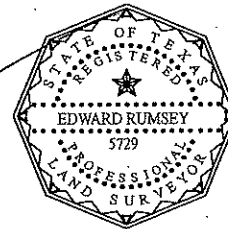
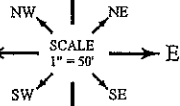


LEGEND

- 1/2" ROD FOUND
- 1/2" IRON PIPE FOUND
- ⊙ 60D NAIL FOUND IN 18" LIVE OAK TREE
- ⊙ FENCE POST FOR CORNER
- X - WIRE FENCE
- // - WOOD FENCE
- () RECORD INFORMATION
- WLE WATER LINE ESMT
- WATER METER
- UTILITY POLE
- ⊙ DOWN GUY
- OH OVERHEAD UTILITY LINE(S)
- PROPANE TANK
- CLEAN OUT
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY
- P.O.B. POINT OF BEGINNING
- WOOD
- CONCRETE
- GRAVEL/DIRT
- STONE
- ASPHALT
- WATER WELL

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS
COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE
(4204) NAD83 HARN HORIZONTAL CONTROL.

0 50 100

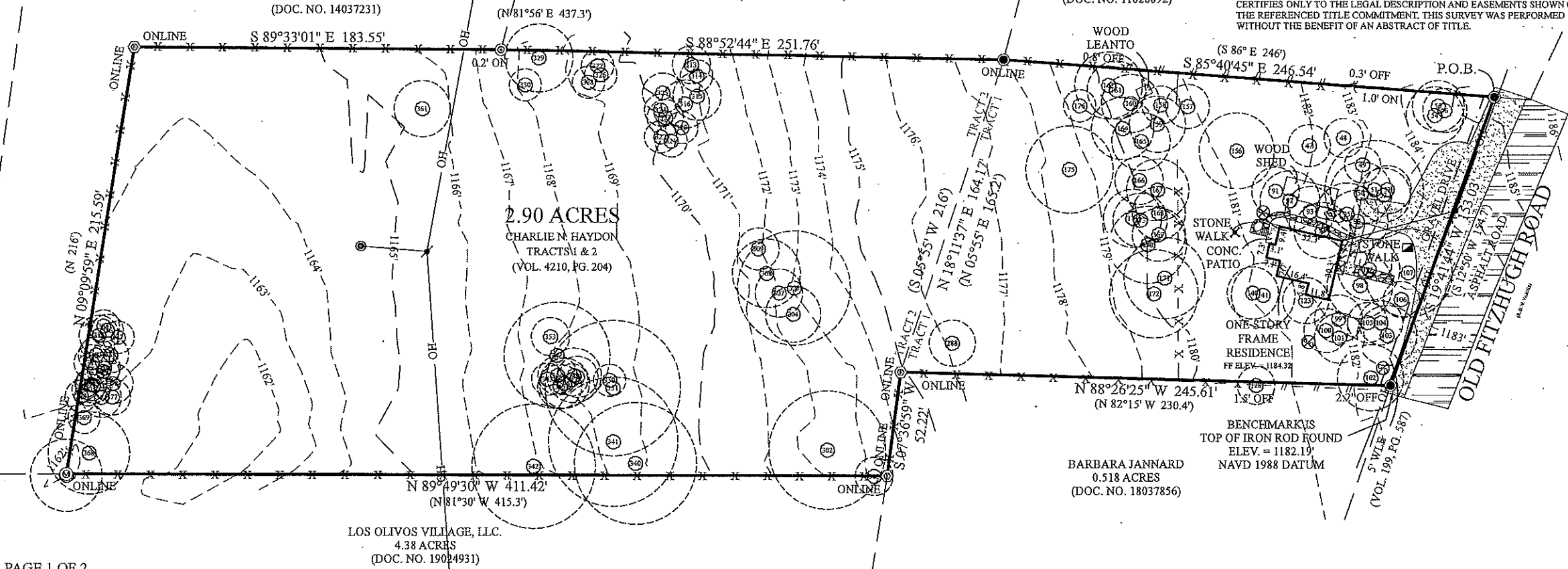


SLF IV - DRIPPING SPRINGS JV, L.P.
8.119 ACRES
(DOC. NO. 14037231)

DRIPPING SPRINGS OUTFITTERS, LLC.
4.39 ACRES
(DOC. NO. 17032696)

DEBORAH CARTER
0.504 ACRES
(DOC. NO. 11020892)

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
INDEPENDENCE TITLE COMPANY
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.



PAGE 1 OF 2

ADDRESS		F.I.R.M. MAP INFORMATION		RESTRICTIONS	
YOUNG CHILD ACADEMY OF SEATTLE, LLC. 519 OLD FITZHUGH ROAD DRIPPING SPRINGS, HAYS COUNTY, TEXAS		THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48209C0105F PANEL: 0105F DATED: 09/02/2005		SUBJECT TO EASEMENTS RECORDED IN VOL. 199, PG. 587. (SHOWN)	
SURVEY DATE: SEPTEMBER 01, 2020 TITLE CO.: INDEPENDENCE TITLE CO. G.F. NO.: 2039989-DRP JOB NO.: A0805520		CALC. BY: EDWARD RUMSEY DRAWN BY: DAVID BAK UPDATE BY: - RPLS CHECK: EDWARD RUMSEY		LEGAL DESCRIPTION BEING A 2.90 ACRES OF LAND, OUT OF THE PHILLIP A. SMITH SURVEY, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN CHARLIE N. HAYDON TRACTS 1 AND 2 RECORDED IN VOLUME 4210, PAGE 204, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 2.90 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.	
FIELD BY: CHRIS ZOTTER 08/31/2020		THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.		BARBARA JANNARD 0.518 ACRES (DOC. NO. 18037856)	
CHARTERED ALLSTAR Land Surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBPLS FIRM NO. 10135000					

EXHIBIT "A"

BEING A 2.90 ACRES OF LAND, OUT OF THE PHILLIP A. SMITH SURVEY, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN CHARLIE N. HAYDON TRACTS 1 AND 2 RECORDED IN VOLUME 4210, PAGE 204, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 2.90 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at an iron rod found in the westerly right-of-way line of Old Fitzhugh Road, in the southerly line of that certain Deborah Carter 0.504 acre tract recorded in Document Number 11020892, Official Public Records, Hays County, Texas (herein referred to as OPR), same being the northeast corner of said Tract 1, for the northeast corner hereof;

THENCE South 19 degrees 41 minutes 44 seconds West, along said right-of-way line and the easterly line of said Tract 1, 153.03 feet to an iron rod found in said line, at the northeast corner of that certain Barbara Jannard 0.518 acre tract recorded in Document Number 18037856, OPR, same being the southeast corner of said Tract 1, for the southeast corner hereof;

THENCE along the northerly line of said 0.518 acre tract and that certain Los Olivos Village, LLC. 4.38 acre tract recorded in Document Number 19024931, OPR, along the southerly line of said Tract 1 and the easterly and southerly line of said Tract 2, the following 3 calls,

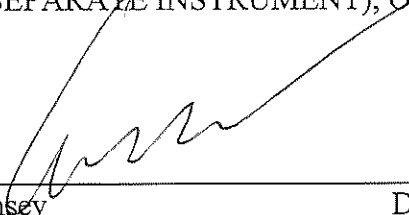
1. North 88 degrees 26 minutes 25 seconds West, 245.61 feet to a fence corner post found,
2. South 07 degrees 36 minutes 59 seconds West, 52.22 feet to a fence corner post found,
3. North 89 degrees 49 minutes 30 seconds West, 411.42 feet to a 60D nail found in an 18" Live Oak Tree, at an angle corner in the southerly line of that certain SLF IV – Dripping Springs JV, L.P. 8.119 acre tract recorded in Document Number 14037231, OPR, in the southerly line of said 4.38 acre tract, same being the southwest corner of said Tract 2, for the southwest corner hereof;

THENCE North 09 degrees 09 minutes 59 seconds East, along the southerly line of said 8.119 acre tract and the westerly line of said Tract 2, 215.59 feet to a fence corner post found in said line, same being the northwest corner of said Tract 2, for the northwest corner hereof;

THENCE continuing along the southerly line of said 8.119 acre tract, along the southerly line of that certain Dripping Springs Outfitters, LLC. 4.39 acre tract recorded in Document Number 17032696, OPR, along the southerly line of said 0.504 acre tract and the northerly line of said Tracts 1 and 2, the following 3 calls,

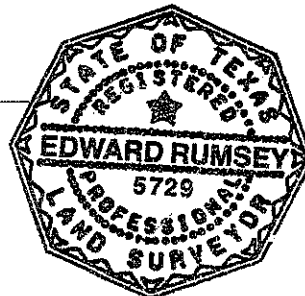
1. South 89 degrees 33 minutes 01 seconds East, 183.55 feet to a 2 1/2" iron pipe found,
2. South 88 degrees 52 minutes 44 seconds East, 251.76 feet to an iron rod found,
3. South 85 degrees 40 minutes 45 seconds East, 246.54 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED WITH THE ACCOMPANYING SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.


Edward Rumsey
TX. R.P.L.S. #5729
Job # A0805520

Date

09-01-20





OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Existing Site Photos - Front of Existing Homestead Along Old Fitzhugh Road



OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Existing Site Photos - Chimney



OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Existing Site Photos - Front of Existing Homestead Along Old Fitzhugh Road



OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Existing Site Photos - Rear of Existing Homestead



OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Existing Site Photos - Boutique Hotel



OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Existing Site Photos - Boutique Hotel



BOUTIQUE HOTEL DEVELOPMENT CONCEPTUAL SITE DESIGN

PHASE 1
 (2) B UNITS 500 SF EA.
 (2) C UNITS 652 SF EA.
 (1) D UNIT 1,217 SF EA.
 (5) TOTAL UNITS



 ENTRY SIGNAGE

 DECOMPOSED GRANITE

 SHADE STRUCTURE

 24' WIDE FIRE LANE

 150' FIRE RADIUS FOR HOSE

 WALKING TRAILS

25 UNITS PROVIDED
 48 PARKING SPACES PROVIDED

BOUTIQUE HOTEL DEVELOPMENT CONCEPTUAL SITE DESIGN

PHASE 1 (2) B UNITS
(2) C UNITS
(1) D UNIT
(5) TOTAL UNITS

PHASE 2A NEW FRONT BUILDING
1,277 SF

PHASE 2B REMODEL EXISTING FRONT HOUSE
869 SF EXISTING
1,144 SF ADDITION



ENTRY SIGNAGE

DECOMPOSED GRANITE

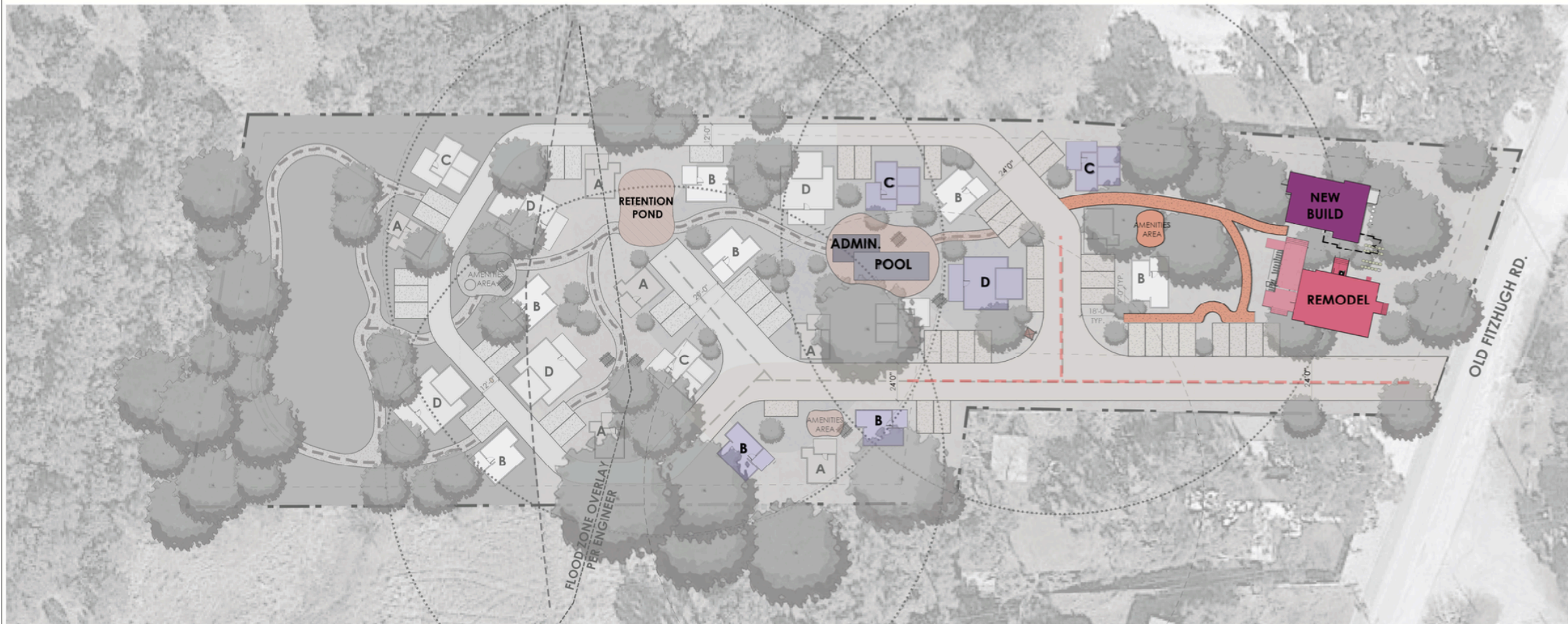
SHADE STRUCTURE

24' WIDE FIRE LANE

150' FIRE RADIUS FOR HOSE

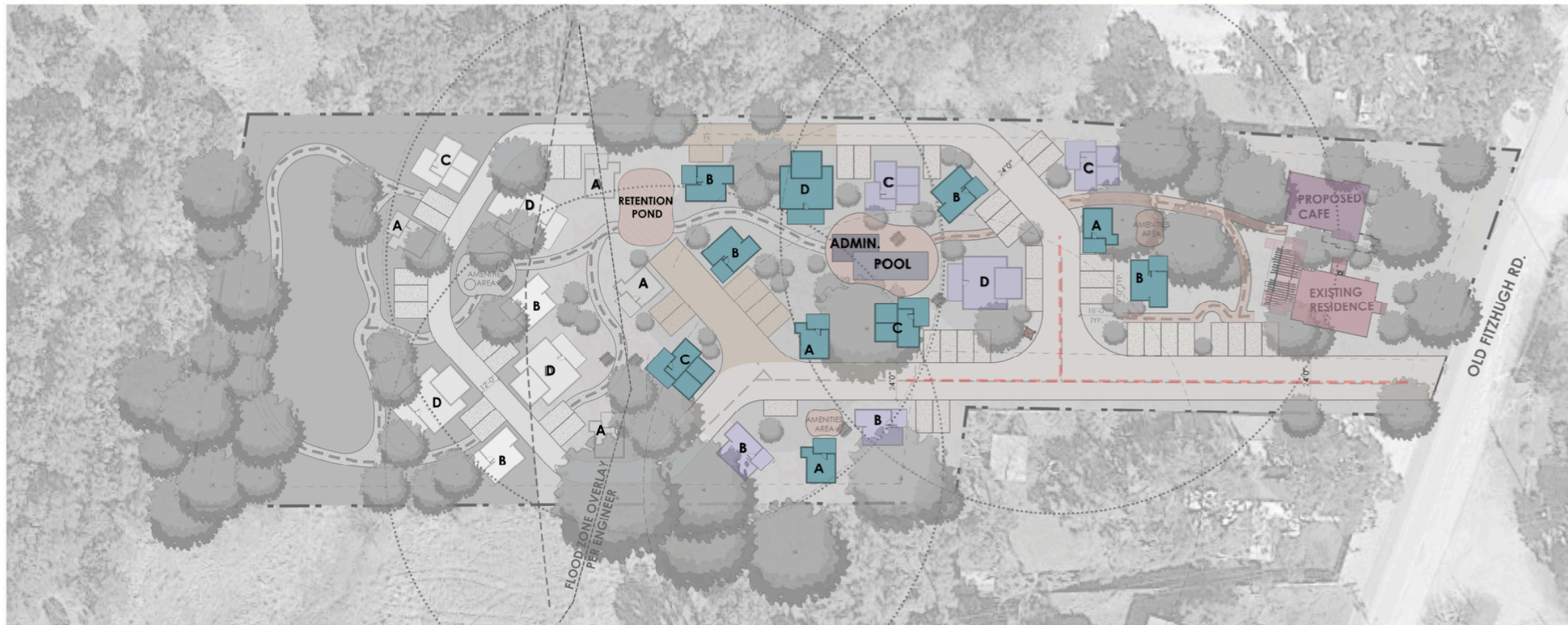
WALKING TRAILS

25 UNITS PROVIDED
48 PARKING SPACES PROVIDED



BOUTIQUE HOTEL DEVELOPMENT CONCEPTUAL SITE DESIGN

- PHASE 1** (2) B UNITS
(2) C UNITS
(1) D UNIT
(5) TOTAL UNITS
- PHASE 2A** NEW FRONT BUILDING
- PHASE 2B** REMODEL EXISTING FRONT HOUSE
- PHASE 3** (3) A UNITS 344 SF EA.
(4) B UNITS 500 SF EA.
(2) C UNIT 652 SF EA.
(1) D UNIT 1,217 SF EA.
(10) TOTAL UNITS



- ENTRY SIGNAGE
- DECOMPOSED GRANITE
- SHADE STRUCTURE
- 24' WIDE FIRE LANE
- 150' FIRE RADIUS FOR HOSE
- WALKING TRAILS

25 UNITS PROVIDED
48 PARKING SPACES PROVIDED

BOUTIQUE HOTEL DEVELOPMENT CONCEPTUAL SITE DESIGN

PHASE 1 (2) B UNITS
(2) C UNITS
(1) D UNIT
(5) TOTAL UNITS

PHASE 2A NEW FRONT BUILDING

PHASE 2B REMODEL EXISTING FRONT HOUSE

PHASE 3 (3) A UNITS
(4) B UNITS
(2) C UNIT
(1) D UNIT
(10) TOTAL UNITS

PHASE 4 (4) A UNITS 344 SF EA.
(2) B UNITS 500 SF EA.
(1) C UNIT 652 SF EA.
(3) D UNITS 1,217 SF EA.
(10) TOTAL UNITS

ENTRY SIGNAGE

DECOMPOSED GRANITE

SHADE STRUCTURE

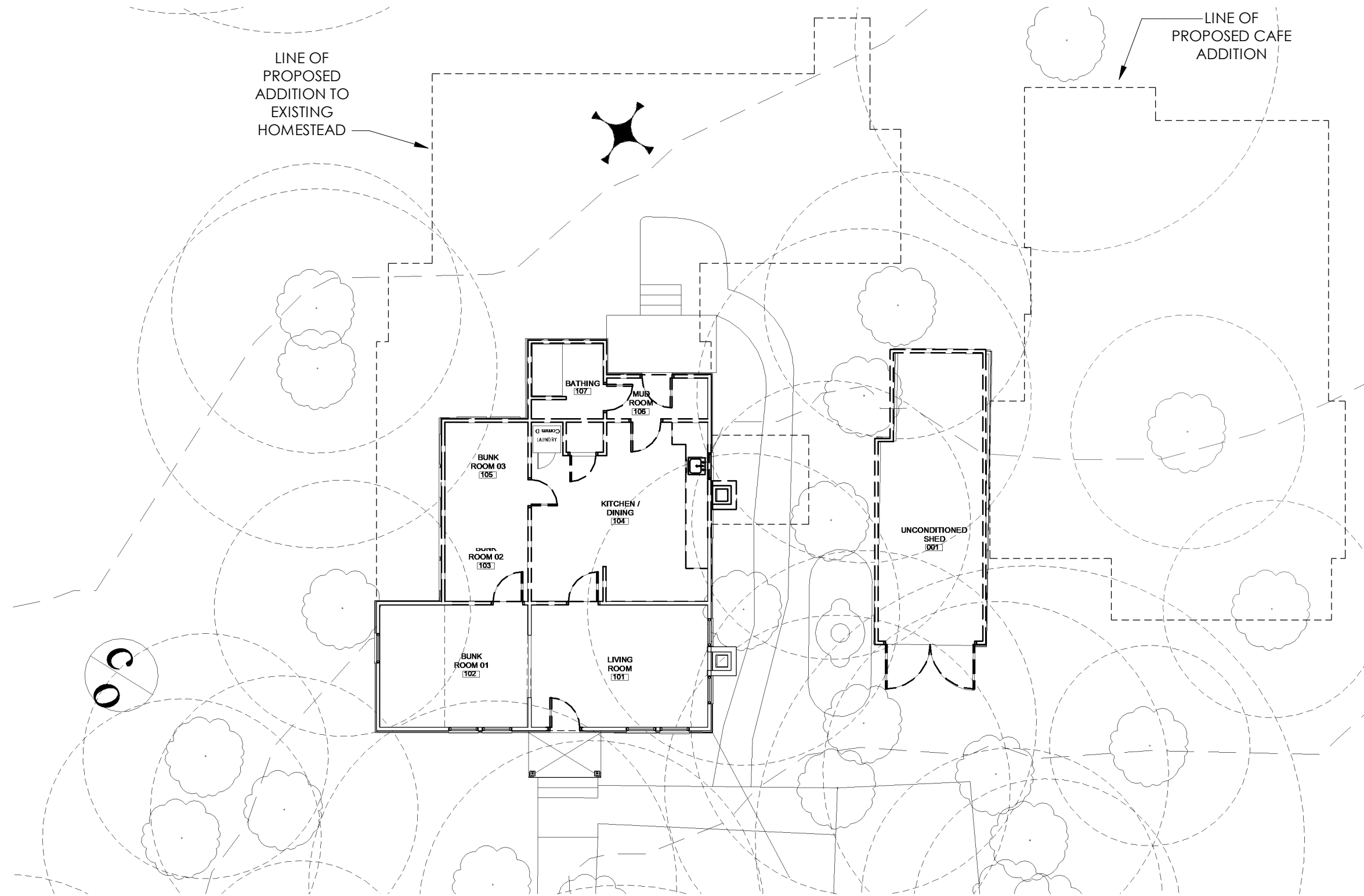
24' WIDE FIRE LANE

150' FIRE RADIUS FOR HOSE

WALKING TRAILS

25 UNITS PROVIDED
48 PARKING SPACES PROVIDED

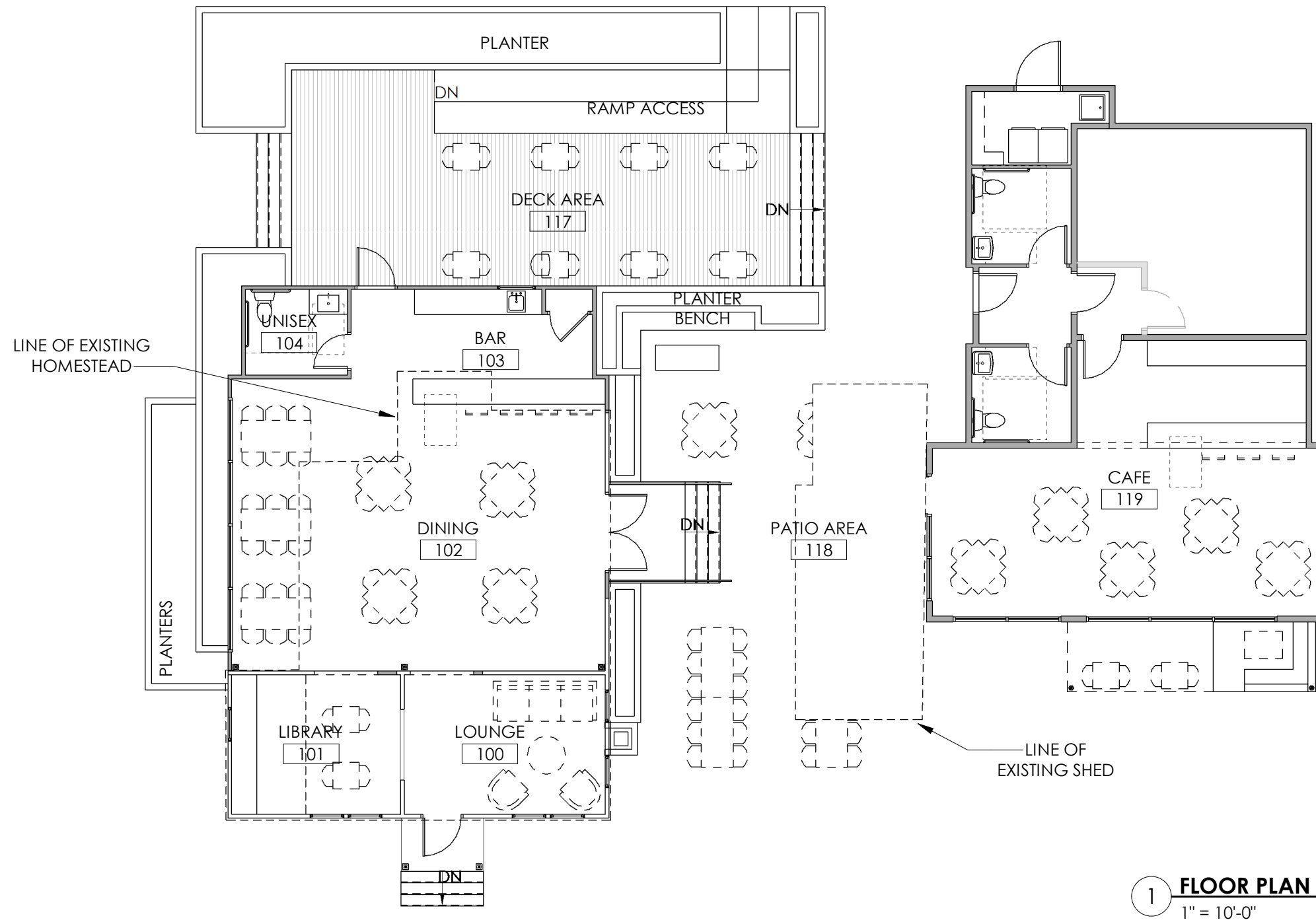




1 FLOOR PLAN - LEVEL 1
1" = 10'-0"

OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Demo Plan



OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Proposed Floor Plan of Adaptive Reuse and Cafe Addition

Proposed Material and Color Chips of Existing Homestead



Horizontal Siding Walls

Proposed Material and Color Chips of Cafe Addition



Board and Batten Siding Walls



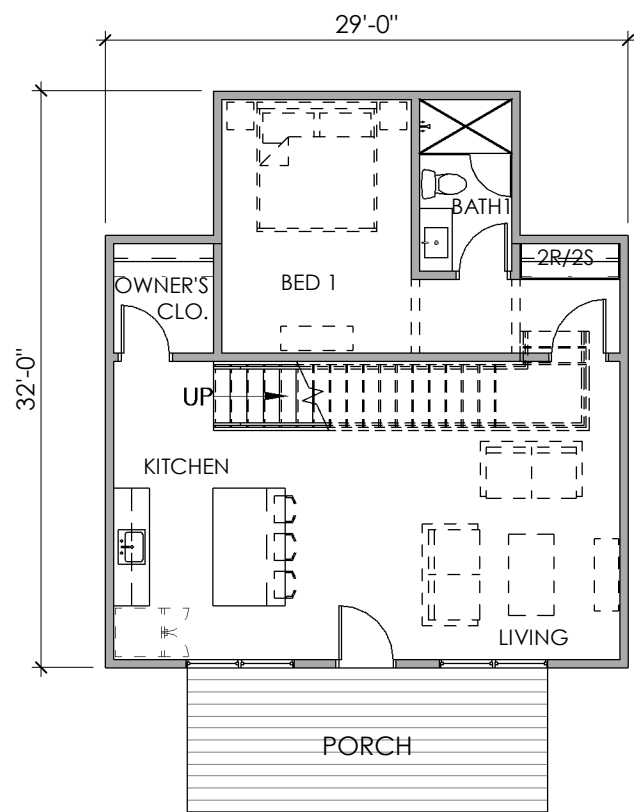
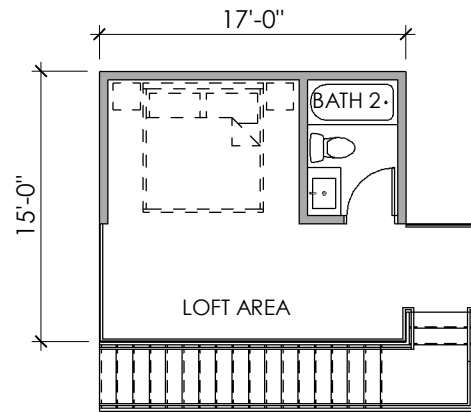
OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Proposed 3D View of Adaptive Reuse and Cafe Addition

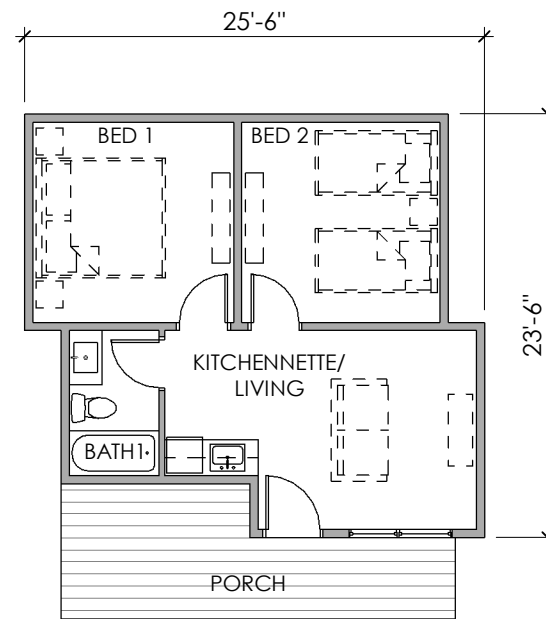


OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

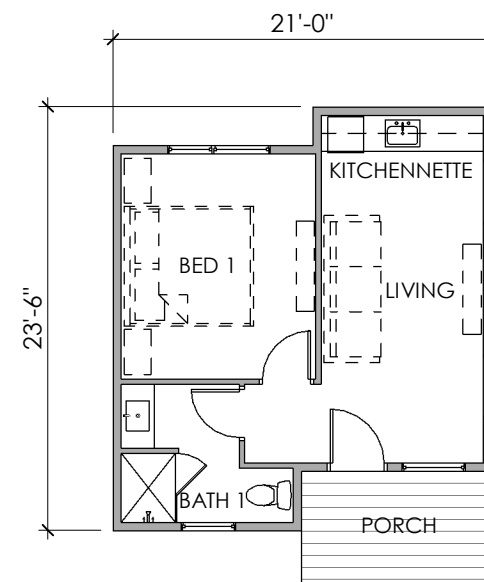
Proposed 3D View of Adaptive Reuse and Cafe Addition



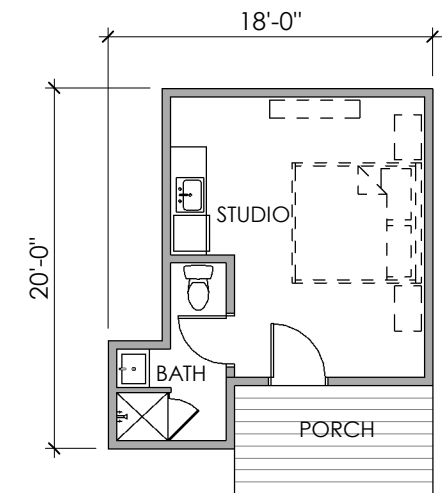
D
TWO-BEDROOM W/ LOFT (LG)
1,265 SF (TOTAL COVERED AREA)



C
TWO-BEDROOM (SM)
652 SF (TOTAL COVERED AREA)



B
ONE-BEDROOM
500 SF (TOTAL COVERED AREA)



A
STUDIO
346 SF (TOTAL COVERED AREA)

OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Proposed Floor Plans for Cottages A, B, C & D

SCALE: 3/32"=1'-0"





OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Inspiration Images For Cottages and Exterior Amenities

