

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 11.1044 ACRES, (483,709 SQUARE FEET), BEING OUT OF THE E.B. HARGRAVES SURVEY NO. 4, ABSTRACT NO. 240, IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A 2055.90 ACRE TRACT OF LAND CONVEYED TO THE SAWYER-CLEVELAND PARTNERSHIP, DESCRIBED IN VOLUME 317, PAGE 167 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, (D.R.H.C.T.), SAID 11.1044 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD 83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081412828):**

**BEGINNING** at an iron rod with cap (cap not legible) found in the east line of Lot 1, Oetzel Subdivision recorded in Volume 5, Page 87-88 of the Plat Records of Hays County, Texas (P.R.H.C.T) and being the northwest corner of Lot 3A, Replat of Lot 3, Sawyer Ranch Estates recorded in Volume 9, Page 307-308 (P.R.H.C.T.), and being the southwest corner of said remainder of called 2055.90 acres tract and the, said iron rod being the southwest corner and **POINT OF BEGINNING** hereof;

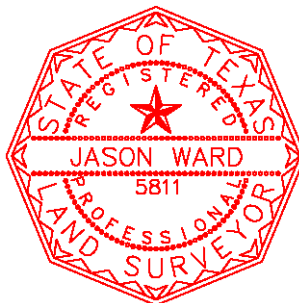
**THENCE**, with the west line of said remainder of called 2055.90 acres tract and the east line of said Lot 1, **N01°21'33"W**, passing at 854.98 feet, an iron rod with "LCRA" cap found in the south line of a 30 foot wide waterline easement recorded in Volume 1686, Page 272 of the Official Public Records of Hays County, Texas (O.P.R.H.C.T.), in all a distance of **884.96** feet to a 1/2-inch iron rod with "Ward-5811" cap set in the south right-of-way line of U. S. Highway 290 West (right-of-way varies), and being the northeast corner of said Lot 1 and the northwest corner of said remainder of called 2055.90 acres tract, and being the northwest corner hereof;

**THENCE**, with the south right-of-way line of said U.S. Highway 290 West and the north line of said remainder of called 2055.90 acres tract, **N88°40'07"E**, a distance of **549.47** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the northwest corner of Lot 1-D, Sawyer Ranch 33, Tract One recorded in Volume 16, Page 392-393 (P.R.H.C.T.), and being the northeast corner of said remainder of called 2055.90 acres tract, and being the northeast corner hereof, from which a Texas Department of Transportation (TxDOT) Type I concrete monument found for a point of curvature in the south right-of-way line of said U.S. Highway 290 West and the north line of said Lot 1-D bears, **N88°40'07"E**, a distance of 94.26 feet;

**THENCE**, with the east line of said remainder of called 2055.90 acres tract and with the line of said Lot 1-D, **S00°41'20"E**, passing at 379.60 feet the southwest corner of said Lot 1-D and the northwest corner of Lot 2-A1, Resubdivision of Lot 2-A of Sawyer Ranch 33, Tract Two recorded in Volume 19, Page 240-241 (P.R.H.C.T.), in all **892.56** feet to a 1/2-inch iron rod with "Ward-5811" cap set in the north line of said Lot 3A, and being the southwest corner of said Lot 2-A1, and being the southeast corner of said remainder of called 2055.90 acres tract, and being the southeast corner hereof;

**THENCE**, with the common line of said Lot 3A and said remainder of called 2055.90 acres tract, **S89°28'11"W**, a distance of **539.08** feet to the **POINT OF BEGINNING** and containing 11.1044 Acres, (483,709 Sq. Ft.) of land more or less.

8/24/2017

Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

# U.S. HIGHWAY 290 WEST (R.O.W. WIDTH VARIES)

N88°40'07"E 549.47'

((N88°40'07"E  
94.26'))

N88°40'07"E 94.26'

WATERLINE EASEMENT  
VOL. 1686, PG. 272  
O.P.R.H.C.T.

{N89°48'35"E  
349.61'}

S88°40'07"W  
349.71'

30.08'

LOT 1  
OETZEL  
SUBDIVISION  
VOL. 5,  
PG. 87-88  
P.R.H.C.T.

{N00°08'24"E}  
(N00°42'36"W)

N01°21'33"W 884.96'

854.89'

**TRACT 3**  
11.1044 ACRES  
483,709 SQUARE FEET

REMAINDER OF  
CALLED 2055.90 ACRES  
DESCRIBED IN  
VOLUME 317, PAGE 167  
D.R.H.C.T.  
OWNER:  
SAWYER-CLEVELAND  
PARTNERSHIP, LTD.  
VOL. 2313, PG. 517  
D.R.H.C.T.

S00°41'20"E 379.60'  
((S00°41'20"E 379.60'))

LOT 1-D

SAWYER  
RANCH 33  
TRACT ONE  
VOL. 16, PG.  
392-393  
P.R.H.C.T.

LOT 1-C  
(POND)

N84°36'34"E 312.80'  
(N84°36'34"E 312.80')

LOT 2-A1

RESUBDIVISION OF  
LOT 2-A OF  
SAWYER RANCH 33  
TRACT TWO  
VOL. 19, PG. 240-241  
P.R.H.C.T.

S00°41'20"E 512.95'  
(S00°41'20"E 512.95')

S00°41'20"E 892.56'

"CAP NOT  
LEGIBLE"

P.O.B.

GRID N: 13,982,945.38  
GRID E: 2,283,556.57

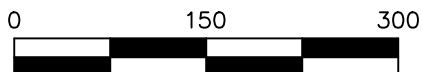
S89°28'11"W 539.08'

LOT 3A

N89°28'11"E 452.73'  
(N89°28'11"E 452.73')

REPLAT OF LOT 3, SAWYER RANCH ESTATES  
VOL. 9 PG. 307-308, P.R.H.C.T.

**E.B. HARGRAVES**  
**SURVEY NO. 4**  
**ABSTRACT NO. 240**



GRAPHIC SCALE: 1" = 150'

**11.1044 ACRES**  
**TRACT 3**

**City of Dripping Springs**  
**Hays County, Texas**

**4WARD**  
**Land Surveying**  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
www.4WardIs.com (512) 554-3371

Date:	8/24/2017
Project:	00118
Scale:	1" = 150'
Reviewer:	PRB
Tech:	CC
Field Crew:	HT/DC
Survey Date:	JULY 2017
Sheet:	1 OF 2

## LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "WARD" CAP SET
	IRON ROD WITH "LCRA" CAP FOUND
	TXDOT TYPE I CONCRETE MONUMENT FOUND
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
VOL./PG.	VOLUME/PAGE
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER VOL. 19 PG. 240-241
((.....))	RECORD INFORMATION PER VOL. 16, PG. 392-393
{.....}	RECORD INFORMATION PER PLAT VOL. 5, PG. 87-88



*Jason Ward*  
8/24/2017

### NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081412828.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**11.1044 ACRES  
TRACT 3  
City of Dripping Springs  
Hays County, Texas**



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