

39.341 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 304-065
AUGUST 13, 2021

LEGAL DESCRIPTION

BEING A 39.341 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 79.61 ACRE TRACT CONVEYED TO P & H FAMILY LIMITED PARTNERSHIP NO. 1 AS TRACT A BY DEED OF RECORD IN VOLUME 1733, PAGE 755, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 39.341 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a ½ inch iron rod with “CEC” cap set at the northeast corner of the remainder of said 79.61 acre tract, being reentrant corner of a called 4.25 acre tract described in Exhibit C of said deed recorded in Volume 1733, Page 755, O.P.R.H.C.T.;

THENCE, along the common line of said remainder of 79.61 acre tract and partially of said 4.25 acre tract and then partially of a called 44.123 acre tract conveyed to the Elry and Barbara Hudson Living Trust by deed of record in Volume 2851, Page 80, O.P.R.H.C.T., S00°25'57”W, passing at distance of 99.94 feet, a ½ inch iron rod found at the westerly common corner of said 4.25 acre tract and of said 44.123 acre tract, continuing for a total distance of 712.85 feet to a ½ inch iron rod found at the westerly common corner of said 44.123 acre tract and of Bunker Ranch Phase 2, a subdivision of record in Document No. 20017197, O.P.R.H.C.T.;

THENCE, along the common line of said remainder of 79.61 acre tract and partially of said Bunker Ranch Phase 2 and then partially of Bunker Ranch Phase 3, a subdivision of record in Document No. 21009701, O.P.R.H.C.T., S00°21'25”W, passing at a distance of 629.14 feet, a ½ inch iron rod with “CEC” cap set at the westerly common corner of said Bunker Ranch Phase 2 and said Bunker Ranch Phase 3, continuing for a total distance of 722.37 feet to a ½ inch iron rod with “CEC” cap set at the northwesterly corner of Lot 1, Block 3, said Bunker Ranch Phase 3, being the easterly common corner of said 39.341 acre tract and of said remainder of 79.61 acre tract, for the **POINT OF BEGINNING**, hereof;

THENCE, along the common line of said 39.341 acre tract and of said Bunker Ranch Phase 3, S00°21'25”W, a distance of 1537.62 found at the westerly common corner of said Bunker Ranch Phase 3 and of a called 18.250 acre tract conveyed to The Overlook at Bunker Ranch, LLC by deed of record in Document No. 20061246, O.P.R.H.C.T.;

THENCE, bounding the area of conflict, the following two (2) courses and distances:

1. S05°53'31”E, a distance of 10.82 feet to a found ½ inch iron rod;
2. S86°15'32”W, a distance of 5.94 feet to an 8 inch cedar fence post found at the northerly common corner of said 18.250 acre tract and of a called 603.70 acre tract conveyed to Anna Marie Widen Speir, et al, by deed of record in Volume 1734, Page 427, O.P.R.H.C.T.;

THENCE, along the common line of said 39.341 acre tract and of said 603.70 acre tract, S88°42'30”W, a distance of 1,237.34 feet to a ½ inch iron rod with “CEC” cap set at the southerly common corner of said 78.021 acre tract and of a called 79.39 acre tract conveyed to P & H Family Limited Partnership No. 2 by deed of record in Volume 1733, Page 748, O.P.R.H.C.T.;

THENCE, along the common line of said 39.341 acre tract and of said 79.39 acre tract, the following two (2) courses and distances:

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1. N18°14'48"E, a distance of 881.92 feet to a found ½ inch iron rod;
2. N19°44'58"W, a distance of 515.10 feet to a calculated point at the westerly common corner of said 39.341 acre tract said remainder of 79.61 acre tract;

THENCE, along the common line of said 39.341 acre tract and of said remainder of 79.61 acre tract, the following seven (7) courses and distances:

1. N90.00'00"E, a distance of 82.95 feet to a calculated point;
2. N00°01'40"E, a distance of 214.73 feet to a calculated point;
3. S89°46'31"E, a distance of 292.40 feet to a calculated point;
4. N00°00'00"E, a distance of 60.99 feet to a calculated point at the beginning of a 25.00 foot radius curve to the right;
5. Along the arc of said 25.00 foot radius curve, a distance of 39.27 feet through a central angle of 90°00'00", and having a chord which bears N45°00'00"E, a distance of 35.36 feet to a calculated point;
6. N90°00'00"E, a distance of 545.30 feet to a calculated point at the beginning of a 480.00 foot radius curve to the right;
7. Along the arc of said 480.00 foot radius curve, a distance of 210.24 feet through a central angle of 25°05'43", and having a chord which bears S77°27'08"E, a distance of 208.56 feet to the **POINT OF BEGINNING**, and containing 39.341 acres (1,713,713 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 13th day of August, 2021.



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



P:\300-000\304-065\--Survey\Draw\304-065-SV01 P AND H ANNEXATION.dwg\EXHIBIT SHEET 1 OF 4\LS:(08/13/2021 -- aharper) -- LP: 8/13/2021 1:48 PM

PATRIOT ERECTORS, LLC
CALLED 36.802 ACRES
DOC. NO. 18016400
O.P.R.H.C.T.

MIGUEL SILVA AND ANGELICA SILVA
CALLED 49.98 ACRES
DOC. NO. 15020907
O.P.R.H.C.T.

P&H FAMILY
LIMITED
PARTNERSHIP
NO. 1 & NO. 2
CALLED 4.25 ACRE
VOL. 1733,
PG. 748
VOL. 1733,
PG. 755
O.P.R.H.C.T.

P&H FAMILY
LIMITED
PARTNERSHIP
NO. 2
CALLED 79.39
ACRES
VOL. 1733,
PG. 748
O.P.R.H.C.T.

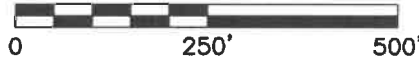
P&H FAMILY
LIMITED PARTNERSHIP NO. 1
REMAINING PORTION OF A
CALLED 79.61 ACRE TRACT
TRACT A
VOL. 1733, PG. 755
O.P.R.H.C.T.

ELRY AND BARBARA
HUDSON LIVING TRUST
CALLED 44.123 ACRES
VOL. 2851, PG. 80
O.P.R.H.C.T.



NORTH

SCALE IN FEET



500°25'57"W 712.84'

500°21'25"W 722.37'

93.23'

99.94'

612.91'

629.14'

C1 N90°00'00"E 545.30' C2

POINT OF BEGINNING

MATCH LINE SEE SHEET 2

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), SOUTH CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

BUNKER RANCH
PHASE 3
DOC. NO. 21009701
O.P.R.H.C.T.
LOT 1

LOT 16
BUNKER RANCH
PHASE 2
DOC. NO. 20017197
O.P.R.H.C.T.

LOT 15

LOT 14

BLOCK



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Engineering Firm F-38

STEVE HARREN

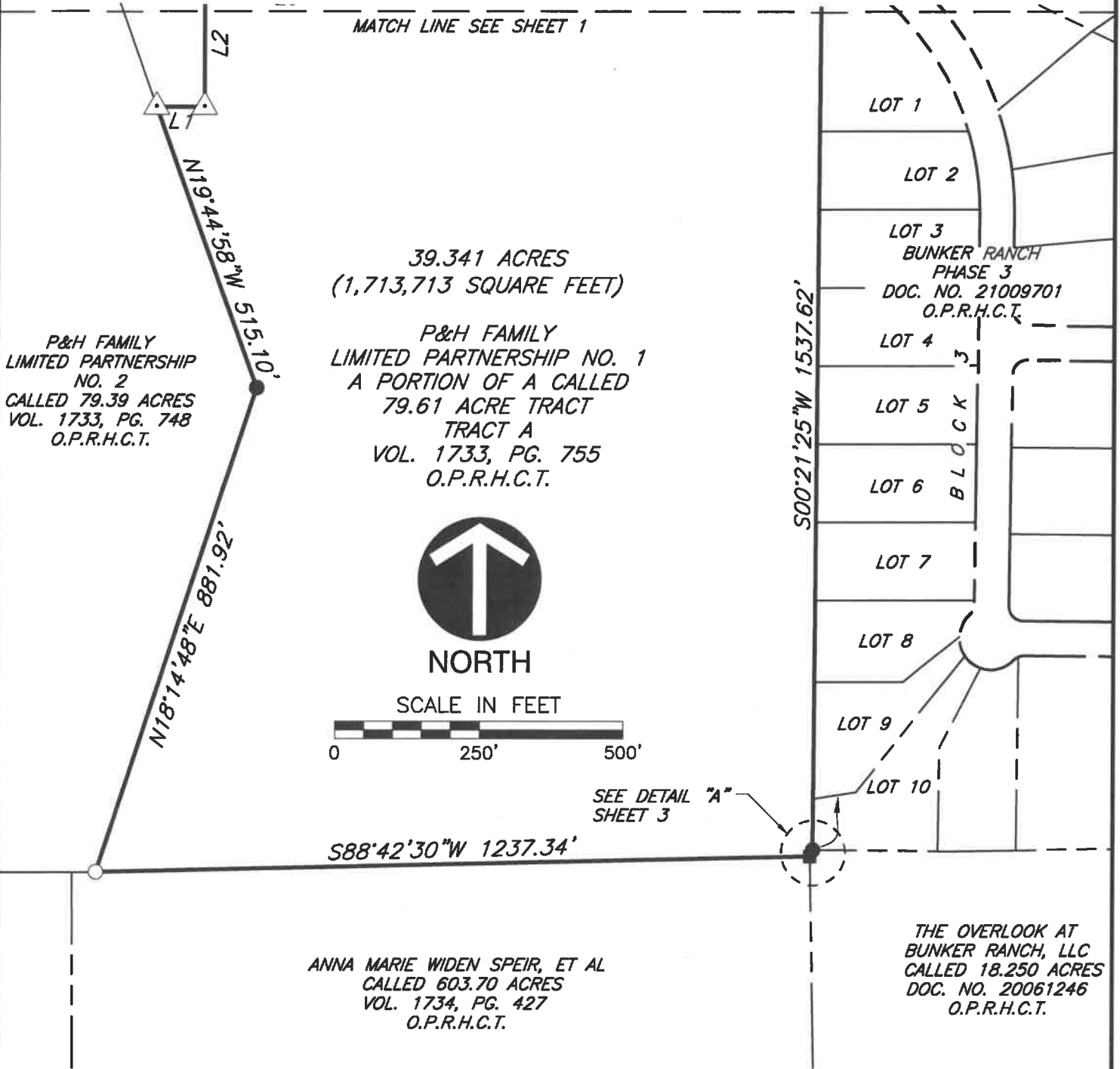
CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

P & H TRACT
ANNEXATION EXHIBIT

DRAWN BY:	ESH	CHECKED BY:	FWF	APPROVED BY:	FWF	SHEET NO.:	1 OF 4
DATE:	AUGUST, 2021	DWG SCALE:	1"=250'	PROJECT NO.:	304-065		

P:\300-000\304-065\Survey\304-065-SV01 P AND H ANNEXATION.dwg\EXHIBIT SHEET 2 OF 4\LS:(08/13/2021 -- aharpier) -- LP: 8/13/2021 1:48 PM

MATCH LINE SEE SHEET 1



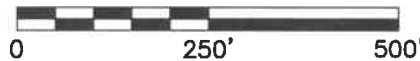
P&H FAMILY LIMITED PARTNERSHIP NO. 2 CALLED 79.39 ACRES VOL. 1733, PG. 748 O.P.R.H.C.T.

39.341 ACRES (1,713,713 SQUARE FEET)
P&H FAMILY LIMITED PARTNERSHIP NO. 1 A PORTION OF A CALLED 79.61 ACRE TRACT TRACT A VOL. 1733, PG. 755 O.P.R.H.C.T.



NORTH

SCALE IN FEET



SEE DETAIL "A" SHEET 3

ANNA MARIE WIDEN SPEIR, ET AL CALLED 603.70 ACRES VOL. 1734, PG. 427 O.P.R.H.C.T.

THE OVERLOOK AT BUNKER RANCH, LLC CALLED 18.250 ACRES DOC. NO. 20061246 O.P.R.H.C.T.

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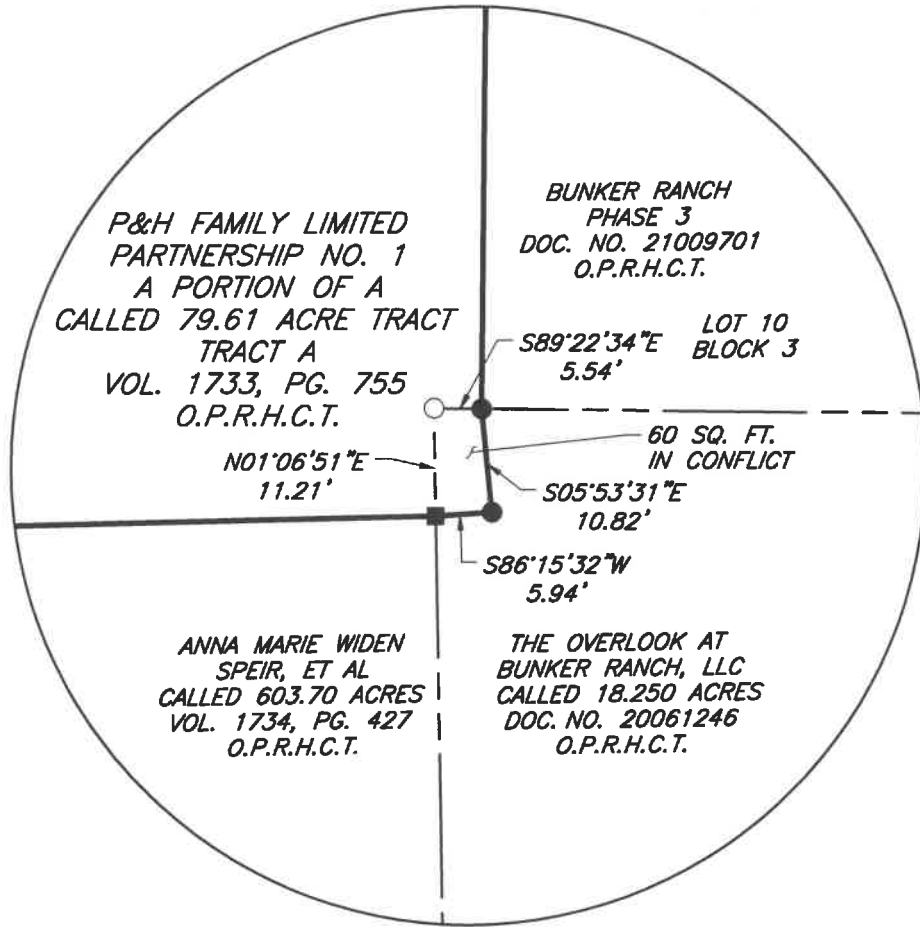
STEVE HARREN

CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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DATE:	AUGUST, 2021	DWG SCALE:	1"=250'	PROJECT NO:	304-065		2 OF 4

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DETAIL "A"
SCALE 1" = 20'

LEGEND:

- 1/2" IRON ROD FOUND
- 8" CEDAR FENCE POST FOUND
- 1/2" IRON ROD SET W/ "CEC" CAP
- △ CALCULATED POINT
- SUBJECT PROPERTY LINE
- - - - - ADJACENT PROPERTY LINE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE



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DATE:	AUGUST, 2021	DWG SCALE:	1"=20'	PROJECT NO.:	304-065		

P:\300-000\304-065\Survey\Drawg\304-065-SV01 P AND H ANNEXATION.dwg\EXHIBIT SHEET 4 OF 4\LS:(08/13/2021 - aharper) - LP: 8/13/2021 1:48 PM

<i>CURVE TABLE</i>					
<i>CURVE #</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>LENGTH</i>	<i>CHORD LENGTH</i>	<i>CHORD BEARING</i>
<i>C1</i>	<i>25.00'</i>	<i>90°00'00"</i>	<i>39.27'</i>	<i>35.36'</i>	<i>N45°00'00"E</i>
<i>C2</i>	<i>480.00'</i>	<i>25°05'43"</i>	<i>210.24'</i>	<i>208.56'</i>	<i>S77°27'08"E</i>

<i>LINE TABLE</i>		
<i>LINE #</i>	<i>BEARING</i>	<i>DISTANCE</i>
<i>L1</i>	<i>N90°00'00"E</i>	<i>82.95'</i>
<i>L2</i>	<i>N00°01'40"E</i>	<i>214.73'</i>
<i>L3</i>	<i>S89°46'31"E</i>	<i>292.40'</i>
<i>L4</i>	<i>N00°00'00"E</i>	<i>60.99'</i>



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