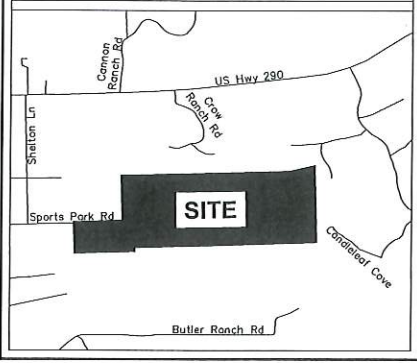


VICINITY MAP
NOT TO SCALE



ROBERT FRANCIS SHELTON, JR.
TRACT 1
CALLED 22.248 ACRES
VOL. 918, PG. 713
O.P.R.H.C.T.

LISA SHELTON ROBERTSON
TRACT 2
CALLED 22.248 ACRES
VOL. 918, PG. 717
O.P.R.H.C.T.

JAMES E. SHELTON
TRACT 3
CALLED 22.248 ACRES
VOL. 918, PG. 702
O.P.R.H.C.T.

N88°40'28"E
465.15'
BENT 3/8"

N88°37'30"E 2,496.40'

PHILIP A. SMITH SURVEY
ABSTRACT NO. 415

ROBERT MOKHTARIAN,
INDIVIDUALLY, ROBERT
MOKHTARIAN TRUSTEE FOR
EDWARD MOKHTARIAN, AND
ROBERT MOKHTARIAN TRUSTEE
FOR EDMUND MOKHTARIAN, ALL
IN JOINT TENANCY WITH RIGHT
OF SURVIVORSHIP
CALLED 79.0723 ACRES
VOL. 1128, PG. 849
D.R.H.C.T.

ROBERT MOKHTARIAN,
INDIVIDUALLY, ROBERT
MOKHTARIAN TRUSTEE FOR
EDWARD MOKHTARIAN, AND
ROBERT MOKHTARIAN TRUSTEE
FOR EDMUND MOKHTARIAN
CALLED 1.18 ACRES
DOC. NO. 17041438
O.P.R.H.C.T.

DRIPPING SPRINGS ISD
CALLED 40.00 ACRES
VOL. 646, PG. 754
R.P.R.H.C.T.

N87°47'30"E 859.86'

N02°21'37"W
59.91'

740 SPORTS PARK, LLC
TRACT 1
CALLED 17.038 ACRES
DOC. NO. 21001644
O.P.R.H.C.T.

CLINTON D. CUNNINGHAM
AND DAWN CUNNINGHAM
TRACT I
CALLED 5.000 ACRES
VOL. 4258, PG. 618
O.P.R.H.C.T.

CLINTON D. CUNNINGHAM
AND DAWN CUNNINGHAM
TRACT II
CALLED 10.00 ACRES
VOL. 4258, PG. 618
O.P.R.H.C.T.

S88°23'24"W
359.09'

S01°34'56"E
69.68'

EUGENE R. FOSTER, JR. AND
BRENDA L. FOSTER
CALLED 5.00 ACRES
DOC. NO. 20018901
O.P.R.H.C.T.

S88°19'47"W
382.34'

S88°25'13"W
636.25'

S88°18'08"W 1,077.44'

"KC ENG"

N02°13'52"W 788.32'

MATCHLINE SHEET 2

LEGEND

	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	APPROXIMATE SURVEY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	NAIL FOUND
	COTTON SPINDLE FOUND
AC.	ACRES
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.P.R.H.C.T.	REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS



VIKTOR KOPPONEN AND
SIRKKA KOPPONEN
CALLED 82.02 ACRES
VOL. 1265, PG. 776
O.P.R.H.C.T.



GRAPHIC SCALE: 1" = 300'

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 MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000077936
UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

Village Grove

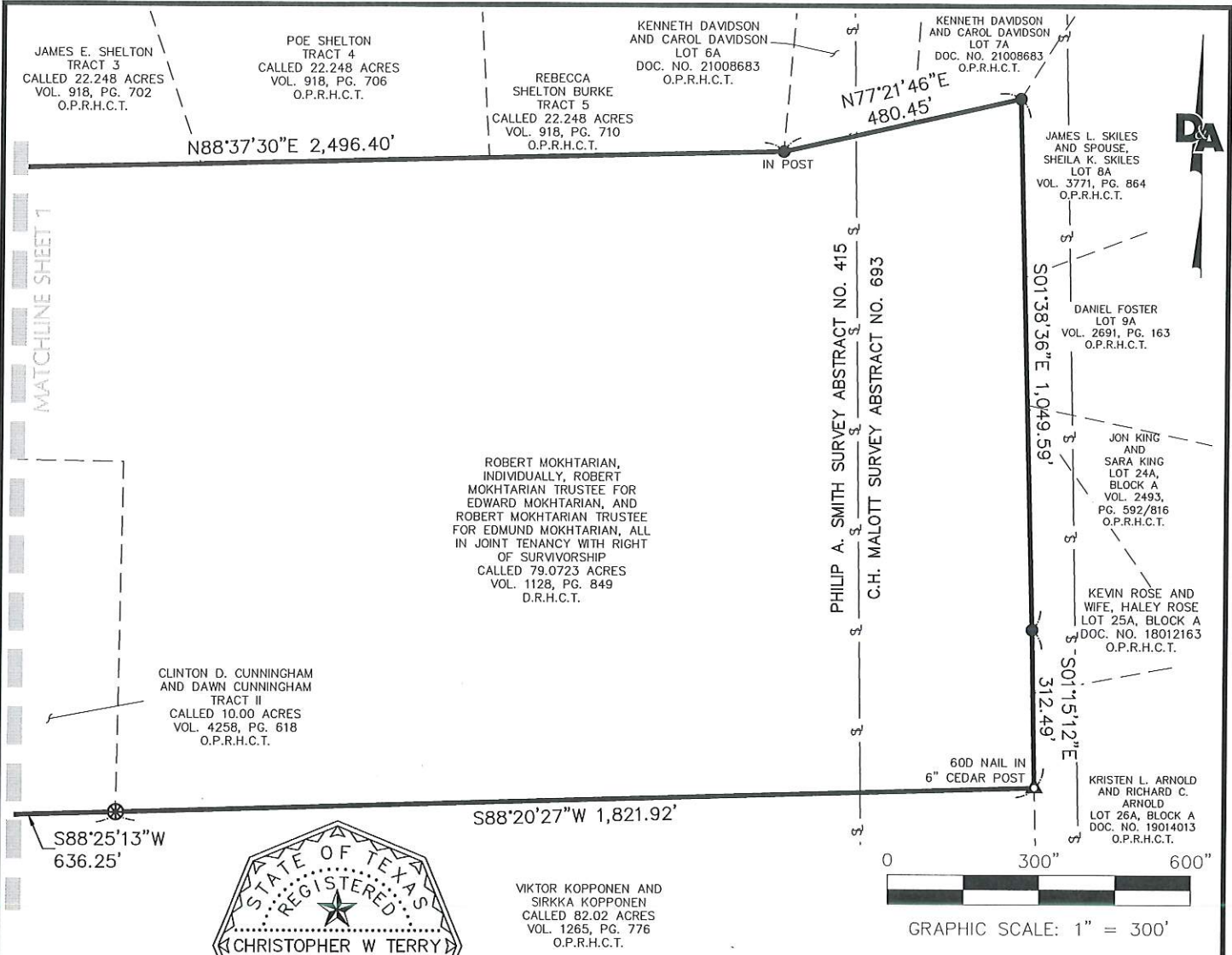
CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS



DOUCET

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date:	01/10/2022
Scale:	1" = 300'
Drawn by:	JRT
Reviewer:	CWT
Project:	2306-001
Sheet:	5 OF 6
Field Book:	---
Party Chief:	JMS
Survey Date:	11/24/2021



THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Christopher W. Terry
 CHRISTOPHER W. TERRY DATE 01/10/2022
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6649
 DOUCET & ASSOCIATES, INC.
 CTERRY@DOUCETENGINEERS.COM

VIKTOR KOPPONEN AND SIRKKA KOPPONEN CALLED 82.02 ACRES VOL. 1265, PG. 776 O.P.R.H.C.T.

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Village Grove
 CITY OF DRIPPING SPRINGS,
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