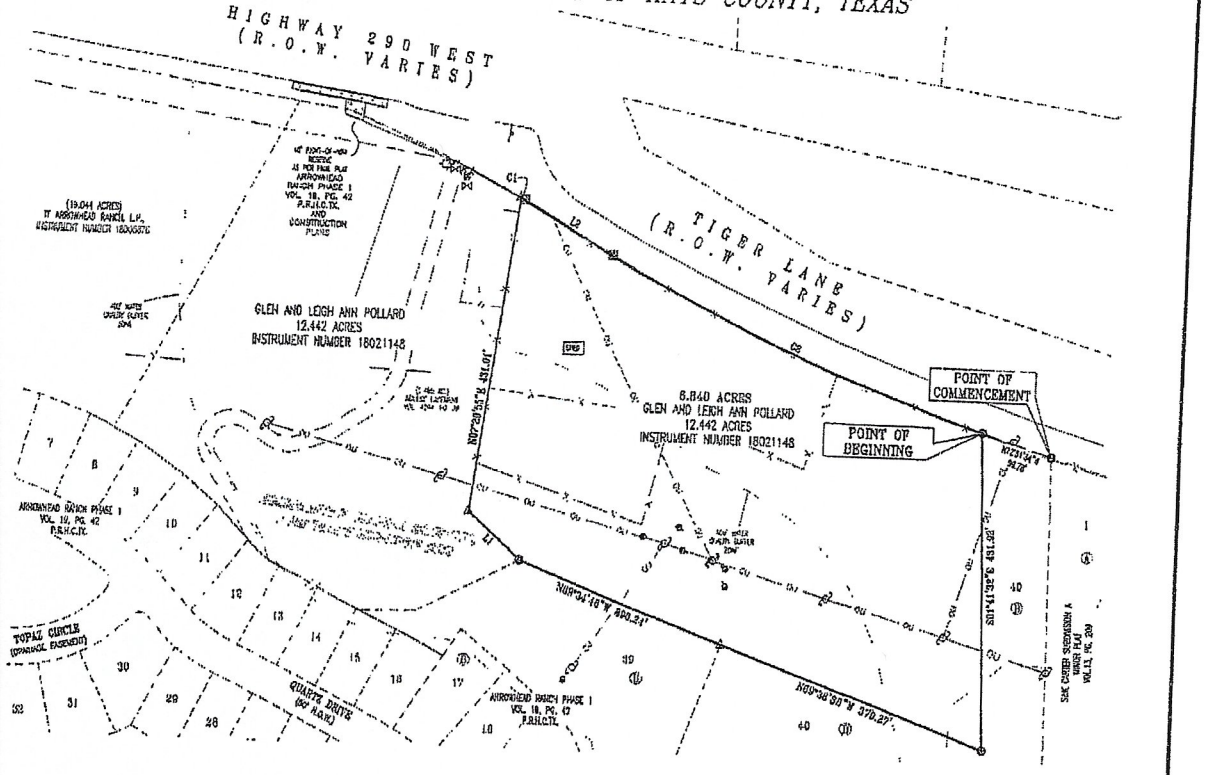
Instrument # 18026048 Number: 5 of 6 Filed and Recorded: 7/23/2018 3:40 PM
Liz Q. Gonzalez, Hays County Clerk, Texas Rec $46.00 Deputy Clerk: MCASTRO

TITLE SURVEY OF 6.84 ACRES SITUATED IN THE BENJAMIN F. HANNA SURVEY, ABSTRACT # 222, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.442 ACRE TRACT OF LAND CONVEYED TO GLEN & LEIGH POLLARD, RECORDED IN INSTRUMENT NUMBER 18021148, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	9.38	1900.83	S81°03'27"E	9.38	4.69	0°11'29"
C2	364.38	2364.92	S80°18'53"E	363.71	278.18	11°05'28"

Line Table		
Line #	Length	Direction
L1	95.15	N41°07'07"W
L2	143.42	S67°51'49"E

SCALE: 1" = 100'

TITLE COMMITMENT GF 18-1426-C
EFFECTIVE DATED JUNE 6, 2018
THIS TRACT IS SUBJECT TO THE FOLLOWING TITLE EXCEPTIONS:

10) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD REMAIN BELOW, DOCUMENT NO. 18021148, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

10)
a. EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY, AS RECORDED IN VOLUME 115, PAGE 175, DEED RECORDS OF HAYS COUNTY, TEXAS.

f. EASEMENT INTERESTS BY IT ARROWHEAD RANCH, L.P., A DELAWARE LIMITED PARTNERSHIP TO GLEN AND LEIGH ANN POLLARD, DATED JUNE 15, 2018, AND RECORDED IN DOCUMENT NO. 18021148, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (STRAIGHT EASEMENT)

g. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN DEVELOPMENT AGREEMENT, BY AND BETWEEN CITY OF DRIPPING SPRINGS AND FORESTAR (USA) REAL ESTATE GROUP, AS RECORDED IN VOLUME 3330, PAGE 284 AND AMENDED IN VOLUME 4464, PAGE 782, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

h. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN DECLARATION OF EASEMENT FOR ACCESS ARROWHEAD RANCH, SECTION ONE, AS RECORDED IN VOLUME 4294, PAGE 38, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

i. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN ORDINANCE NO. 18013.45, AS RECORDED IN VOLUME 3331, PAGE 331, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

j. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN ACCESS EASEMENT, BY AND BETWEEN IT-ARROWHEAD RANCH, L.P., A DELAWARE LIMITED PARTNERSHIP AND GLEN AND LEIGH ANN POLLARD, AS RECORDED IN DOCUMENT NO. 18021150, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

k. ASSIGNMENT OF DEVELOPMENT RIGHTS, BY FORESTAR (USA) REAL ESTATE GROUP TO IT ARROWHEAD RANCH, LP, AS RECORDED IN DOCUMENT NO. 18006877, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON. A PORTION OF THE LEGALLY DESCRIBED PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 48209C0285F FOR HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005.

DATED, THIS THE 5TH DAY OF JULY, 2018.

MARVIN DEARBORNE RPLS #6077
CARLSON, BRIGANCE AND DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 (512) 280-5165

STATE OF TEXAS
MARVIN DEARBORNE JR.
6077
REGISTERED
LAND SURVEYOR

FIELD NOTES

BEING ALL OF THAT CERTAIN 6.84 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE BENJAMIN F. HANNA SURVEY, ABSTRACT NUMBER 222, SITUATED IN HAYS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS A PORTION OF THAT CERTAIN 12.442 ACRE TRACT OF LAND CONVEYED TO GLEN AND LEIGH ANN POLLARD RECORDED IN INSTRUMENT NUMBER 18021148, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 6.84 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2" INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF TIGER LANE (R.O.W. VARIES), BEING AT A NORTHEAST CORNER OF LOT 40, BLOCK D, ARROWHEAD RANCH, PHASE 1, RECORDED IN VOLUME 18, PAGE 42, PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING AT THE NORTHWEST CORNER OF LOT 1, BLOCK A, 5 & W CENTER SUBDIVISION, RECORDED IN VOLUME A3, PAGE 289, PLAT RECORDS OF HAYS COUNTY, TEXAS, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT;

THENCE, N23°47'40"W, WITH THE SOUTH LINE OF SAID TIGER LANE AND THE NORTH LINE OF SAID LOT 40, A DISTANCE OF 97.71 FEET TO 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING AT THE NORTHEAST CORNER OF SAID 12.442 ACRE TRACT OF LAND;

THENCE, WITH THE COMMON LINE OF SAID 12.442 ACRE TRACT AND SAID ARROWHEAD RANCH, PHASE 1, S41°07'07"E, PASSING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1. S01°41'39"E, A DISTANCE OF 491.92 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
2. N67°51'49"W, A DISTANCE OF 378.17 FEET TO A CALCULATED POINT FOR CORNER, AND
3. N41°07'07"E, A DISTANCE OF 268.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING THE NORTHERNMOST CORNER FOR LOT 35, BLOCK D OF SAID ARROWHEAD RANCH, PHASE 1,

THENCE, LEAVING SAID COMMON BOUNDARY LINE, OVER AND ACROSS SAID 12.442 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. N41°07'07"W, A DISTANCE OF 95.15 FEET TO A CALCULATED POINT, AND
2. N67°51'49"E, A DISTANCE OF 431.81 FEET TO A CALCULATED POINT, BEING IN THE NORTHERN BOUNDARY LINE OF SAID 12.442 ACRE TRACT, ALSO BEING A POINT OF CURVATURE FOR A CURVE TO THE RIGHT IN THE SOUTHERN BOUNDARY LINE OF SAID TIGER LANE,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 12.442 ACRE TRACT AND SAID TIGER LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1900.83 FEET, AN ARC LENGTH OF 9.38 FEET, AND A CHORD THAT BEARS S81°03'27"E, A DISTANCE OF 9.38 FEET TO A TXDOT CONCRETE MONUMENT FOUND,
2. S80°18'53"E, A DISTANCE OF 363.71 FEET TO A TXDOT CONCRETE MONUMENT FOUND FOR CORNER, AT A POINT OF CURVATURE FOR A CURVE TO THE LEFT, AND
3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2364.92 FEET, AN ARC LENGTH OF 454.58 FEET, AND A CHORD THAT BEARS S86°18'57"E, A DISTANCE OF 453.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.84 ACRES OF LAND.

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- COTTON SPINDLE FOUND
- 1/2" CAPPED IRON ROD SET
- CALCULATED POINT
- GUY POLE
- POWER POLE
- SIGN
- WATER VALVE
- CLEAN OUT
- FIRE HYDRANT
- WATER METER
- UNDERGROUND PROPANE TANK
- OHE — OVERHEAD ELECTRIC LINE
- WIRE FENCE
- WOOD FENCE

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83

REVISIONS	
DATE	REASON
07-05-2018	COMMENTS PER CLIENT

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PATH-J:\AC2004LP\4937\SURVEY\TITLE SURVEY - 6.84 ACRES.DWG