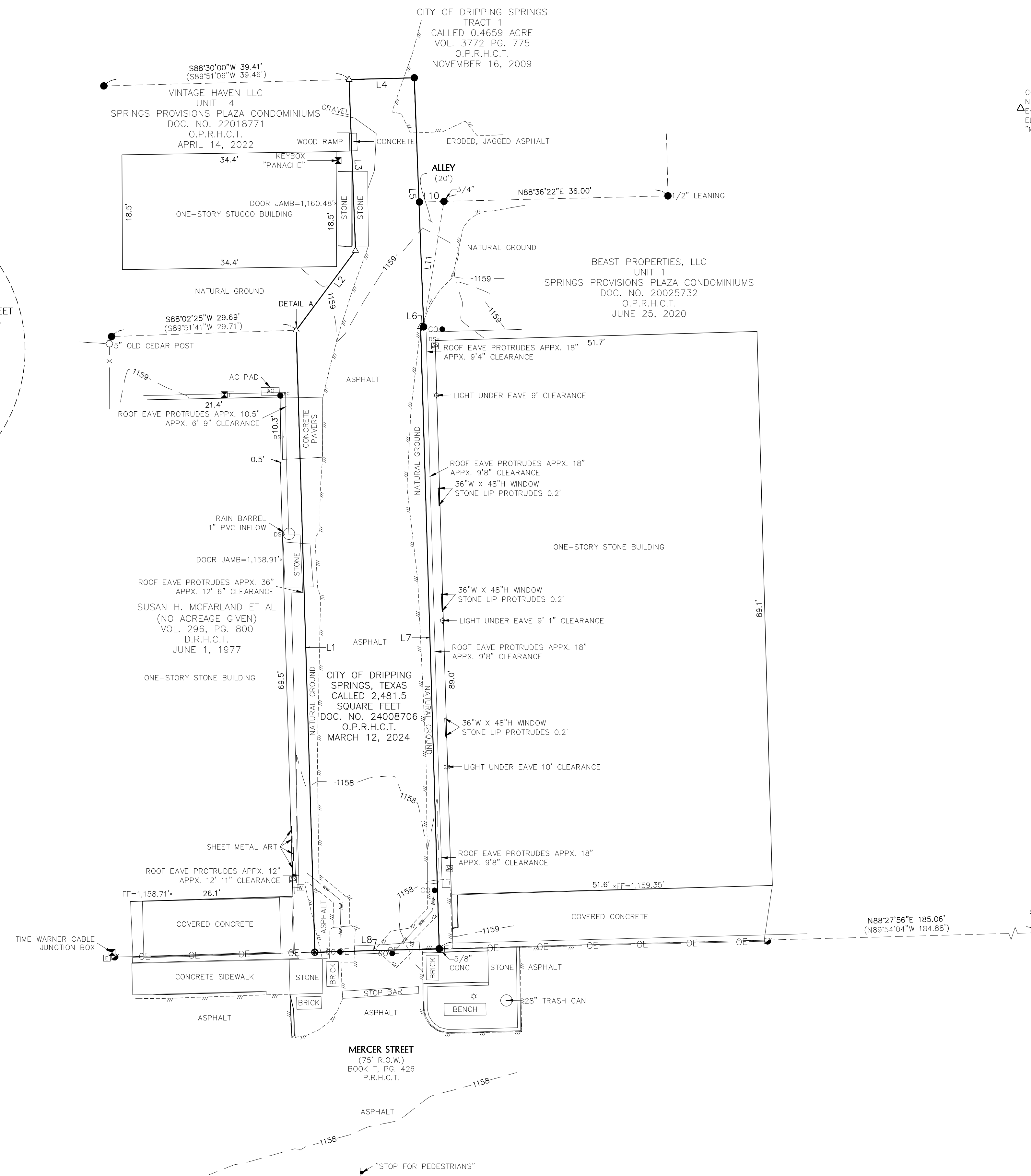
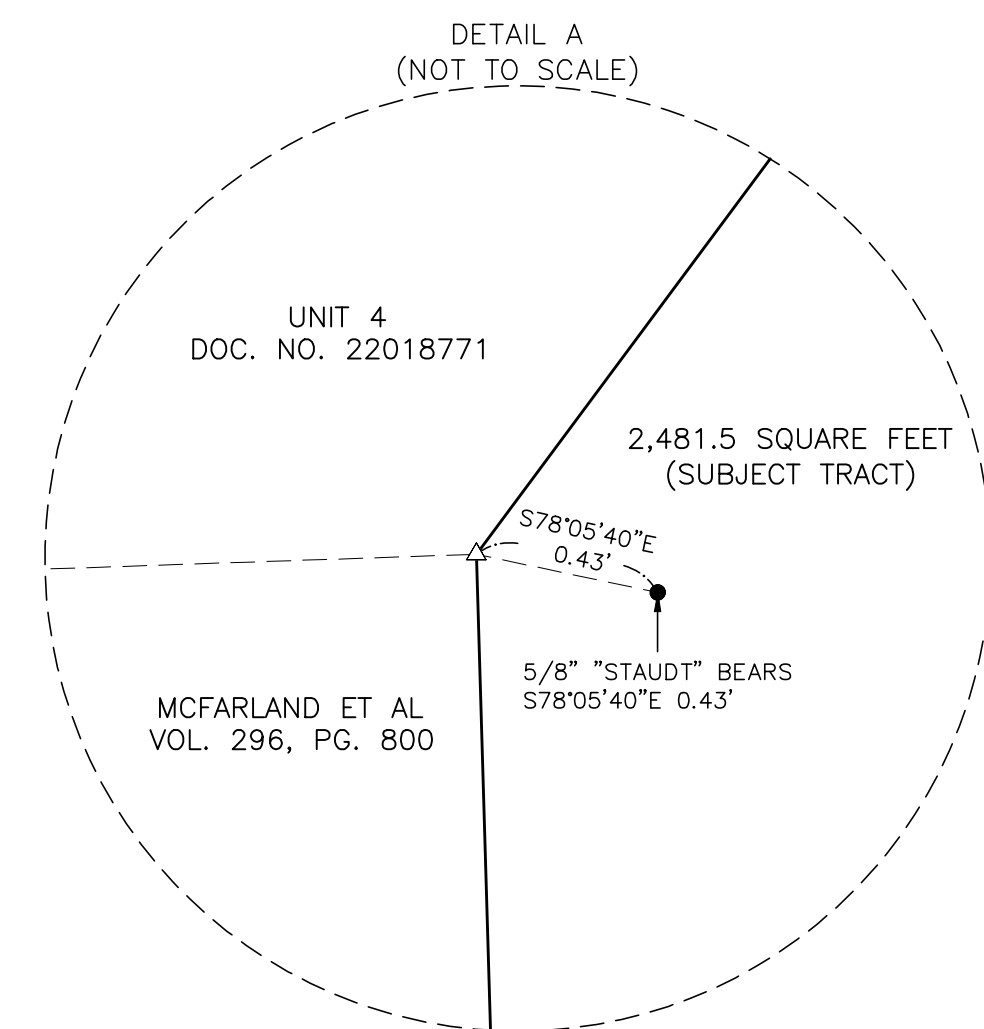
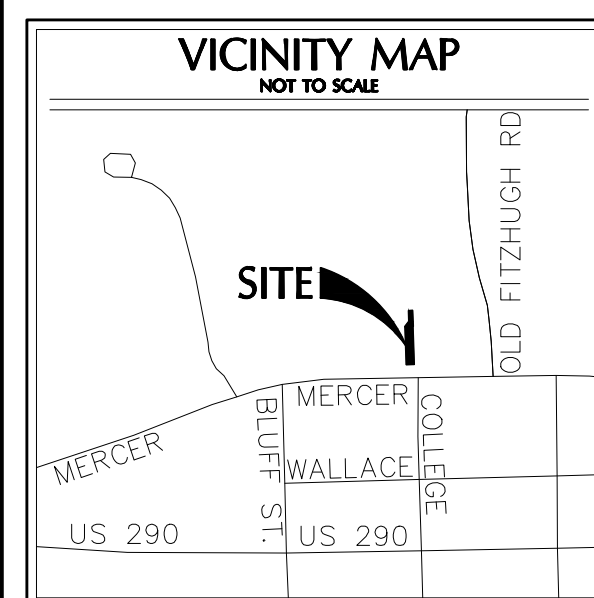


A BOUNDARY AND TOPOGRAPHIC SURVEY OF A 20' ALLEY, BEING ALL OF A TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF DRIPPING SPRINGS, TEXAS, IN DOCUMENT NUMBER 24008706, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS



CONTROL POINT # 1
 N=13,982,550.27'
 E=2,256,153.37'
 ELEV.=1,160.00'
 "MAG" NAIL WITH "DOUCET" SHINER SET IN ASPHALT

BENCHMARK # 200
 N=13,982,527.03'
 E=2,256,181.49'
 ELEV.=1,160.05'
 SQUARE CUT IN CURB

LINE	BEARING	DISTANCE	(RECORD LINE INFO)	(BEARING)	(DISTANCE)
L1	N01°42'37"W	100.00'	N001°4'E	100.00'	
L2	N36°36'01"E	15.96'	N38°35'E	16.12'	
L3	N02°08'28"W	27.49'	N001°4'E	27.49'	
L4	N88°30'00"E	10.48'	N89°30'E	10.48'	
L5	S02°08'28"E	39.99'	S001°4'W	40.00'	
L6	S87°33'23"W	0.48'	S89°30'W	0.48'	
L7	S01°42'37"E	100.00'	S001°4'W	100.00'	
L8	S88°22'50"W	19.99'	S89°30'W	20.00'	
L10	N88°28'50"E	3.93'			
L11	N09°13'52"E	20.38'			

LEGEND

- PROPERTY LINE
- BOUNDARY TIE
- ADJOINING PROPERTY LINE
- BUILDING LINE
- EDGE OF PAVEMENT
- EXISTING WIRE FENCE
- OVERHEAD ELECTRIC
- UNDERGROUND WASTEWATER LINE
- 1/2" IRON ROD FOUND [GR AS NOTED]
- AIR CONDITIONING UNIT
- BENCHMARK
- CLEAN OUT
- CONDUIT
- CONTROL POINT
- COTTON SPINDLE FOUND
- DOWNSPOUT/DRAIN
- ELECTRIC METER
- JUNCTION BOX
- LIGHT POLE/LAMP
- POST
- POWER POLE
- SECURITY CAMERA
- SIGN [AS NOTED]
- WATER METER
- DOC. NO.
- VOL.
- PG.
- FF
- R.O.W.
- D.R.H.C.T.
- O.P.R.H.C.T.
- (...)

CONTROL NOTE:
 BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE LOCAL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00008 AND USING CONTROL POINT 1 AS THE POINT OF ORIGIN.
 UNITS: US SURVEY FEET.

BASE POINT INFORMATION
 CP1 (OPUS)
 N=13,982,550.27'
 E=2,256,153.37'
 ELEV.=1,160.00'
 DESCRIPTION: "MAG" NAIL SET WITH ALUMINUM "DOUCET CONTROL" SHINER LOCATED APPROXIMATELY 200 FEET NORTHWEST FROM THE INTERSECTION OF MERCER STREET AND OLD FITZHUGH ROAD.

BENCHMARK NOTE:
 BENCHMARK #200
 ELEVATION: 1,160.05'
 DESCRIPTION: SQUARE CUT SET IN A CONCRETE CURB LOCATED APPROXIMATELY 165 FEET NORTHWEST FROM THE INTERSECTION OF MERCER STREET AND OLD FITZHUGH ROAD. [SHOWN HEREON]

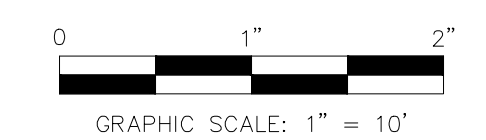
FLOODPLAIN NOTE:
 ALL OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48209C0105F, DATED SEPTEMBER 2, 2005, FOR THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SOURCE OF FLOODPLAIN DATA: F.E.M.A. WEBSITE.

SURVEYOR'S NOTE:
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

SURVEYOR'S CERTIFICATE:
 DATE OF SURVEY: APRIL 18, 2024
 I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN. THIS SURVEY WAS MADE SUBSTANTIALLY IN ACCORDANCE WITH THE STANDARDS AND CONDITIONS SET FORTH FOR A CATEGORY 1B CONDITION 1 STANDARD LAND SURVEY, AND CATEGORY 6, CONDITION II, TOPOGRAPHIC SURVEY, BASED ON THE 2021 MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, PREPARED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.

Joshua P. Armendariz
 04/25/2024 DATE
 JOSHUA P. ARMENDARIZ
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6822
 DOUCET & ASSOCIATES, A KLEINFELDER COMPANY
 TBPCLS FIRM #10194551
 JARMENDARIZ@KLEINFELDER.COM



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 Austin, TX 78735. Tel: (512) 583-2600
 www.doucetengineers.com
 TBPCL Firm Number: 3937
 TBPCL Firm Number: 10194551

Date: 04/25/2024
 Scale: 1" = 10'
 Drawn by: BSS
 Reviewed: JA
 Project: 25000224.001A
 Sheet: 1 OF 1
 Field Book: 558
 Party Chief: BSS
 Survey Date: 4/18/2024

Hays Co. Alley
Existing Conditions Illustration:
230911- TIRZ PM



- Side Entry Door
- Stoop / Steps
- Roof Overhang

- Entry
- Canopy & Steps

- Windows (3)
- Roof Overhang

Stephenson Building

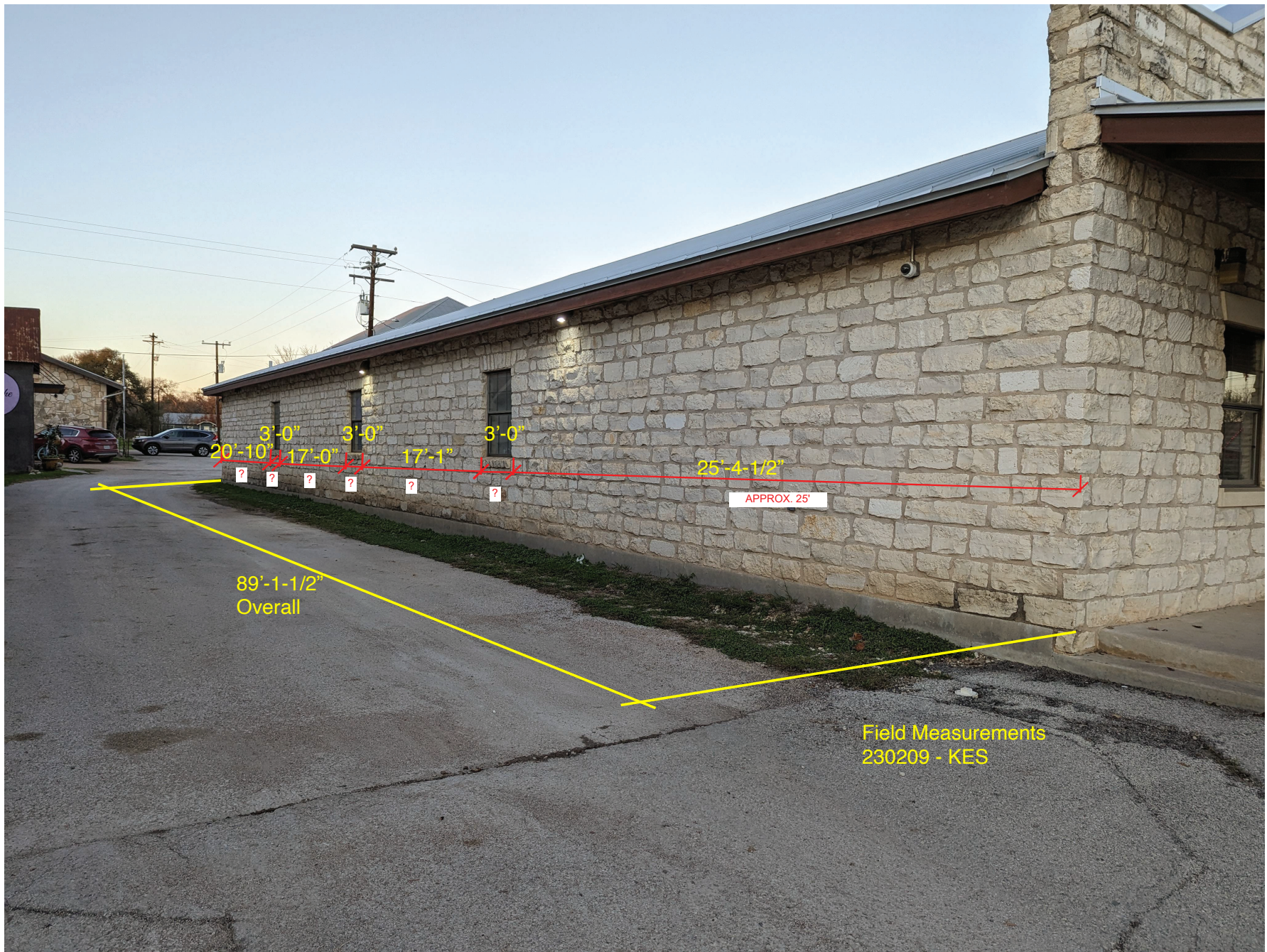
4' +/- ?

1' +/- ?

Alley Lot Lines: Approximation

20.00' per deed

Mercer Street ROW & Improvements



3'-0" 3'-0" 3'-0" 20'-10" 17'-0" 17'-1" 25'-4-1/2" APPROX. 25'

89'-1-1/2" Overall

Field Measurements
230209 - KES