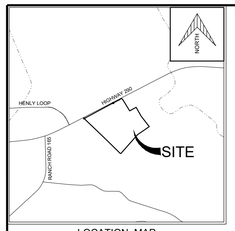


LOCATION MAP
NOT TO SCALE

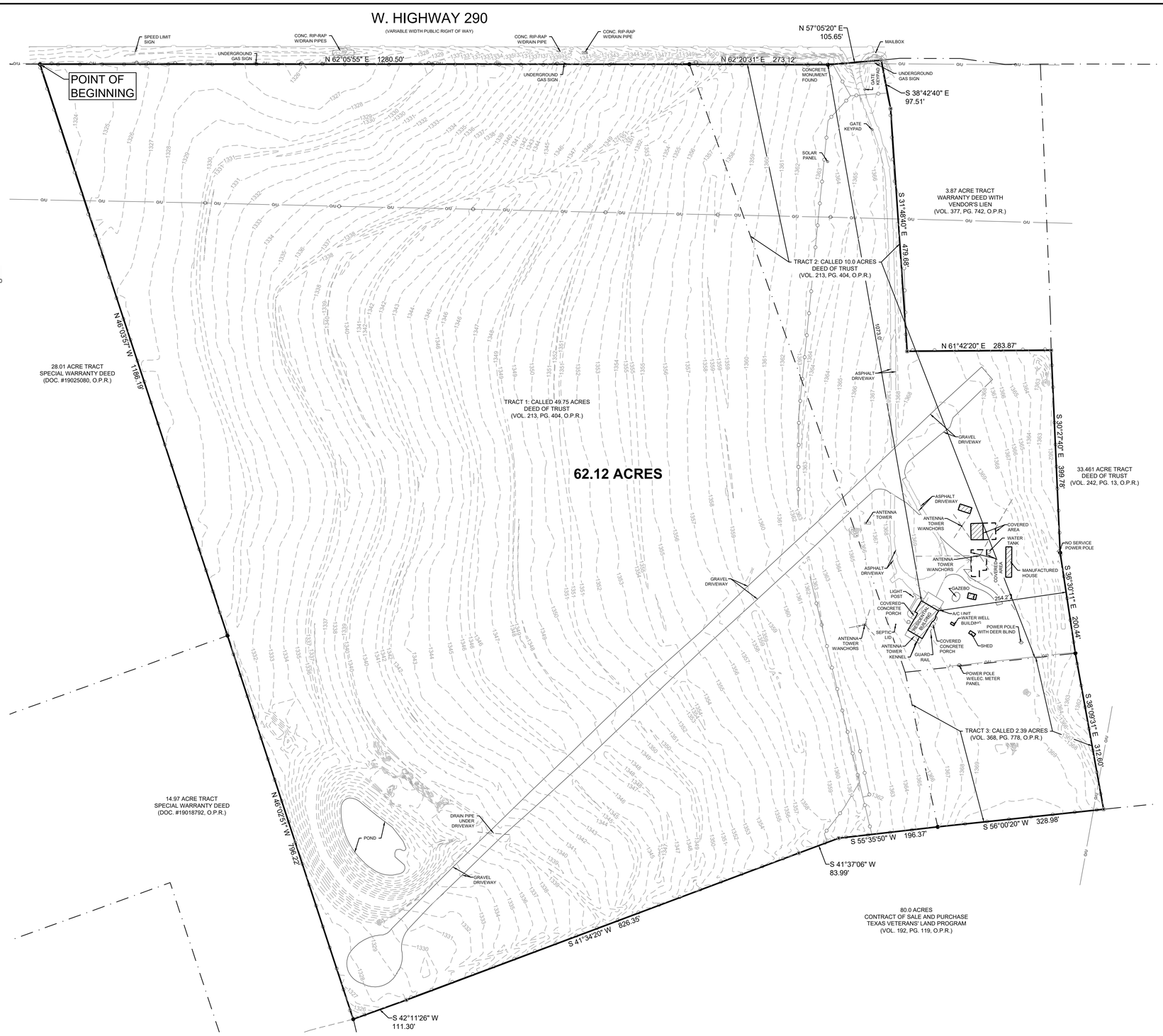
NORTH

SCALE: 1" = 10'

10 0 5 10 20

LEGEND

- CONCRETE CURB
- CLEAN OUT
- FIRE HYDRANT
- TRAFFIC SIGN
- LIGHT POLE
- GUY ANCHOR
- POWER POLE
- MANHOLE
- POWER POLE WITH LIGHT
- WATER VALVE
- GROUND LIGHT
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- WATER METER
- GAS METER
- OVERHEAD UTILITY LINE



SURVEYOR NOTES:

1) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 48209C0100 F DATED SEPTEMBER 2, 2005, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP.
FLOOD ZONE DEFINITION:

2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC.(MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY WFG NATIONAL TITLE INSURANCE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT:
GF NO. 220817-CA
EFFECTIVE DATE: AUGUST 10, 2022
ISSUED DATE: AUGUST 25, 2022

3) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

4) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

SCHEDULE B ITEMS:

10E. EASEMENT GRANTED TO UNITED PRODUCERS PIPE LINE COMPANY, RECORDED IN VOLUME 96, PAGE 605, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (NOT PLOTTABLE)

10F. EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 157, PAGE 13, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (NOT PLOTTABLE)

10G. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 187, PAGE 426, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (NOT PLOTTABLE)

10H. OIL AND GAS LEASE, RECORDED IN VOLUME 86, PAGE 35, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. TITLE TO SAID INSTRUMENT NOT CHECKED SUBSEQUENT TO THE DATE THEREOF. (NOT PLOTTABLE)

10I. 1/2 MINERAL INTEREST AND ALL OTHER RIGHTS IN CONNECTION THEREWITH DESCRIBED IN INSTRUMENT, RECORDED IN VOLUME 95, PAGE 243, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. TITLE TO SAID INSTRUMENT NOT CHECKED SUBSEQUENT TO THE DATE THEREOF. (NOT PLOTTABLE)

METES AND BOUNDS DESCRIPTION OF

A 62.12 ACRE TRACT OF LAND SITUATED IN THE WILLIAM H. HAGGARD SURVEY, ABSTRACT 8, SECTION NUMBER 30, HAYS COUNTY, TEXAS; AND BEING ALL OF A 49.75 ACRE TRACT OF LAND AND A 10.0 ACRE TRACT OF LAND DESCRIBED IN A DEED OF TRUST RECORDED IN VOLUME 213, PAGE 404, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS AND BEING ALL OF A 2.39 ACRE TRACT OF LAND DESCRIBED RECORDED IN VOLUME 368, PAGE 778, OFFICIAL PUBLIC RECORD, HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF WEST HIGHWAY 290, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND MARKING THE MOST NORTHERLY CORNER OF A 28.01 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 19025080, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS;

THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID WEST HIGHWAY 290, THE FOLLOWING CALLS:

N 62° 05' 55" E A DISTANCE OF 1280.50 FEET TO A 1/2-INCH IRON ROD FOUND;

N 62° 20' 31" E A DISTANCE OF 273.12 FEET TO A CONCRETE MONUMENT FOUND;

N 57° 05' 20" E A DISTANCE OF 105.65 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET MARKING THE MOST WESTERLY CORNER OF A 3.87 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 377, PAGE 742, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS;

THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID 3.87 ACRE TRACT, THE FOLLOWING CALLS:

S 38° 42' 40" E A DISTANCE OF 97.51 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

S 31° 48' 40" E A DISTANCE OF 479.68 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET MARKING THE MOST SOUTHERLY CORNER OF SAID 3.87 ACRE TRACT;

N 61° 42' 20" E A DISTANCE OF 283.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET IN THE SOUTHWESTERLY BOUNDARY LINE OF SAID 33.461 ACRE TRACT DESCRIBED IN A DEED OF TRUST RECORDED IN VOLUME 242, PAGE 13, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS AND MARKING THE MOST EASTERLY CORNER OF SAID 3.87 ACRE TRACT;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID 33.461 ACRE TRACT, THE FOLLOWING CALLS:

S 30° 27' 40" E A DISTANCE OF 399.78 FEET TO A 1/2-INCH IRON ROD FOUND;

S 36° 30' 11" E A DISTANCE OF 200.44 FEET TO A 1/2-INCH IRON ROD FOUND;

S 38° 09' 31" E A DISTANCE OF 312.60 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE NORTHWESTERLY BOUNDARY LINE OF AN 80.0 ACRE TRACT OF LAND DESCRIBED IN A CONTRACT OF SALE AND PURCHASE TEXAS VETERANS' PROGRAM, RECORDED IN VOLUME 192, PAGE 119, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS;

THENCE ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID 80.0 ACRE TRACT, THE FOLLOWING CALLS:

S 56° 00' 20" W A DISTANCE OF 328.98 FEET TO A 1/2-INCH IRON ROD FOUND;

S 55° 35' 50" W A DISTANCE OF 196.37 FEET TO A POINT 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

S 41° 37' 06" W A DISTANCE OF 83.99 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

S 41° 34' 20" W A DISTANCE OF 826.35 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

S 42° 11' 26" W A DISTANCE OF 111.30 FEET TO A 3/4-INCH IRON PIPE FOUND, ON THE NORTHEASTERLY BOUNDARY LINE OF A 14.97 ACRE TRACT, ON THE SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 19018792, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS;

THENCE N 46° 02' 51" W A DISTANCE OF 796.22 FEET, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID 14.97 ACRE TRACT, TO A 5/8-INCH IRON ROD FOUND, MARKING THE MOST NORTHERLY CORNER OF SAID 14.97 ACRE TRACT, AND BEING THE MOST EASTERLY CORNER OF A 28.01 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 19025080, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS;

THENCE N 46° 03' 57" W A DISTANCE OF 1186.19 FEET, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID 28.01 ACRE TRACT OF LAND TO THE POINT OF BEGINNING AND CONTAINING 62.12 ACRES MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND AND ASSOCIATES

REVISIONS:

DATE	No.	DESCRIPTION	BY
11-30-2022	1	ADDED TOPOGRAPHIC INFORMATION	JC

LAND TITLE SURVEY OF

A 62.12 ACRE TRACT OF LAND SITUATED IN THE WILLIAM H. HAGGARD SURVEY, ABSTRACT 8, SECTION NUMBER 30, HAYS COUNTY, TEXAS; AND BEING ALL OF A 49.75 ACRE TRACT OF LAND AND A 10.0 ACRE TRACT OF LAND DESCRIBED IN A DEED OF TRUST RECORDED IN VOLUME 213, PAGE 404, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS AND BEING ALL OF A 2.39 ACRE TRACT OF LAND DESCRIBED RECORDED IN VOLUME 368, PAGE 778, OFFICIAL PUBLIC RECORD, HAYS COUNTY, TEXAS.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DESIGN	
DRAWN	JC
CHECKED	JCJ
DATE	09-28-2022
JOB NO.	33273-HAYS
SHT.	1 OF 1

STATE OF TEXAS
REGISTERED
JOEL CHRISTIAN JOHNSON
5578
PROFESSIONAL
LAND SURVEYOR

TO: WFG NATIONAL TITLE INSURANCE COMPANY; BEAU BLOOM HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

JOEL CHRISTIAN JOHNSON R.P.L.S. NO. 5578
JJOHNSON@MBCENGINEERS.COM

Date: Nov 30, 2022, 3:52am User ID: JChavez Layout: Layout1
File: P:\Hays\33273\707 West Highway 290 Dripping Springs\Survey\Topo Survey-33273.dwg Layout name: Layout1