

**FINAL PLAT OF
BUNKER RANCH PHASE 4
38.94 ACRES**

THE FINAL PLAT OF
BUNKER RANCH,
PHASE 2, BLOCK 1
DOC NO. 20017197

FORESTAR (USA) REAL ESTATE
GROUP, INC.
361.83 ACRES
VOL. 3083, PG. 733

THE FINAL PLAT OF
BUNKER RANCH,
PHASE 2, BLOCK 2
DOC NO. 20017197

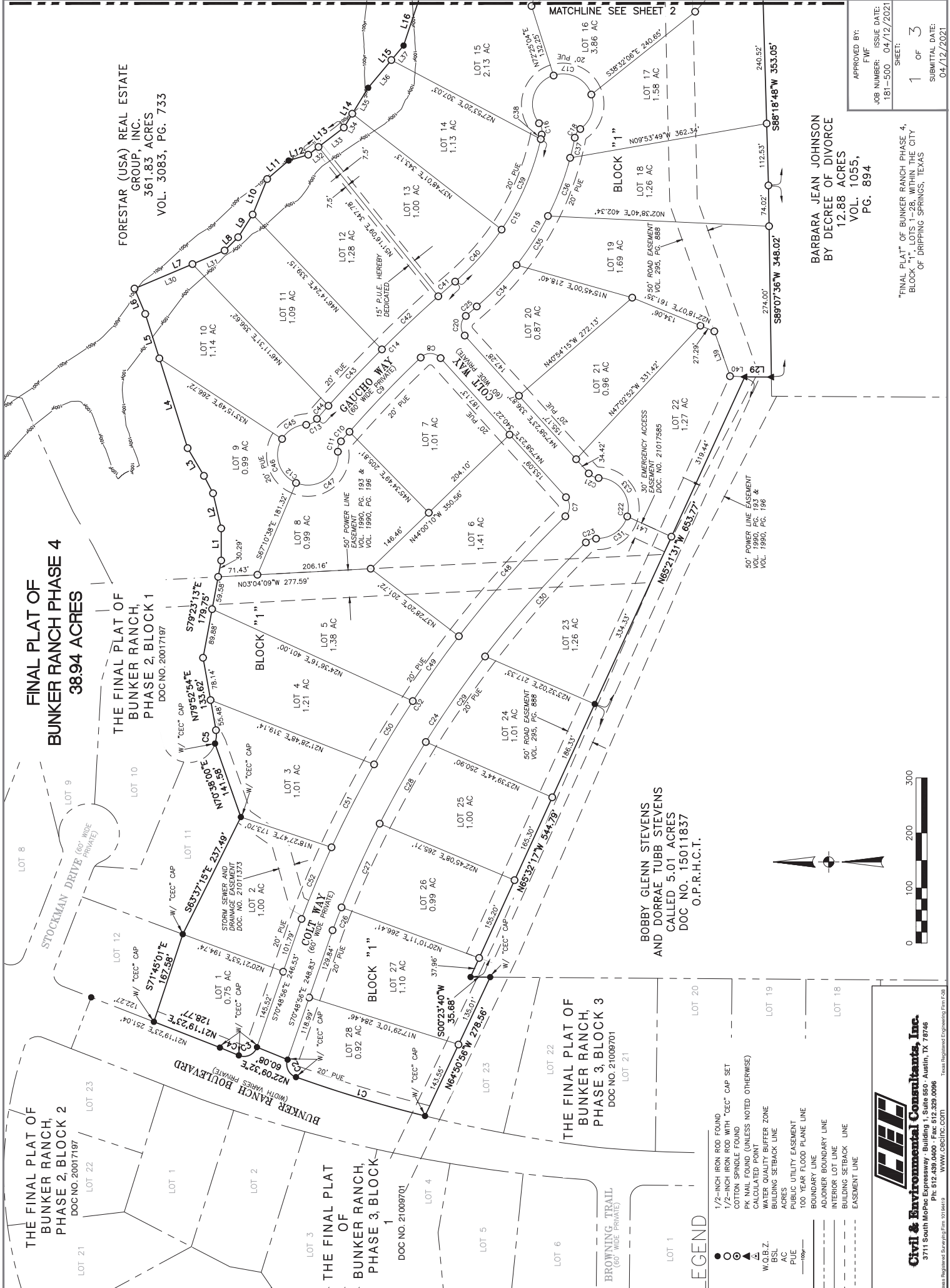
THE FINAL PLAT
OF
BUNKER RANCH,
PHASE 3, BLOCK
1
DOC NO. 21009701

THE FINAL PLAT OF
BUNKER RANCH,
PHASE 3, BLOCK 3
DOC NO. 21009701

BOBBY GLENN STEVENS
AND DORRAE TUBB STEVENS
CALLED 5.01 ACRES
DOC NO. 15011837
O.P.R.H.C.T.

BARBARA JEAN JOHNSON
BY DECREE OF DIVORCE
12.88 ACRES
VOL. 1055,
PG. 894

"FINAL PLAT" OF BUNKER RANCH PHASE 4,
BLOCK "1", LOTS 1-28, WITHIN THE CITY
OF DRIPPING SPRINGS, TEXAS



- LEGEND**
- 1/2-INCH IRON ROD FOUND
 - 1/2-INCH IRON ROD WITH "CEC" CAP SET
 - COTTON SPINDLE FOUND
 - ▲ PK MAIL FOUND (UNLESS NOTED OTHERWISE)
 - ▲ GALVANIZED IRON UTILITY BUFFER ZONE
 - ▲ BOUNDARY SETBACK LINE
 - ▲ ACRES
 - ▲ PUBLIC UTILITY EASEMENT
 - ▲ 100 YEAR FLOOD PLANE LINE
 - BOUNDARY LINE
 - ADJONER BOUNDARY LINE
 - INTERIOR LOT LINE
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 - EASEMENT LINE



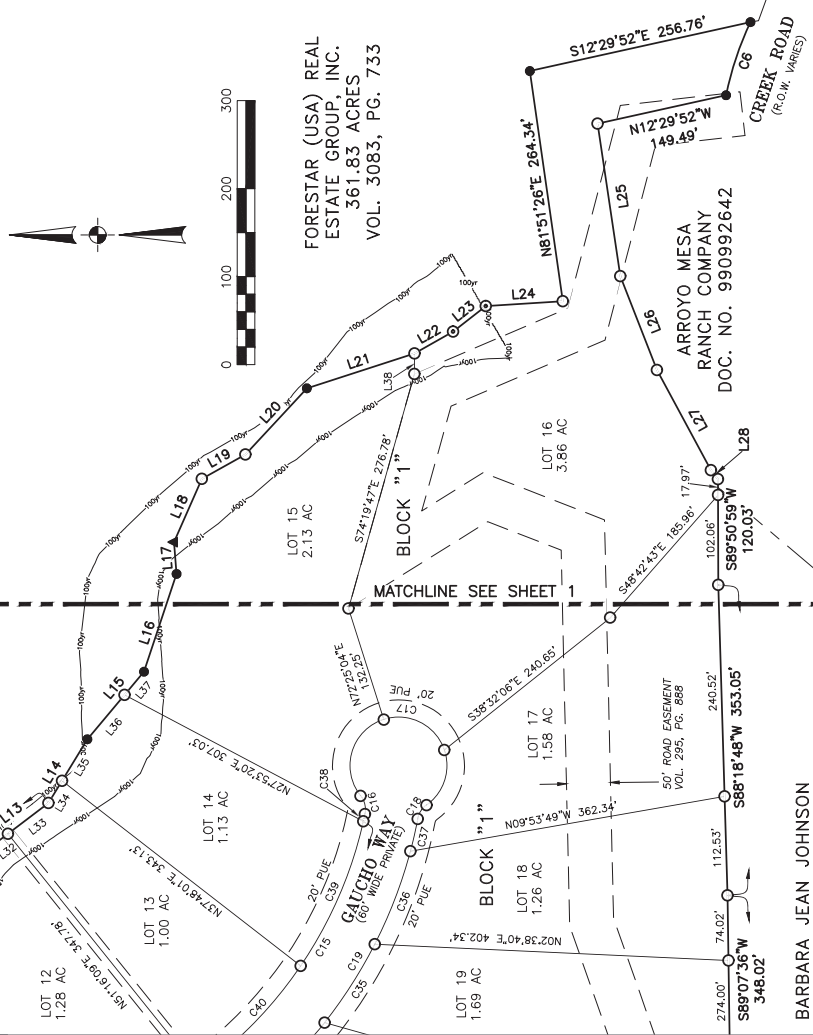
APPROVED BY: FMP
JOB NUMBER: 181-500
ISSUE DATE: 04/12/2021
SHEET: 1 OF 3
SUBMITAL DATE: 04/12/2021

CEE
Civil & Environmental Consultants, Inc.
3711 South McPherson, Building 1, Suite 1550 - Austin, TX 78746
Ph: 512.439.6400 - Fax: 512.439.0096
Texas Registered Surveying Firm 10194419 - WWW.CEEINC.COM

FINAL PLAT OF BUNKER RANCH PHASE 4 38.94 ACRES

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 2509.02' | 244.88' | 244.79' | N16°44'33"E | 05°15'42" |
| C2 | 25.00' | 59.12' | 55.25' | N64°21'42"E | 89.38°45' |
| C3 | 25.00' | 40.53' | 36.24' | N24°22'02"W | 92°53'33" |
| C4 | 2509.02' | 37.09' | 37.09' | N22°30'02"E | 00°50'49" |
| C5 | 50.00' | 24.58' | 24.33' | S86°02'04"E | 28°10'05" |
| C6 | 361.79' | 87.78' | 87.56' | N1°32'45"W | 1°35'40.3" |
| C7 | 25.00' | 38.29' | 34.66' | S88°08'52"E | 87°45'31" |
| C8 | 2078.20' | 186.95' | 186.89' | N02°00'44"E | 91°55'18" |
| C9 | 332.67' | 23.17' | 23.16' | N48°09'56"W | 03°59'25" |
| C10 | 25.00' | 20.18' | 19.63' | N73°16'46"W | 46°14'16" |
| C11 | 25.00' | 262.54' | 75.37' | S40°21'09"W | 27°33'00.8" |
| C12 | 25.00' | 39.12' | 35.25' | S24°19'49"E | 52°46'03" |
| C13 | 4870.69' | 375.41' | 363.81' | S30°19'49"E | 37°42'45" |
| C14 | 25.00' | 21.87' | 21.88' | S89°50'58"E | 57°24'45" |
| C15 | 25.00' | 19.70' | 19.70' | N76°35'13"W | 50°07'23" |
| C16 | 25.00' | 262.02' | 75.75' | S08°00'16"W | 27°25'72.8" |
| C17 | 55.00' | 19.00' | 18.55' | S09°17'21"W | 43°32'42" |
| C18 | 540.00' | 361.73' | 355.01' | N59°52'16"W | 38°22'51" |
| C19 | 25.00' | 39.58' | 35.58' | N86°40'00"W | 90°43'14" |
| C20 | 25.00' | 20.32' | 19.76' | S24°41'21"W | 46°34'03" |
| C21 | 25.00' | 174.59' | 109.99' | N87°39'22"W | 181°52'36" |
| C22 | 25.00' | 20.25' | 19.70' | N19°55'22"W | 46°24'37" |
| C23 | 25.00' | 20.25' | 19.70' | N19°55'22"W | 46°24'37" |
| C24 | 1960.59' | 848.51' | 841.90' | N56°51'06"W | 24°47'47" |
| C25 | 2410.59' | 26.33' | 26.32' | S40°59'37"E | 00°37'33" |
| C26 | 1960.59' | 44.57' | 44.57' | S68°35'55"E | 01°18'09" |
| C27 | 1960.59' | 167.27' | 167.22' | S65°30'12"E | 04°53'17" |
| C28 | 1960.59' | 140.42' | 140.36' | S65°18'09"E | 04°49'46" |
| C29 | 1960.59' | 275.79' | 275.56' | S48°32'26"E | 08°05'20" |
| C30 | 55.00' | 24.28' | 23.56' | S35°24'28"E | 77°22'49" |
| C31 | 2020.59' | 881.08' | 874.17' | S56°45'37"E | 24°59'02" |
| C32 | 55.00' | 100.01' | 86.79' | N53°29'54"E | 104°11'09" |
| C33 | 540.00' | 104.82' | 104.66' | S46°14'30"E | 11°07'20" |
| C34 | 540.00' | 105.94' | 105.77' | S57°25'24"E | 11°14'27" |
| C35 | 540.00' | 113.34' | 113.13' | S69°03'24"E | 12°01'33" |
| C36 | 540.00' | 37.62' | 37.62' | S77°03'56"E | 03°59'31" |
| C37 | 480.00' | 8.42' | 8.42' | N77°50'56"W | 01°00'18" |
| C38 | 480.00' | 180.09' | 179.03' | N66°35'54"W | 21°29'46" |
| C39 | 480.00' | 127.08' | 126.71' | N48°15'56"W | 15°10'11" |
| C40 | 2470.59' | 40.63' | 40.63' | N41°09'07"W | 00°56'53" |
| C41 | 2470.59' | 140.82' | 140.80' | N43°15'26"W | 03°13'52" |
| C42 | 2470.59' | 31.60' | 31.60' | N48°31'58"W | 00°43'58" |
| C43 | 2470.59' | 51.80' | 51.80' | N30°25'17"W | 55°03'01" |
| C44 | 55.00' | 95.25' | 83.79' | S72°26'17"W | 99°13'51" |
| C45 | 55.00' | 114.44' | 94.89' | S36°47'16"E | 119°13'17" |
| C46 | 2020.59' | 291.27' | 291.02' | N48°23'53"W | 08°15'34" |
| C47 | 2020.59' | 144.39' | 144.35' | N54°34'29"W | 04°05'39" |
| C48 | 2020.59' | 135.03' | 135.00' | N58°32'10"W | 03°49'44" |
| C49 | 2020.59' | 169.29' | 169.24' | N62°51'03"W | 04°48'02" |
| C50 | 2020.59' | 141.11' | 141.08' | N67°15'06"W | 04°00'04" |



LOT TABLE

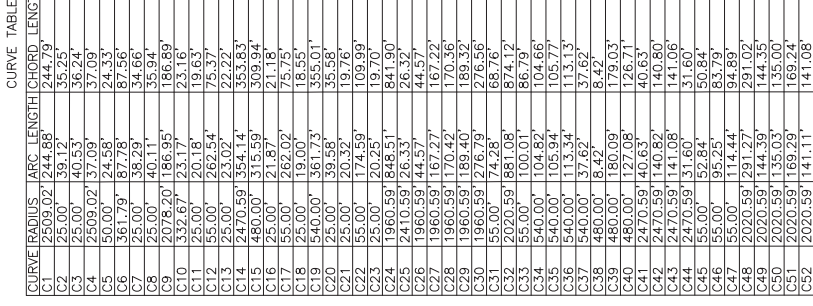
| LOT # | SQUARE FEET | ACRES |
|--------------------|-------------|-------|
| 1 | 32,581 | 0.75 |
| 2 | 43,430 | 1.00 |
| 3 | 43,789 | 1.01 |
| 4 | 52,721 | 1.21 |
| 5 | 59,904 | 1.38 |
| 6 | 61,342 | 1.41 |
| 7 | 43,850 | 1.01 |
| 8 | 43,254 | 0.99 |
| 9 | 43,307 | 0.99 |
| 10 | 49,458 | 1.14 |
| 11 | 47,507 | 1.09 |
| 12 | 55,877 | 1.28 |
| 13 | 43,769 | 1.00 |
| 14 | 49,381 | 1.13 |
| 15 | 92,673 | 2.13 |
| 16 | 167,932 | 3.86 |
| 17 | 68,962 | 1.58 |
| 18 | 54,867 | 1.26 |
| 19 | 73,647 | 1.69 |
| 20 | 37,705 | 0.87 |
| 21 | 41,897 | 0.96 |
| 22 | 55,243 | 1.27 |
| 23 | 54,966 | 1.26 |
| 24 | 43,845 | 1.01 |
| 25 | 43,425 | 1.00 |
| 26 | 43,021 | 0.99 |
| 27 | 47,735 | 1.10 |
| 28 | 40,219 | 0.92 |
| STREET AREA | | |
| SQUARE FEET | ACRES | |
| 159,910 | 3.67 | |
| TOTAL | | |
| SQUARE FEET | ACRES | |
| 1,696,195 | 38.94 | |

LINE BEARING/DISTANCE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N90°00'00"E | 367.61' |
| L2 | S90°00'00"E | 59.23' |
| L3 | N59°33'00"E | 53.23' |
| L4 | N72°30'19"E | 170.87' |
| L5 | N72°22'26"E | 84.78' |
| L6 | N67°04'59"E | 50.00' |
| L7 | S22°55'01"E | 177.67' |
| L8 | S44°17'14"E | 34.57' |
| L9 | S57°23'36"E | 48.91' |
| L10 | S67°46'45"E | 69.57' |
| L11 | S40°55'28"E | 51.52' |
| L12 | S16°30'25"E | 37.19' |
| L13 | S37°13'35"E | 81.28' |
| L14 | S58°38'39"E | 84.74' |
| L15 | S37°09'36"E | 100.71' |
| L16 | N85°19'06"E | 36.32' |
| L17 | N85°19'06"E | 36.32' |
| L18 | S68°08'30"E | 78.54' |
| L19 | S28°17'28"E | 56.66' |
| L20 | S47°05'51"E | 102.55' |
| L21 | S17°58'08"E | 128.61' |
| L22 | S29°28'50"E | 50.30' |
| L23 | S37°55'57"E | 47.13' |
| L24 | S03°36'43"E | 87.66' |
| L25 | S81°30'51"W | 175.14' |
| L26 | S68°40'46"W | 114.49' |
| L27 | S61°42'49"W | 129.24' |
| L28 | S57°47'49"W | 13.15' |
| L29 | S03°17'27"E | 48.41' |
| L30 | S22°55'01"E | 64.33' |
| L31 | S37°13'35"E | 23.90' |
| L32 | S37°13'35"E | 57.89' |
| L33 | S58°38'39"E | 29.51' |
| L34 | S58°38'39"E | 55.23' |
| L35 | S50°00'54"E | 65.74' |
| L36 | S50°00'54"E | 65.74' |
| L37 | S50°00'54"E | 34.47' |
| L38 | S88°43'07"E | 23.35' |
| L39 | S72°37'13"W | 85.96' |
| L40 | S03°23'13"W | 26.73' |
| L41 | N24°38'30"E | 188.63' |

FORESTAR (USA) REAL ESTATE GROUP, INC. 361.83 ACRES VOL. 3083, PG. 733

ARROYO MESA RANCH COMPANY DOC. NO. 990992642



LEGEND

- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD WITH "CEC" CAP SET
- COTTON SPINDLE FOUND
- PK NAIL FOUND (UNLESS NOTED OTHERWISE)
- WATER QUALITY BUFFER ZONE
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**BARBARA JEAN JOHNSON
BY DECREE OF DIVORCE
12.88 ACRES
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 Ph: 512.439.6400 • Fax: 512.239.0096
 Texas Registered Engineering Firm 528
 WWW.CECINC.COM

APPROVED BY: F.M.P.
 JOB NUMBER: 181-500 - 04/12/2021
 SHEET: 2 OF 3
 SUBMITAL DATE: 04/12/2021

"FINAL PLAT" OF BUNKER RANCH PHASE 4,
 BLOCK "1", LOTS 1-28, WITHIN THE CITY
 OF DRIPPING SPRINGS, TEXAS

FINAL PLAT OF BUNKER RANCH PHASE 4 38.94 ACRES

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:
THAT WE, BUNKER RANCH, LLC, OWNERS OF 43.18 ACRES OF LAND, AND 111.67 ACRES OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NO. 222, SAID 43.18 ACRES CONVEYED TO US BY DEED NO. 4820900105F, AND 111.67 ACRES OF LAND CONVEYED TO US BY DEED NO. 4820900105F, AND 160209030, AND SAID 111.67 ACRES CONVEYED TO US BY DEED RECORDED IN PUBLIC OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 38.94 ACRES OF LAND TO BE KNOWN AS BUNKER RANCH PHASE 4, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY, AND TO THE PUBLIC AND WILL CONVEY THE STREETS DESIGNATED HEREON AS PRIVATE AS WELL AS THE WATER QUALITY LOTS AND PRIVATE PARK LOTS TO THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF THE SAID BUNKER RANCH, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 2021

BUNKER RANCH, LLC
8638 BEE CAVES ROAD
AUSTIN, TX 78746

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SET FORTH IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THE HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, A.D. 2021.

NOTARY PUBLIC, IN AND FOR _____

MY COMMISSION EXPIRES: _____

CITY ENGINEER _____ DATE _____



Civil & Environmental Consultants, Inc.
3711 South MoPac, Eastview @ Building 1, Suite 1500 • Austin, TX 78746
Ph: 512.439.6400 • Fax: 512.929.0096
Texas Registered Surveying Firm 10194419 • WWW.CEECINC.COM

SURVEY CONTROL:
THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2011A), SOUTH CENTRAL ZONE, REFERENCE TO THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

ENGINEERS CERTIFICATION
THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTION OF THE PLAT SUBMITTED HERewith; ALL ENGINEERING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING ENGINEERING PORTIONS THEREOF, THE PLAT COMPLIES WITH CITY OF DRIPPING SPRINGS CODES AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES.

BRIAN ESTES _____ DATE _____
P.E. NO. 89270
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1500 S. MCMILLAN EXPRESSWAY, STE. 550
AUSTIN, TX 78746

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 482090085F, AND PANEL NO. 4820900105F, BOTH DATED SEPTEMBER 2, 2005, AND 50% FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

SURVIVORS CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAT SUBMITTED HERewith; ALL SURVEYING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAT COMPLIES WITH CITY OF DRIPPING SPRINGS CODES AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES.



FRANK WILLIAM FLUNK _____ DATE _____
R.P.L.S. NO. 6803
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1500 S. MCMILLAN EXPRESSWAY, STE. 550
AUSTIN, TX 78746

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2021, A.D., INSTRUMENT NO. _____, IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN

WITNESS MY SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021, A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

THIS PLAT, BUNKER RANCH, PHASE 4, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED THIS THE _____ DAY OF _____, 2021.
BY: _____

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR,
ATTEST:
ANDREA CUNNINGHAM, CITY SECRETARY

"FINAL PLAT" OF BUNKER RANCH PHASE 4,
BLOCK "1", LOTS 1-28, WITHIN THE CITY
OF DRIPPING SPRINGS, TEXAS

APPROVED BY: _____
JOB NUMBER: 181-500 ISSUE DATE: 04/12/2021
SHEET: 3 OF 3
SUBMITTAL DATE: 04/12/2021

ENGINEERING AND PUBLIC WORKS DEPARTMENT
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC UTILITY SYSTEM. THIS SUBDIVISION SHALL BE OCCUPIED ONLY AFTER THE PLAT HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENGINEERING AND PUBLIC WORKS DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.