

LEGAL DESCRIPTION

BEING A 78.021 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 78.021 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 an interior “ell” 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 of said 4.25 acre tract, S00°25'57"W, a distance of 60.03 feet to a ½ inch iron rod with “CEC” cap set for the easterly common corner of said 78.021 acre tract and of said remainder of 79.61 acre tract and the **POINT OF BEGINNING**, hereof.

THENCE, along the common line of said 78.021 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 39.91 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 652.82 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 78.021 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 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 2,259.99 feet to a ½ inch iron rod 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 78.021 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 78.021 acre tract and of said 79.39 acre tract, the following three (3) courses and distances:

78.021 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 304-065
APRIL 1, 2021

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 1,048.36 feet to a found 8 inch cedar fence post;
3. N12°13'46"E, a distance of 1,128.80 feet to a ½ inch iron rod set at the westerly common corner of said 78.021 acre tract and said remainder of 79.61 acre tract;

THENCE, along the common line of said 78.021 acre tract and of said remainder of 79.61 acre tract, N88°43'55"E, 1,100.12 feet to the **POINT OF BEGINNING**, and containing 78.021 acres (3,398,613 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 1st day of April, 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



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. 1
REMAINDER OF A
CALLED 79.61
ACRE TRACT
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.

78.021 ACRES
(3,398,613 SQUARE FEET)

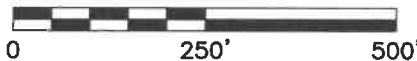
P&H FAMILY
LIMITED PARTNERSHIP NO. 1
A PORTION OF A CALLED
79.61 ACRE TRACT
VOL. 1733, PG. 755
O.P.R.H.C.T.

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



NORTH

SCALE IN FEET



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.

612.91'

629.14'

500'21'25"W 2259.99'

1630.85'

500'25'57"W 60.03'

N88'43'55"E 1100.12'

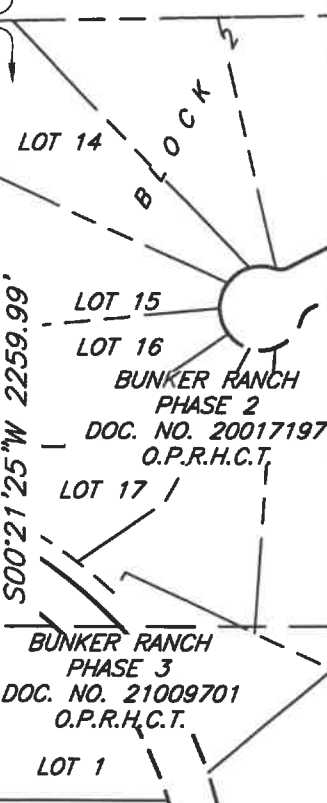
POINT OF BEGINNING

POINT OF COMMENCING

39.91'

N12'13'46"E 1128.80'

N19'44'58"W 1048.36'



P:\300-000\304-065-SV01 P AND H ANNEXATION.dwg\EXHIBIT SHEET 1 OF 3\LS:(04/01/2021 - frunk) - LP: 4/1/2021 3:07 PM



Civil & Environmental Consultants, Inc.

3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746

Ph: 512.439.0400 · Fax: 512.329.0096

Texas Registered
Surveying Firm 10194419

www.cecinc.com

Texas Registered
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 3
DATE:	APRIL, 2021	DWG SCALE:	1"=250'	PROJECT NO.:	304-065		

MATCH LINE SEE SHEET 1

N19°44'58"W 1048.36'

78.021 ACRES
(3,398,613 SQUARE FEET)

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

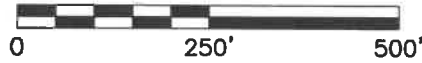
P&H FAMILY
LIMITED PARTNERSHIP NO. 1
A PORTION OF A CALLED
79.61 ACRE TRACT
VOL. 1733, PG. 755
O.P.R.H.C.T.

N18°14'48"E 881.92'



NORTH

SCALE IN FEET

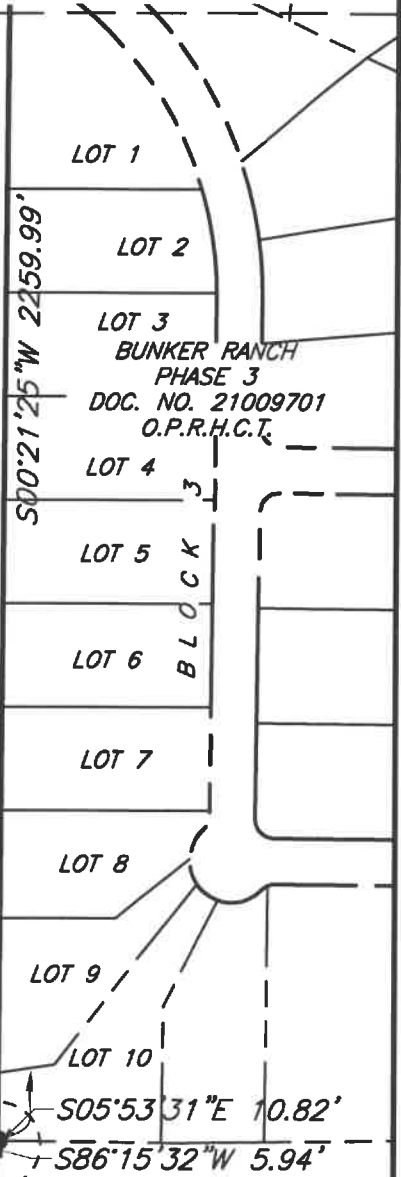


SEE DETAIL "A"
SHEET 3

S88°42'30"W 1237.34'

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

1630.85'



LOT 1

LOT 2

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

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

S05°53'31"E 10.82'

S86°15'32"W 5.94'

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

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.



Civil & Environmental Consultants, Inc.

3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746

Texas Registered
Surveying Firm 10194419

Ph: 512.439.0400 · Fax: 512.329.0096

www.cecinc.com

Texas Registered
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.:

DATE:

APRIL, 2021

DWG SCALE:

1"=250'

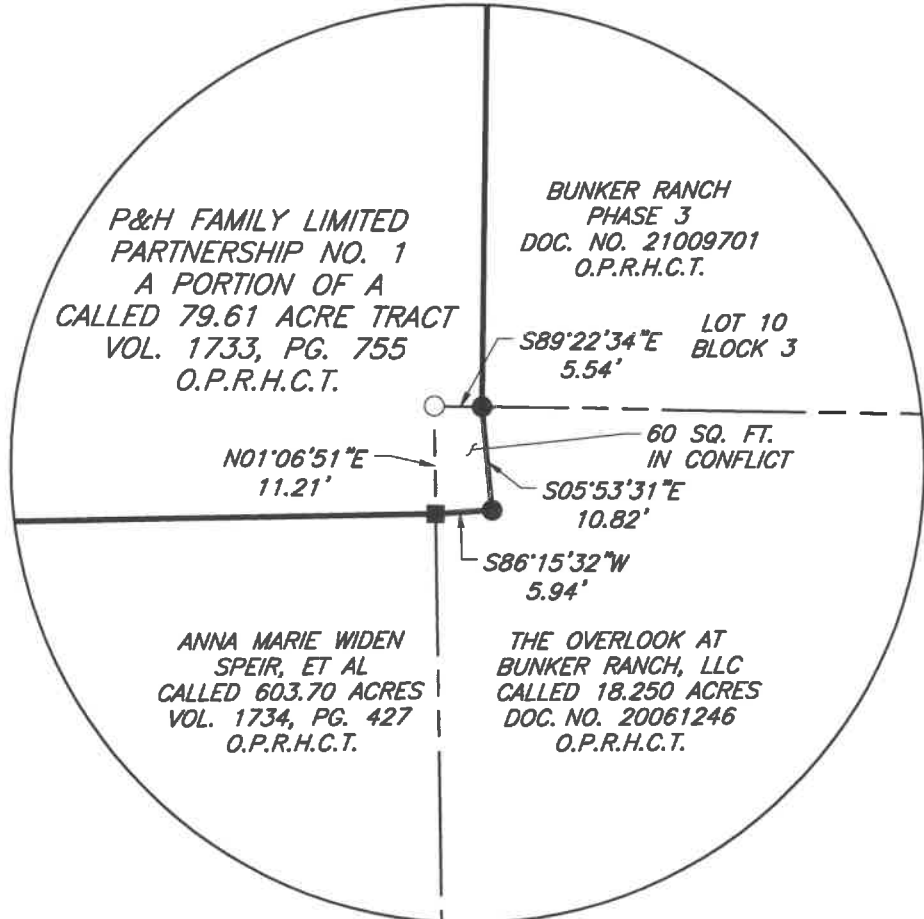
PROJECT NO:

304-065

2 OF 3

P:\300-000\304-065\Survey\Draw\304-065-SV01 P AND H ANNEXATION.dwg\EXHIBIT SHEET 2 OF 3\LS:(04/01/2021 - funk) - LP: 4/1/2021 2:57 PM

P:\300-000\304-065-Survey\Drawg\304-065-SV01 P AND H ANNEXATION.dwg\EXHIBIT SHEET 3 OF 3} LS:(04/01/2021 - frunk) - LP: 4/1/2021 3:10 PM



DETAIL "A"
SCALE 1" = 20'

LEGEND:

- 1/2" IRON ROD FOUND
- FENCE POST FOUND
- 1/2" IRON ROD SET W/ "CEC" CAP
- 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



Civil & Environmental Consultants, Inc.

3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746

Ph: 512.439.0400 · Fax: 512.329.0096

Texas Registered Surveying Firm 10194419

www.cecinc.com

Texas Registered 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.:	3 OF 3
DATE:	APRIL, 2021	DWG SCALE:	1"=250'	PROJECT NO.:	304-065		