



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Steve Harren
STREET ADDRESS 317 Grace Lane #240
CITY Austin STATE Texas ZIP CODE 78746
PHONE 512-644-6800 EMAIL steveharren@aol.com

APPLICANT NAME Cristina Cordoba
COMPANY Civil & Environmental Consultants, Inc.
STREET ADDRESS 3711 South MoPac Expressway, Bldg 1, Suite 550
CITY Austin STATE Texas ZIP CODE 78746
PHONE 5124390400 EMAIL ccordoba@cecinc.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

PROPERTY INFORMATION

PROJECT NAME	Florio Tract - Bunker Ranch Subdivision Extension
PROPERTY ADDRESS	2004 Creek Rd, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	18.250 Acre Tract of Land more particularly described in Exhibit A of Recorded Deed Document #20061246
TAX ID#	R14993
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

○ Description of request & reference to section of the Code of Ordinances applicable to request:
This application requests a variance to the section of Fire Code D107.2 "Remoteness".
See variance request letter attached.

○ Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:
See variance request letter attached.

○ Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:
See variance request letter attached.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Brian Estes, P.E. is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.) Document #20061246

[Signature]
Name

[Signature]
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 6th day of July,
2021 by Kristi Ryder.

[Signature]
Notary Public, State of Texas

My Commission Expires: 8.14.2021



[Signature]
Name of Applicant

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:



7/6/2021

Applicant Signature

Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application) See Zoning Application



July 6, 2021

Chad Gilpin, PE, City Engineer
City of Dripping Springs
511 Mercer St
Dripping Springs, Texas

Dear Mr. Gilpin:

Subject: Variance Request – Bunker Ranch Extensions Fire Access
CEC Project 304-065

Description of request & reference to section of the Code of Ordinances applicable to request:

The variance request is in regards to Fire Code Section D107.2 “Remoteness” which says the following:

“Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.” (D107.2)

As interpreted directly by code, the project does not meet the minimum separation distance required between two fire apparatus access roads due to hardships described below. The maximum overall diagonal dimension of the area to be served measures to be 7,083 LF. One-half of that length is 3,541 LF and this would be the minimum distance required between the two fire apparatus access roads provided for the Florio Tract. The distance between the two existing fire apparatus access points for Bunker Ranch Subdivision is 3,005 LF. Therefore, the access points are about 536 LF short of meeting the minimum distance required between the two fire apparatus roads.

However, if interpreted under exception D107.1.2 “The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*”, the project may meet the letter of the code as future connectivity has been provided. At this time, future development cannot be assured, but the exception in the code exists and is additional support for this variance.

After discussions with the Hays County Fire Chief and Fire Marshall, we have confirmed that a variance approved by the City of Dripping Springs is the most prudent means to consider the existing access points of Bunker Ranch Subdivision as Fire Access roads for the proposed development at the Florio Tract.

Description of the hardship or reasons the Alternative Standard/Special Exception/Variance/Waiver is being requested:

Chad Gilpin – City Engineer
CEC Project 304-065
Page 2
July 6, 2021

Due to an existing cliff east of Bunker Ranch Subdivision and an existing creek Southeast of Bunker Ranch subdivision, there is no other point through which the Florio Tract could get access to US 290 for Fire Emergency Access lane. These existing environmental features cause a land lock of Bunker Ranch Subdivision. See the **Exhibit** attached which shows the existing creek linework in blue and a light grey dashed lines hatch showing the approximate location of the steep cliff.

Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

The project exceeds Code requirements by providing more than two access points although the minimum required is just two access points. The additional access points are highlighted in green in the **Exhibit** provided. Though two access points are the code required minimum, this project contains 4 access points and additional connectivity as the area near it develops in time.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Brian Estes, PE
Principal

Enclosures: Fire Exhibit

cc: Steve Harren

CREATES A LAND LOCK OF BUNKER RANCH SUBDIVISION

ESS
SS
D

FORESTAR (USA) REAL
ESTATE GROUP, INC.
361.83 ACRES
VOL. 3081, PG. 733

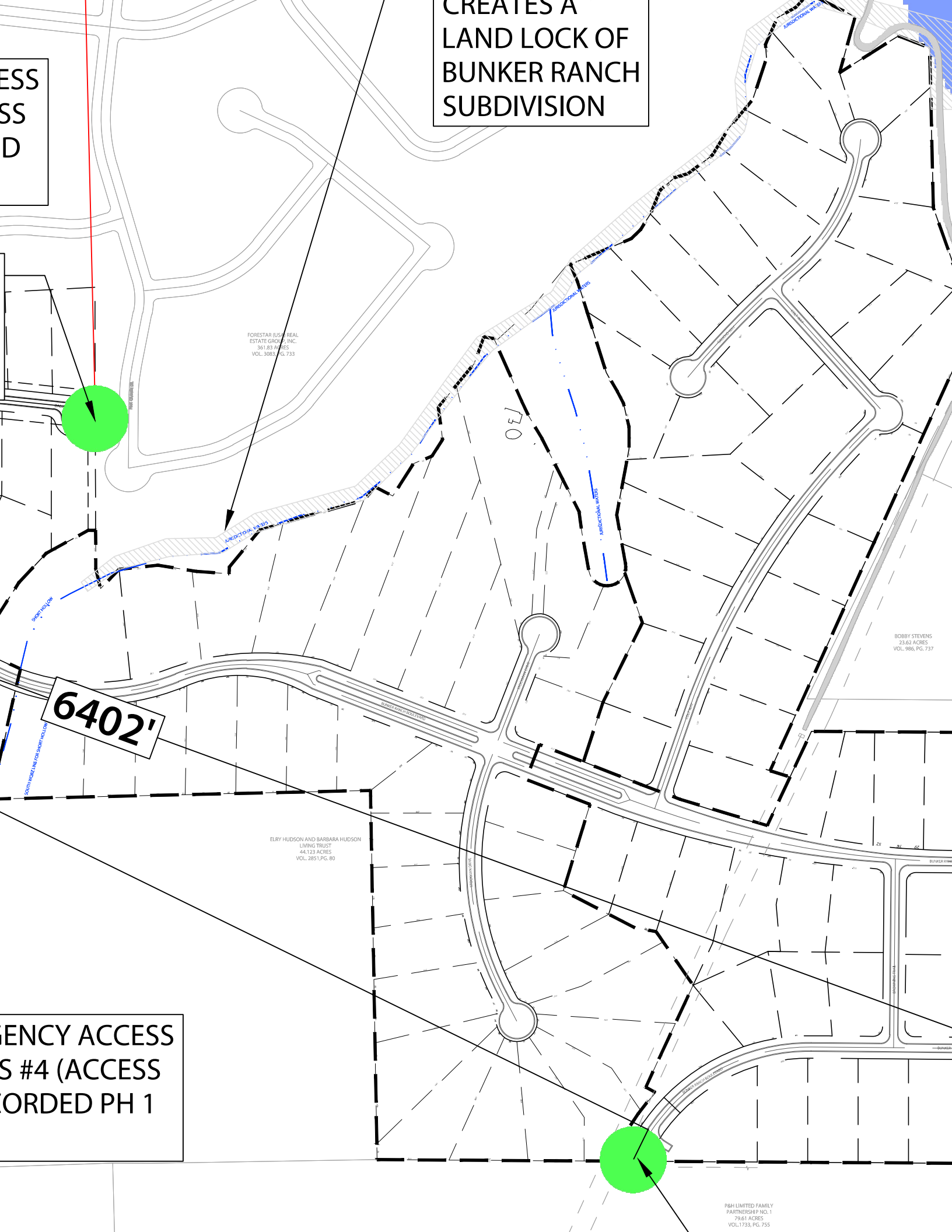
BOBBY STEVENS
23.62 ACRES
VOL. 986, PG. 737

ELRY HUDSON AND BARBARA HUDSON
LIVING TRUST
44.123 ACRES
VOL. 2851, PG. 80

P&H LIMITED FAMILY
PARTNERSHIP NO. 1
79.61 ACRES
VOL. 1733, PG. 755

6402'

EMERGENCY ACCESS
#4 (ACCESS
RECORDED PH 1



Received on/by: _____

Project Number: _____ - _____
Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Florio Tract - Bunker Ranch Subdivision Extention
Project Address: 2100 Creek Rd, DRIPPING SPRINGS, TX 78620
Project Applicant Name: Cristina Cordoba

Billing Contact Information

Name: Cristina Cordoba
Mailing Address: 3711 South Mopac Expressway, Bldg 1, Suite 550
Austin, Texas 78746
Email: ccordoba@cecinc.com Phone Number: (512)644-6800

Type of Project/Application (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input checked="" type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other <u>Annexation and Zoning</u> |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Cordoba, Cristina

Digitally signed by Cordoba, Cristina
DN: E=ccordoba@cecinc.com, CN="Cordoba, Cristina",
OU=Users, OU=Austin, DC=cecinc, DC=com
Date: 2021.01.06 11:46:19-06'00'

Signature of Applicant

1/6/2020

Date

Clerk's Note: At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon of photocopy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed.

NOTICE OF CONFIDENTIALITY RIGHTS; IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS. YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Corridor Title GF# 20-4296-D

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS §

THAT Bent Sky Investments, LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 and other good and valuable consideration paid to Grantor by The Overlook at Bunker Ranch, LLC, a Texas limited liability company ("Grantee"), having an address at 317 Grace Lane, Suite 240, Austin, Texas 78746, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto Grantee, all of that certain real property situated in Hays County, Texas, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property");

SUBJECT, HOWEVER, to the matters set forth in Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions"), and standby fees, taxes and assessments by any taxing authority for the years 2021 and thereafter, not yet due and payable. Further, the conveyance is subject to the restrictions and reservations described on Exhibit "C" attached hereto and made a part hereof (the "Restrictions").

GRANTOR MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE IN RESPECT OF THE PROPERTY, AND THE SAME IS SOLD IN AN "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS AND DEFECTS AND ATTRIBUTES KNOWN OR UNKNOWN TO GRANTOR, NONE OF WHICH ARE HEREBY WARRANTED BY GRANTOR. BY ACCEPTANCE OF DELIVERY, GRANTEE AFFIRMS THAT GRANTEE HAS NOT RELIED ON GRANTOR'S SKILL OR JUDGMENT TO SELECT OR FURNISH THE PROPERTY FOR ANY PARTICULAR PURPOSE, AND THAT GRANTOR MAKES NO WARRANTY THAT THE PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE AND THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED, IMPLIED, OR STATUTORY, EXCEPT AS EXPRESSLY SET FORTH IN THE PURCHASE AGREEMENT AND THE WARRANTY OF TITLE HEREIN DESCRIBED, AND GRANTOR HAS FULL POWER, RIGHT, AND AUTHORITY TO CONVEY TITLE THERETO.

TO HAVE AND TO HOLD the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all singular the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED as of Dec. 31, 2020.

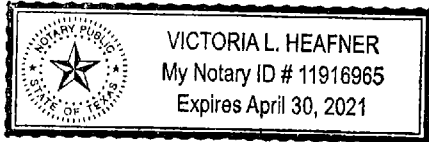
GRANTOR:

Bent Sky Investments, LLC
A Texas limited liability company

By: KFL
Name: Kyle Florio
Title: Member

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on Dec. 31, 2020 by Kyle Florio, Member of Bent Sky Investments, LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]
Notary Public, State of Texas

EXHIBIT "A"

18.250 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 181-500
DECEMBER 23, 2020

LEGAL DESCRIPTION

BEING AN 18.250 ACRE TRACT OF LAND (INCLUDING A 60 SQUARE FOOT AREA IN CONFLICT) OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 34.26 ACRE TRACT CONVEYED TO CHARLES B. FLORIO AND KYLE FLORIO BY DEED OF RECORD IN VOLUME 5262, PAGE 573, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 18.250 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a ½ inch iron rod found in the south line of a called 5.01 acre tract conveyed to Bobby Glean Stevens and Dorrae Tubb Stevens by deed of record in Document No. 15011837, O.P.R.H.C.T. at the northerly common corner of said 34.26 acre tract and of a called 34.27 acre tract conveyed to Barbara Jean Johnson by deed of record in Volume 1055, Page 894, O.P.R.H.C.T.;

THENCE, along the common line of said 34.26 acre tract and of said 5.01 acre tract, S86°47'54"W, a distance of 543.83 feet to a ½ inch iron rod found at the southerly common corner of said 5.01 acre tract and of the remainder of a called 111.67 acre tract conveyed to Bunker Ranch, LLC by deed of record in Document No. 16020931, O.P.R.H.C.T.;

THENCE, along the common line of said 34.26 acre tract and said remainder of 111.67 acre tract, S86°01'29"W, a distance of 73.64 feet to a ½ inch iron rod with "CEC" cap set for the **POINT OF BEGINNING**, hereof;

THENCE, over and across said 34.26 acre tract, the following three (3) courses and distances:

1. S00°13'03"W, a distance of 308.03 feet to a set ½ inch iron rod with "CEC" cap;
2. S12°51'27"E, a distance of 164.56 feet to a set ½ inch iron rod with "CEC" cap;
3. S07°29'25"E, a distance of 266.18 feet to a ½ inch iron rod with "CEC" cap set in the common line of said 34.26 acre tract and of a called 74.00 acre tract conveyed to Robert A. Garland, Jr. and Amy L. Garland by deed of record in Document No. 14020704, O.P.R.H.C.T.;

THENCE, along the common line of said 34.26 acre tract and of said 74.00 acre tract, S89°02'53"W, a distance of 1,141.56 feet to a 5/8 inch iron rod with "Staudt Surveying" cap found in the east line of a called 603.70 acre tract conveyed to Anna Marie Widen Speir, et al, by deed of record in Document 00025671, O.P.R.H.C.T., at the westerly common corner of said 34.26 acre tract and of said 74.00 acre tract;

THENCE, along the common line of said 34.26 acre tract and of said 603.70 acre tract, N01°06'51"W, passing at 713.92 feet, an 8" cedar fence post found in the common line of said 603.70 acre tract and of a called 79.61 acre tract conveyed to P & H Family Limited Partnership No. 1 by deed of record in Document No. 00025538, O.P.R.H.C.T., from said fence post, a found ½ inch iron rod bears N86°15'32"E, a distance of 5.94 feet, and continuing an additional 11.21 feet (bounding area in conflict) for a total distance of 725.12 feet to a set ½ inch iron rod with "CEC" cap;

18.250 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 181-500
DECEMBER 23, 2020

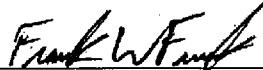
THENCE, S89°22'34"E, passing at a distance of 5.01 feet (bounding area of conflict), a ½ inch iron rod found for the southwesterly corner of said remainder of 111.67 acre tract, continuing along the common line of said 34.26 acre tract and said remainder of 111.67 acre tract for a total distance of 242.11 feet to a found ½ inch iron rod;

THENCE, continuing with the common line of said 34.26 acre tract and said remainder of 111.67 acre tract, the following four (4) courses and distances:

1. N89°12'53"E, a distance of 336.81 feet to a found ½ inch iron rod;
2. N87°39'49"E, a distance of 260.74 feet to a found ½ inch iron rod;
3. N87°07'43"E, a distance of 173.46 feet to a found ½ inch iron rod;
4. N86°01'29"E, a distance of 72.88 feet to the **POINT OF BEGINNING**, and containing 18.250 acres (794,923 square feet, including 60 square feet in conflict) 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 23rd day of December, 2020.



Frank William Funk, R.P.L.S. 6803
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419



EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Restrictions, covenants and conditions described in instruments recorded in Volume 1179, Page 530 and Volume 4974, Page 884, Official Public Records, Hays County, Texas.
2. Building setback lines as set out and described in restrictions, recorded in Volume 4974, Page 884, of the Official Public Records of Hays County, Texas.
3. Easements, terms, conditions, and stipulations in that certain Easement Agreement for Utilities, by and between Frank Paul Leal, Jr. and Robert A. Garland and Amy L. Garland, as recorded in Volume 4975, Page 1, of the Official Public Records of Hays County, Texas.
4. Terms, conditions, and stipulations in that certain Registration of Exempt Subdivision, as recorded in Document No. 16023129, of the Official Public Records of Hays County, Texas.
5. 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, conveyed by E. A. Foster, to H. J. McMullen, under deed dated April 19, 1928, and recorded in Volume 95, Page 472, of the Deed Records of Hays, County, Texas.

EXHIBIT "C"
Restrictions

1. There shall be a variable width setback buffer from the common boundary line between the Property and Seller's remaining property within that area comprising approximately 0.425 acres of land out of the Benjamin F. Hanna Survey No. 28, Abstract No. 222, in Hays County, Texas; being more particularly described on Exhibit "C-1" attached hereto and incorporated herein (the "Restriction Area"), which Restriction Area will remain a natural vegetative buffer. The existing vegetation and trees shall not be removed or destroyed from the restriction Area, but there may be permitted trimming in order to install a game fence within the restriction Area.

EXHIBIT C-1

0.425 ACRE
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 181-500
DECEMBER 23, 2020

**RESTRICTION AREA
LEGAL DESCRIPTION**

BEING A 0.425 ACRE TRACT OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A 18.250 ACRE PORTION OF A CALLED 34.26 ACRE TRACT AND ALSO A PORTION OF THE REMAINDER OF A CALLED 34.26 ACRE TRACT CONVEYED TO CHARLES B. FLORIO AND KYLE FLORIO BY DEED OF RECORD IN VOLUME 5262, PAGE 573, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 0.425 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½ inch iron rod with "CEC" cap set in the common line of said 34.26 acre tract and of the remainder of a called 111.67 acre tract conveyed to Bunker Ranch, LLC by deed of record in Document No. 16020931, O.P.R.H.C.T., at the northerly common corner of said 18.250 acre tract and of said remaining portion of 34.26 acre tract, from which point a ½ inch iron rod found at the southerly common corner of said remainder of 111.67 acre tract and of a called 5.01 acre tract of land conveyed to Bobby Glenn Stevens and Dorrae Tubb Stevens by deed of record in Document No. 15011837, O.P.R.H.C.T., bears N86°01'29"E, a distance of 73.64 feet;

THENCE, along the common line of said 18.250 acre tract and of said remainder of 34.26 acre tract, S00°13'03"W, a distance of 308.03 feet to a set ½ inch iron rod with "CEC" cap;

THENCE, over and across said remainder of 34.26 acre tract, the following three (3) courses and distances:

1. N77°08'33"E, a distance of 12.50 feet to a calculated point;
2. S12°51'27"E, a distance of 165.15 feet to a calculated point;
3. S07°29'25"E, a distance of 268.20 feet to a calculated point on the common line of said remainder of 34.26 acre tract and of a called 74.00 acre tract conveyed to Robert A Garland, Jr. and Amy L. Garland by deed of record in Volume 4974, Page 869, O.P.R.H.C.T.;

THENCE, along the common line of said 74.00 acre tract and partially of said remainder of 34.26 acre tract and partially of said 18.250 acre tract, S89°02'53"W, passing at a distance of 12.58 feet, a ½ inch iron rod with "CEC" cap set at the southerly common corner of said 18.250 acre tract and of said remainder of 34.26 acre tract, continuing for a total distance of 25.16 feet to a calculated point;

THENCE, over and across said 18.250 acre tract, the following four (4) courses and distances:

1. N07°29'25"W, a distance of 264.16 feet to a calculated point;
2. N12°51'27"W, a distance of 166.83 feet to a calculated point;
3. N89°33'14"W, a distance of 12.18 feet to a calculated point;

0.425 ACRE
BUNKER RANCH
DRIPPING SPRINGS, TX


PROJECT NO.: 181-500
DECEMBER 23, 2020

4. N00°13'03"E, a distance of 306.20 feet to a calculated point on the common line of said 18.250 acre tract and of said remainder of 111.67 acre tract;

THENCE, along the common line of said 18.250 acre tract and of said remainder of 111.67 acre tract, N86°01'29"E, a distance of 25.07 feet to the **POINT OF BEGINNING**, and containing 0.425 acre (18,524 square feet) of land, more or less.

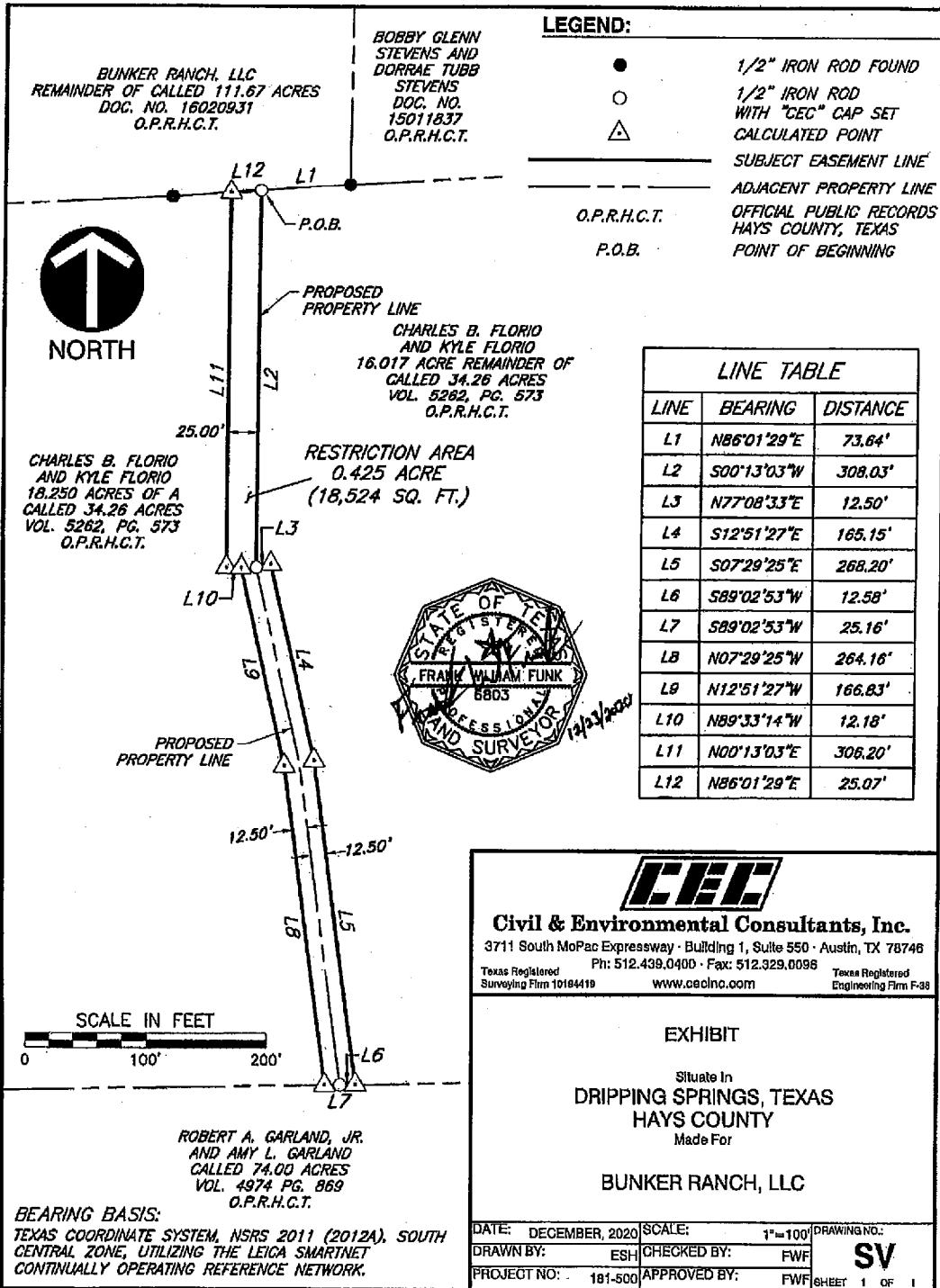
THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NSRS 2011(2012A), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 23rd day of December, 2020.



Frank William Funk, R.P.L.S. 6803
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419





CEC
Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Texas Registered Surveying Firm 10184419 Ph: 512.439.0400 · Fax: 512.329.0098 www.cecinc.com Texas Registered Engineering Firm F-38

EXHIBIT
Situate In
DRIPPING SPRINGS, TEXAS
HAYS COUNTY
Made For
BUNKER RANCH, LLC

DATE: DECEMBER, 2020	SCALE: 1"=100'	DRAWING NO:
DRAWN BY: ESH	CHECKED BY: FWF	SV
PROJECT NO: 181-500	APPROVED BY: FWF	

SHEET 1 OF 1

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

20061246 DEED
12/31/2020 02:18:31 PM Total Fees: \$62.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

