

LEGAL DESCRIPTION

BEING A 27.242 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 27.242 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a ½ inch iron rod found in the easterly line of a 50.779 acre portion of said 79.61 acre tract, at the westerly common corner of Bunker Ranch Phase 2, a subdivision of record in Document No. 20017197, O.P.R.H.C.T. and of Bunker Ranch Phase 3, a subdivision of record in Document No. 21009701, O.P.R.H.C.T.;

THENCE, along the common line of said 50.779 acre tract and of said Bunker Ranch Phase 3, S00°21'25"W, a distance of 550.67 feet to a ½ inch iron rod with "CEC" cap set for the easterly common corner of said 27.242 acre tract and of said 50.779 acre tract, for the **POINT OF BEGINNING**, hereof.

THENCE, along the common line of said 27.242 acre tract and of said Bunker Ranch Phase 3, S00°21'25"W, a distance of 1,080.18 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 27.242 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 27.242 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 27.242 acre tract and of said 79.39 acre tract, the following two (2) courses and distances:

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 241.11 feet to a ½ inch iron rod with "CEC" cap set at the westerly common corner of said 27.242 acre tract and of said 50.779 acre tract;

THENCE, along the common line of said 27.242 acre tract and of said 50.779 acre tract, the following two (2) courses and distances:

1. N82°42'05"E, a distance of 479.09 feet to a set ½ inch iron rod with "CEC" cap;

27.242 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 304-065
APRIL 1, 2021

2. S89°23'27"E, a distance of 578.73 feet to the **POINT OF BEGINNING**, and containing 27.242 acres (1,186,657 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





P&H FAMILY
LIMITED PARTNERSHIP NO. 1
50.779 ACRE PORTION 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. 1734, PG. 427
O.P.R.H.C.T.

27.242 ACRES
(1,186,657 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.



SEE DETAIL "A"
SHEET 2

LOT 17
BUNKER RANCH
PHASE 2
DOC. NO. 20017197
O.P.R.H.C.T.

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

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

N18°14'48"W 881.92'

N82°42'05"E 479.09'

S89°23'27"E 578.73'

N19°44'58"W 241.11'

S00°21'25"W 550.67'

S00°21'25"W 1080.18'

S05°53'31"E 10.82'

S86°15'32"W 5.94'

S88°42'30"W 1237.34'

NOTES:
1. THE BASIS OF BEARINGS SHOWN
HEREON IS THE TEXAS COORDINATE
SYSTEM, NAD 83(2012A), SOUTH
CENTRAL ZONE, UTILIZING THE LEICA
SMARTNET CONTINUALLY OPERATING
REFERENCE NETWORK.

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



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Engineering Firm F-38

STEVE HARREN

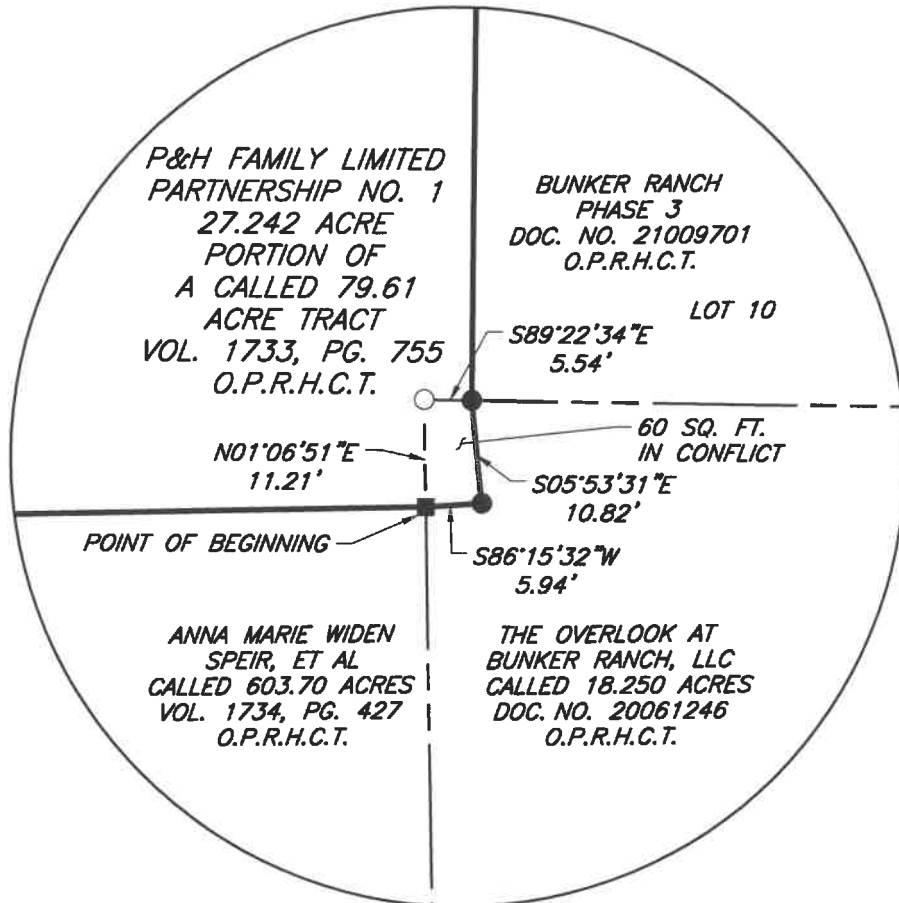
CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

P & H TRACT
ZONING EXHIBIT (MF-CO)

DRAWN BY:	ESH	CHECKED BY:	FWF	APPROVED BY:	FWF	SHEET NO.:	1 OF 2
DATE:	APRIL, 2021	DWG SCALE:	1"=250'	PROJECT NO.:	304-065		

P:\300-000\304-065\Survey\304-065-SV01 P AND H EXHIBIT SOUTH HALF.dwg EXHIBIT SHEET 1 OF 2 | LS:(04/01/2021 - funk) - LP: 4/1/2021 3:30 PM

P:\300-000\304-065-SV01 P AND H EXHIBIT SOUTH HALF.dwg EXHIBIT SHEET 2 OF 2 LS:(04/01/2021 - frunk) - LP: 4/1/2021 3:30 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



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STEVE HARREN

CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

P & H TRACT
ZONING EXHIBIT (MF-CO)

DRAWN BY:	ESH	CHECKED BY:	FWF	APPROVED BY:	FWF	SHEET NO.:	2 OF 2
DATE:	APRIL, 2021	DWG SCALE:	1"=250'	PROJECT NO:	304-065		

LEGAL DESCRIPTION

BEING A 50.779 ACRE TRACT 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 50.779 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 50.779 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 50.779 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 1,179.81 feet to a ½ inch iron rod with “CEC” cap set at the easterly common corner of said 50.779 acre tract and of a 24.242 acre tract being a portion of the said 79.61 acre tract;

THENCE, along the common line of said 50.779 acre tract and of said 24.242 acre tract, the following two (2) courses and distances:

1. N89°23'27”W, a distance of 578.73 feet to a set ½ inch iron rod with “CEC” cap;
2. S82°42'05”W, a distance of 479.09 feet to a ½ inch iron rod with “CEC” cap set in the easterly line 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., at the westerly common corner of said 50.779 acre tract and of said 24.242 acre tract;

THENCE, along the common line of said 50.779 acre tract and of said 79.39 acre tract, the following two (2) courses and distances:

1. N19°44'58”W, a distance of 807.25 feet to a found 8 inch cedar fence post;
2. 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 50.779 acre tract and said remainder of 79.61 acre tract;

50.779 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 304-065
APRIL 1, 2021

THENCE, along the common line of said 50.779 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 50.779 acres (2,211,955 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.



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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.

50.779 ACRES
 (2,211,955 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.

N88°43'55"E 1100.12'

POINT OF BEGINNING

S00°25'57"W 60.03'

39.91'

N12°13'46"E 1128.80'

N19°44'58"W 807.25'

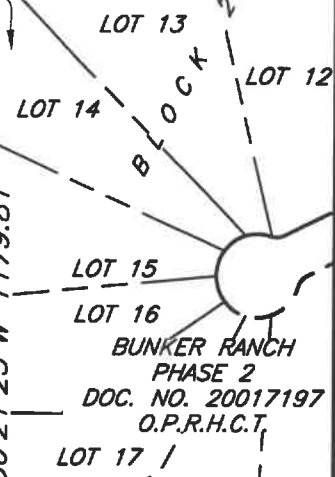
612.91'

S00°25'57"W 652.82'

629.14'

S00°21'25"W 1179.81'

550.67'



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STEVE HARREN

CITY OF DRIPPING SPRINGS,
 HAYS COUNTY, TEXAS

P & H TRACT
 ZONING EXHIBIT (SF-2)

DRAWN BY:

ESH

CHECKED BY:

FWF

APPROVED BY:

FWF

SHEET NO.:

DATE:

APRIL, 2021

DWG SCALE:

1"=250'

PROJECT NO:

304-065

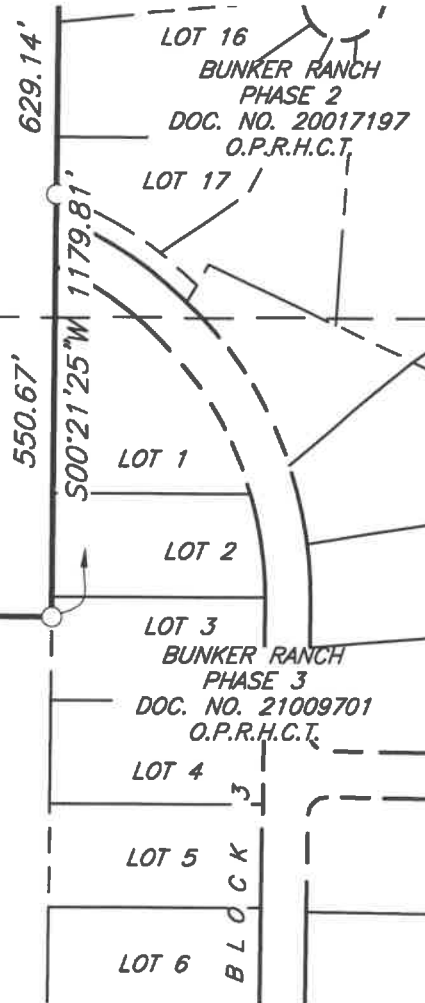
1 OF 2

P:\300-000\304-065\Survey\Draw\304-065-SY01 P AND H EXHIBIT NORTH HALF.dwg EXHIBIT SHEET 1 OF 2 LS:(04/01/2021 - funk) - LP: 4/1/2021 3:23 PM

50.779 ACRES
(2,211,955 SQUARE FEET)

TRACT 1
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.

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.

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



NORTH

SCALE IN FEET



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

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.



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HAYS COUNTY, TEXAS

P & H TRACT
ZONING EXHIBIT (SF-2)

DRAWN BY:	ESH	CHECKED BY:	FWF	APPROVED BY:	FWF	SHEET NO.:	2 OF 2
DATE:	APRIL, 2021	DWG SCALE:	1"=250'	PROJECT NO.:	304-065		

P:\300-000\304-065\Survey\Drawings\304-065-SV01 P AND H EXHIBIT NORTH HALF.dwg EXHIBIT SHEET 2 OF 2 LS:(04/01/2021 - ffunk) - LP: 4/1/2021 3:23 PM