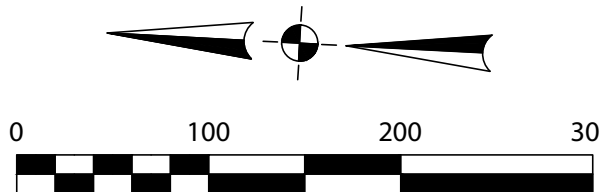


CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.91'	570.00'	10°08'38"	N25°33'04"E	100.78'
C2	300.82'	570.00'	30°14'18"	S05°21'36"W	297.34'
C3	162.70'	570.00'	16°21'17"	S17°56'12"E	162.15'
C4	564.44'	570.00'	56°44'13"	N02°15'16"E	541.66'
C5	37.02'	410.00'	5°10'25"	S23°31'38"E	37.01'
C6	144.97'	410.00'	20°15'34"	S10°48'38"E	144.22'
C7	136.60'	410.00'	19°05'21"	S08°51'50"W	135.97'
C8	20.86'	410.00'	2°54'53"	S19°51'57"W	20.85'
C9	339.45'	410.00'	47°26'13"	N02°23'44"W	329.84'
C10	39.27'	25.00'	90°00'00"	N23°40'37"W	35.36'
C12	18.56'	55.00'	19°20'08"	N74°25'24"E	18.47'
C13	102.00'	55.00'	106°15'15"	S42°46'54"E	88.00'
C15	141.63'	55.00'	147°32'42"	S84°07'05"W	105.62'
C16	262.19'	55.00'	273°08'06"	N21°19'23"E	75.63'
C17	12.74'	25.00'	29°12'06"	N36°42'38"W	12.60'
C18	7.58'	25.00'	17°21'56"	N59°59'39"W	7.55'
C20	39.27'	25.00'	90°00'00"	N66°19'23"E	35.36'
C21	40.46'	25.00'	92°43'31"	S25°02'23"E	36.19'
C22	118.95'	720.00'	9°27'57"	N76°08'07"W	118.82'
C23	211.94'	720.00'	16°51'56"	N89°18'04"W	211.18'
C24	198.25'	720.00'	15°46'35"	S74°22'40"W	197.63'
C25	52.41'	720.00'	4°10'16"	S64°24'15"W	52.40'
C47	119.91'	330.00'	20°49'11"	N10°54'48"E	119.25'
C48	137.29'	330.00'	23°50'15"	N11°24'55"W	136.31'
C50	2.00'	630.00'	0°10'53"	N23°14'36"W	2.00'
C51	141.91'	630.00'	12°54'23"	N16°41'58"W	141.61'
C52	135.93'	630.00'	12°21'44"	N04°03'54"W	135.67'
C53	193.25'	630.00'	17°34'31"	N10°54'13"E	192.49'
C54	473.09'	630.00'	43°01'31"	S01°49'17"E	462.05'
C55	60.40'	50.00'	69°12'38"	N45°16'35"E	56.79'
C56	72.10'	50.00'	82°37'17"	N30°38'23"W	66.01'
C57	132.50'	50.00'	151°49'55"	S03°57'56"W	96.99'
C58	62.66'	565.00'	6°21'15"	S49°50'10"E	62.63'
C59	122.36'	565.00'	12°24'29"	S59°13'02"E	122.12'
C60	185.02'	565.00'	18°45'44"	N56°02'24"W	184.19'
C63	257.21'	330.00'	44°39'26"	S01°00'20"E	250.75'



FINAL PLAT OF BUNKER RANCH PHASE 2 43.85 ACRES



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

BUNKER RANCH, LLC
REMAINDER OF CALLED
111.67 ACRES
DOC. NO. 16020931

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.91'	570.00'	10°08'38"	N25°33'04"E	100.78'
C2	300.82'	570.00'	30°14'18"	S05°21'36"W	297.34'
C3	162.70'	570.00'	16°21'17"	S17°56'12"E	162.15'
C4	564.44'	570.00'	56°44'13"	N02°15'16"E	541.66'
C5	37.02'	410.00'	5°10'25"	S23°31'38"E	37.01'
C6	144.97'	410.00'	20°15'34"	S10°48'38"E	144.22'
C7	136.60'	410.00'	19°05'21"	S08°51'50"W	135.97'
C8	20.86'	410.00'	2°54'53"	S19°51'57"W	20.85'
C9	339.45'	410.00'	47°26'13"	N02°23'44"W	329.84'
C10	39.27'	25.00'	90°00'00"	N23°40'37"W	35.36'
C12	18.56'	55.00'	19°20'08"	N74°25'24"E	18.47'
C13	102.00'	55.00'	106°15'15"	S42°46'54"E	88.00'
C15	141.63'	55.00'	147°32'42"	S84°07'05"W	105.62'
C16	262.19'	55.00'	273°08'06"	N21°19'23"E	75.63'
C17	12.74'	25.00'	29°12'06"	N36°42'38"W	12.60'
C18	7.58'	25.00'	17°21'56"	N59°59'39"W	7.55'
C20	39.27'	25.00'	90°00'00"	N66°19'23"E	35.36'
C21	40.46'	25.00'	92°43'31"	S25°02'23"E	36.19'
C22	118.95'	720.00'	9°27'57"	N76°08'07"W	118.82'
C23	211.94'	720.00'	16°51'56"	N89°18'04"W	211.18'
C24	198.25'	720.00'	15°46'35"	S74°22'40"W	197.63'
C25	52.41'	720.00'	4°10'16"	S64°24'15"W	52.40'
C47	119.91'	330.00'	20°49'11"	N10°54'48"E	119.25'
C48	137.29'	330.00'	23°50'15"	N11°24'55"W	136.31'
C50	2.00'	630.00'	0°10'53"	N23°14'36"W	2.00'
C51	141.91'	630.00'	12°54'23"	N16°41'58"W	141.61'
C52	135.93'	630.00'	12°21'44"	N04°03'54"W	135.67'
C53	193.25'	630.00'	17°34'31"	N10°54'13"E	192.49'
C54	473.09'	630.00'	43°01'31"	S01°49'17"E	462.05'
C55	60.40'	50.00'	69°12'38"	N45°16'35"E	56.79'
C56	72.10'	50.00'	82°37'17"	N30°38'23"W	66.01'
C57	132.50'	50.00'	151°49'55"	S03°57'56"W	96.99'
C58	62.66'	565.00'	6°21'15"	S49°50'10"E	62.63'
C59	122.36'	565.00'	12°24'29"	S59°13'02"E	122.12'
C60	185.02'	565.00'	18°45'44"	N56°02'24"W	184.19'
C63	257.21'	330.00'	44°39'26"	S01°00'20"E	250.75'

THE AMENDING PLAT OF
BUNKER RANCH,
PHASE 1, BLOCK 6
DOC. NO. 18003443

THE AMENDING PLAT OF
BUNKER RANCH,
PHASE 1, BLOCK 4
DOC. NO. 18003443

LEGEND

- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD WITH "KBGE" CAP SET
- ▲ PK NAIL FOUND (UNLESS NOTED OTHERWISE)
- △ CALCULATED POINT
- W.Q.B.Z. WATER QUALITY BUFFER ZONE
- BSL BUILDING SETBACK LINE
- AC ACRES
- 100yr 100 YEAR FLOOD PLANE LINE
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- INTERIOR LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S00°10'21"E	20.00'
L2	S89°49'39"W	102.07'
L3	S76°42'53"W	55.48'
L4	S46°09'00"E	71.78'
L5	S04°11'24"W	87.59'
L6	S86°44'14"E	18.24'
L7	S49°12'12"E	46.58'
L8	S27°23'03"W	52.91'
L9	S21°58'58"E	53.39'
L10	S57°20'03"E	52.69'
L11	N82°29'27"E	87.85'
L12	S70°05'43"E	77.26'
L13	S10°51'55"W	27.61'
L14	S64°33'00"W	42.97'
L15	S59°28'30"W	70.61'
L16	S82°24'36"W	46.67'
L17	S79°52'54"W	113.45'
L18	N21°19'23"E	122.27'
L19	N68°40'37"W	100.00'
L20	S21°19'23"W	180.62'
L21	S03°55'10"W	81.09'

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

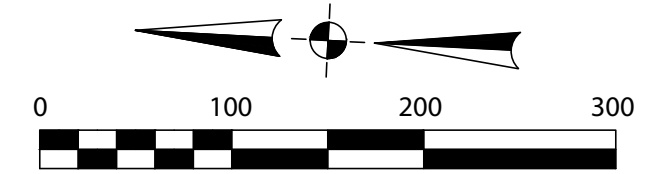
BUNKER RANCH, LLC
REMAINDER OF CALLED
111.67 ACRES
DOC. NO. 16020931

3711 S. Mopac Expy Bldg I, Suite 550, Austin, Tx 78746
T (512) 439-0400 www.cecinc.com
TBPE Firm No: F-38 & TBPLS Firm No:10194419

"FINAL PLAT" OF BUNKER RANCH PHASE 2,
BLOCK "1", LOTS 1-12 AND BLOCK "2",
LOTS 1-23, WITHIN THE CITY OF DRIPPING
SPRINGS, TEXAS

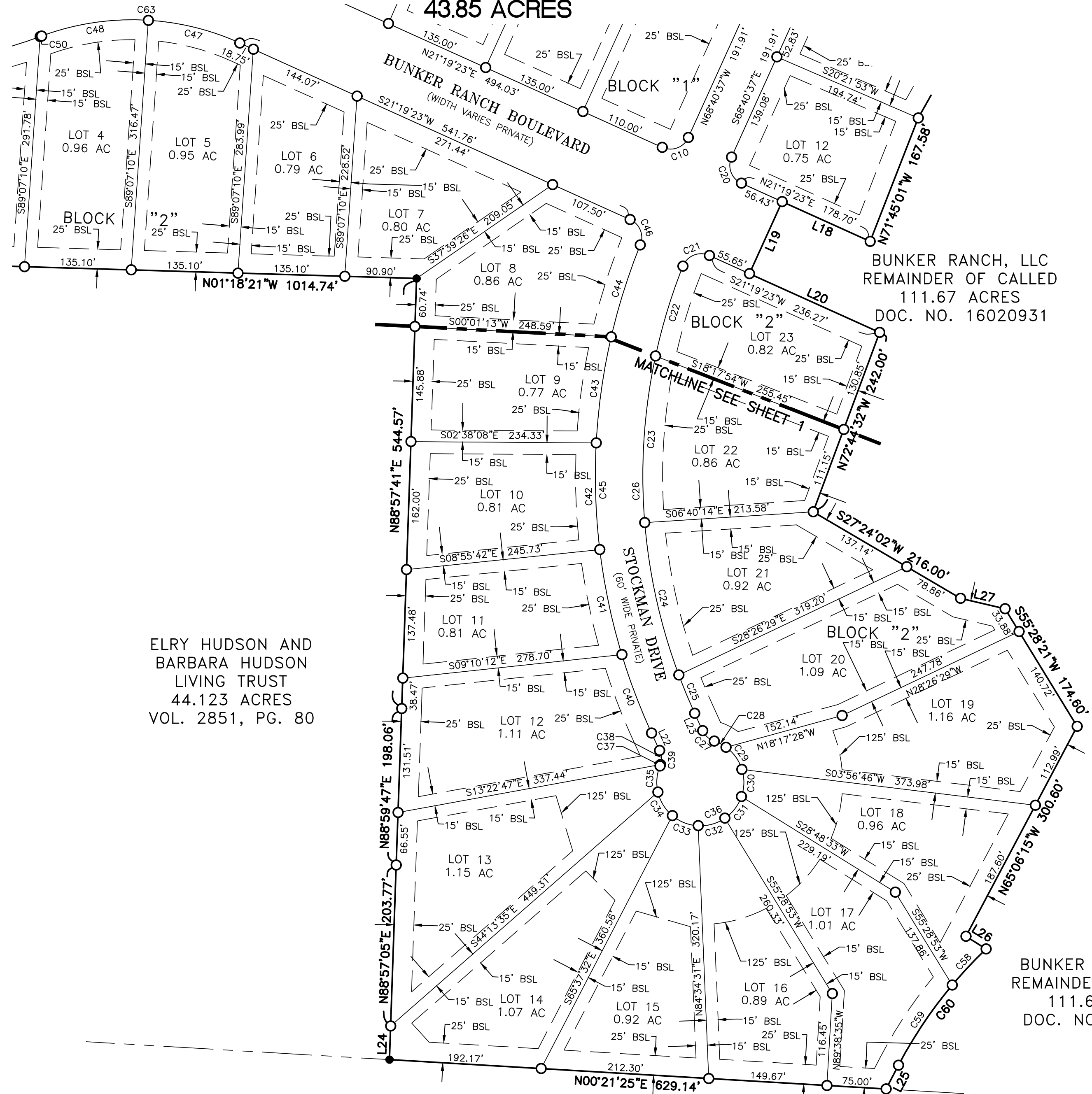
APPROVED BY:
FWF
JOB NUMBER: **181-500** ISSUE DATE: **01/13/2020**
SHEET:
1 of 3
SUBMITTAL DATE:
01/13/2020

FINAL PLAT OF BUNKER RANCH PHASE 2 43.85 ACRES



CURVE TABLE CONTINUED					
C26	581.56'	720.00'	46°16'44"	N85°27'29"E	565.88'
C27	20.32'	25.00'	46°34'03"	N39°02'29"E	19.76'
C28	16.81'	55.00'	17°30'31"	S24°30'43"W	16.74'
C29	35.00'	55.00'	36°27'53"	S51°29'55"W	34.42'
C30	35.00'	55.00'	36°27'53"	S87°57'49"W	34.42'
C31	35.00'	55.00'	36°27'53"	N55°34'18"W	34.42'
C32	35.62'	55.00'	37°06'22"	N18°47'10"W	35.00'
C33	35.62'	55.00'	37°06'22"	N18°19'11"E	35.00'
C34	35.62'	55.00'	37°06'22"	N55°25'33"E	35.00'
C35	33.51'	55.00'	34°54'49"	S88°33'52"E	33.00'
C36	262.19'	55.00'	27°3'08"06"	S27°40'30"E	75.63'
C37	2.07'	25.00'	4°44'31"	S73°28'43"E	2.07'
C38	18.25'	25.00'	41°49'31"	N83°14'16"E	17.85'
C39	20.32'	25.00'	46°34'03"	S85°36'32"W	19.76'
C40	106.19'	780.00'	7°48'02"	N66°13'09"E	106.11'
C41	135.91'	780.00'	9°58'59"	N75°06'40"E	135.73'
C42	135.28'	780.00'	9°56'13"	N85°04'16"E	135.11'
C43	135.69'	780.00'	9°58'01"	S84°58'37"E	135.52'
C44	122.03'	780.00'	8°57'49"	S75°30'41"E	121.90'
C45	635.09'	780.00'	46°39'05"	S85°38'41"W	617.69'
C46	38.24'	25.00'	87°38'50"	S65°08'48"W	34.62'

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S62°19'30"W	24.23'
L23	N62°19'30"E	24.23'
L24	N88°50'48"E	42.66'
L25	N65°25'16"W	33.92'
L26	S29°00'48"W	30.24'
L27	S10°08'32"W	57.82'



LOT TABLE		
BLOCK "1"		
LOT #	SQUARE FEET	ACRES
1	104,243	2.39
2	52,887	1.21
3	46,725	1.07
4	61,538	1.41
5	68,506	1.57
6	99,541	2.29
7	68,626	1.58
8	42,831	0.98
9	110,050	2.53
10	42,874	0.98
11	43,188	0.99
12	32,883	0.75
BLOCK "2"		
LOT #	SQUARE FEET	ACRES
1	57,886	1.33
2	33,970	0.78
3	36,474	0.84
4	41,732	0.96
5	41,165	0.95
6	34,594	0.79
7	34,693	0.80
8	37,629	0.86
9	33,599	0.77
10	35,268	0.81
11	35,284	0.81
12	48,166	1.11
13	49,903	1.15
14	46,741	1.07
15	40,021	0.92
16	38,748	0.89
17	44,133	1.01
18	41,719	0.96
19	50,447	1.16
20	47,647	1.09
21	39,859	0.92
22	37,657	0.86
23	35,783	0.82
STREET AREA		
LOT #	SQUARE FEET	ACRES
	193,145	4.43
TOTAL		
	SQUARE FEET	ACRES
	1,910,156	43.85

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

BUNKER RANCH, LLC
REMAINDER OF CALLED
111.67 ACRES
DOC. NO. 16020931

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

LEGEND

- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD WITH "KBGE" CAP SET
- ▲ PK NAIL FOUND (UNLESS NOTED OTHERWISE)
- △ CALCULATED POINT
- W.Q.B.Z. WATER QUALITY BUFFER ZONE
- BSL BUILDING SETBACK LINE
- AC ACRES
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APPROVED BY:	FWF
JOB NUMBER:	181-500
ISSUE DATE:	01/13/2020
SHEET:	2 of 3
SUBMITTAL DATE:	01/13/2020

"FINAL PLAT" OF BUNKER RANCH PHASE 2,
BLOCK "1", LOTS 1-12 AND BLOCK "2",
LOTS 1-23, WITHIN THE CITY OF DRIPPING
SPRINGS, TEXAS

