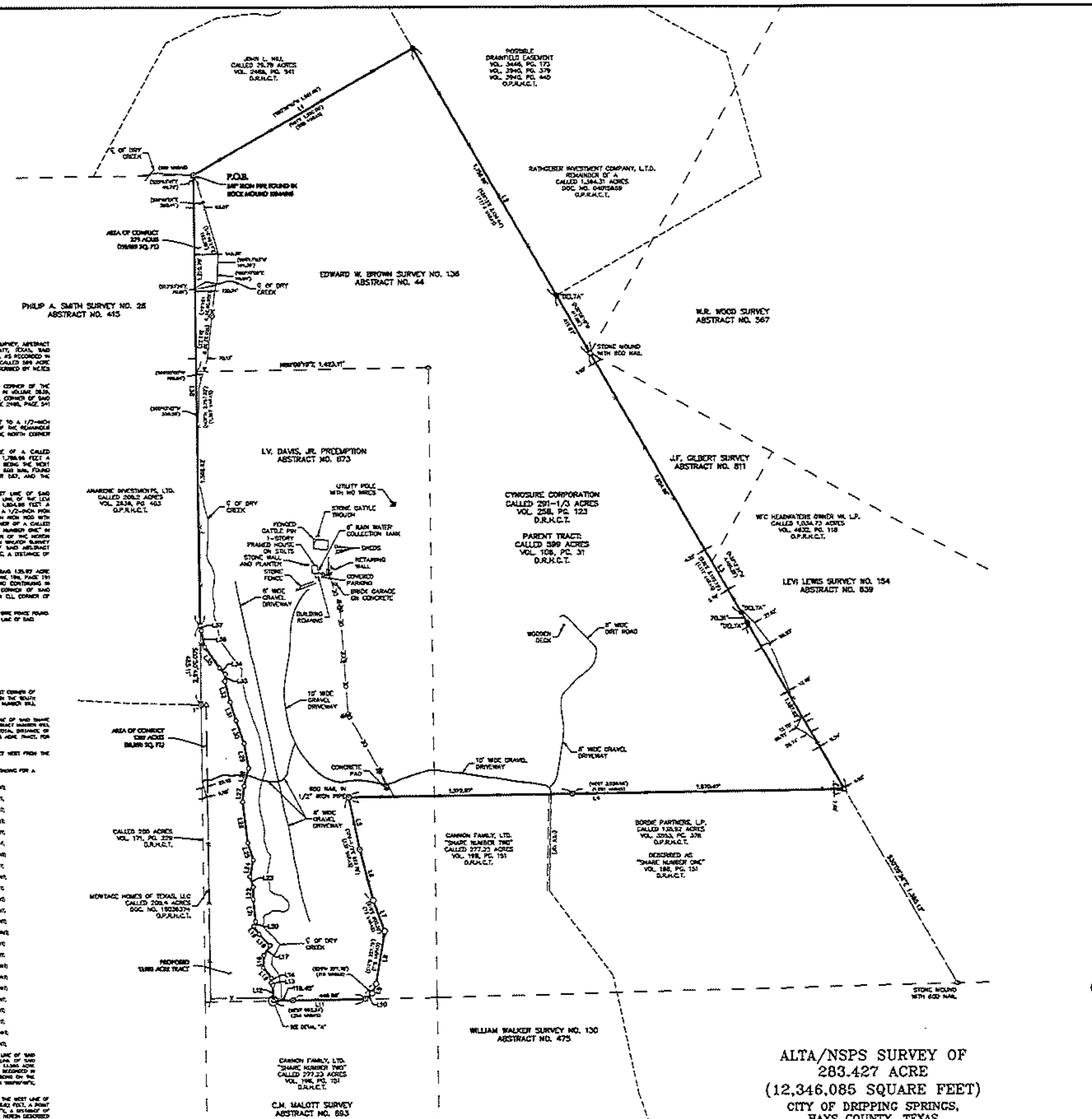


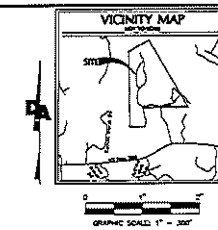
TITLE COMMITMENT NOTES:

[illegible]

DESCRIPTION:

[illegible]





GRAPHIC SCALE: 1" = 300'

LEGEND

PROPERTY LINE
ADJOINER PROPERTY LINE
APPROXIMATE SURVEY LINES
EXISTING WIRE FENCE
EXISTING WIRE FENCE
1/2" IRON PIPE FOUND (UNLESS NOTED)
1/2" IRON ROD WITH "DOUCET" CAP SET
CALCULATED POINT
STONE MOUND FOUND
FENCE POST FOUND
P.O.B. POINT OF BEGINNING
DOC. NO. DOCUMENT NUMBER
VOL. VOLUME
PG. PAGE
[ ] RECORD CALLS
D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N60°06'25"E	1,592.74'
L2	S30°06'29"E	2,166.43'
L3	S30°06'29"E	3,113.19'
L4	S89°15'51"W	3,043.33'
L5	S11°39'53"E	327.25'
L6	S14°46'36"E	334.08'
L7	S29°28'56"E	324.38'
L8	S89°17'53"W	377.10'
L9	S21°15'11"W	44.70'
L10	S50°36'14"W	53.17'
L11	S89°00'35"W	898.43'
L12	N02°04'33"W	94.44'
L13	N30°08'30"W	16.83'
L14	N04°12'41"E	90.48'
L15	N37°54'31"E	91.75'
L16	N03°23'30"E	77.47'
L17	N37°25'23"E	30.56'
L18	N45°11'02"W	97.34'
L19	N33°59'03"W	56.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N21°36'42"E	34.80'
L21	N04°15'56"W	138.91'
L22	N00°22'48"E	75.11'
L23	N17°52'08"W	67.84'
L24	N11°11'36"E	104.20'
L25	N17°34'16"W	110.33'
L26	N07°27'07"W	254.36'
L27	N05°34'05"E	96.38'
L28	N04°14'54"E	144.91'
L29	N10°23'06"W	104.36'
L30	N18°22'37"W	148.90'
L31	N17°43'46"W	120.78'
L32	N41°17'07"W	131.27'
L33	N03°58'38"E	43.46'
L34	N41°27'27"W	91.22'
L35	N39°36'02"W	138.85'
L36	N11°24'17"W	103.63'
L37	N17°04'33"W	30.88'
L38	N00°50'46"W	2,777.38'

FLOODPLAIN NOTE:
ALL OF THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48209C0105F, HAYS COUNTY, TEXAS REVISED SEPTEMBER 02, 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.

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE SURFACE VALUES AND WERE CONVERTED FROM GRID BY USING THE COMBINED SCALE FACTOR OF [illegible]. UNITS: US SURVEY FEET.

THE INTERSECTION OF US HIGHWAY 290 AND SHELTON LANE BEARS [illegible], A DISTANCE OF APPROXIMATELY 6,300 FEET.

GENERAL NOTES:
TABLE "A" OPTIONS 7,8,9, - NOT APPLICABLE FOR THIS SURVEY.

ALTA/NSPS CERTIFICATION:
TO: CYNOSURE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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 [illegible] OF TABLE A THEREOF.

03/26/2020
DATE

GARRETT CAVANAUGH
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES
GCAVANAUGH@DOUCETENGINEERS.COM

STATE OF TEXAS — REGISTERED — GARRETT CAVANAUGH — 6714 — PROFESSIONAL LAND SURVEYOR

ALTA/NSPS SURVEY OF 283.427 ACRE (12,346,085 SQUARE FEET)

CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com

Date: 03/26/2020	
Scale: 1" = 300'	
Drawn by:	
Reviewer:	
Project:	
Sheet: 1	
Field Book:	
Party Chief:	
Survey Date:	