

Reference attached metes and bounds description marked TWNKST01

Duval Tract
V. 3395/ P. 200
OPRHC

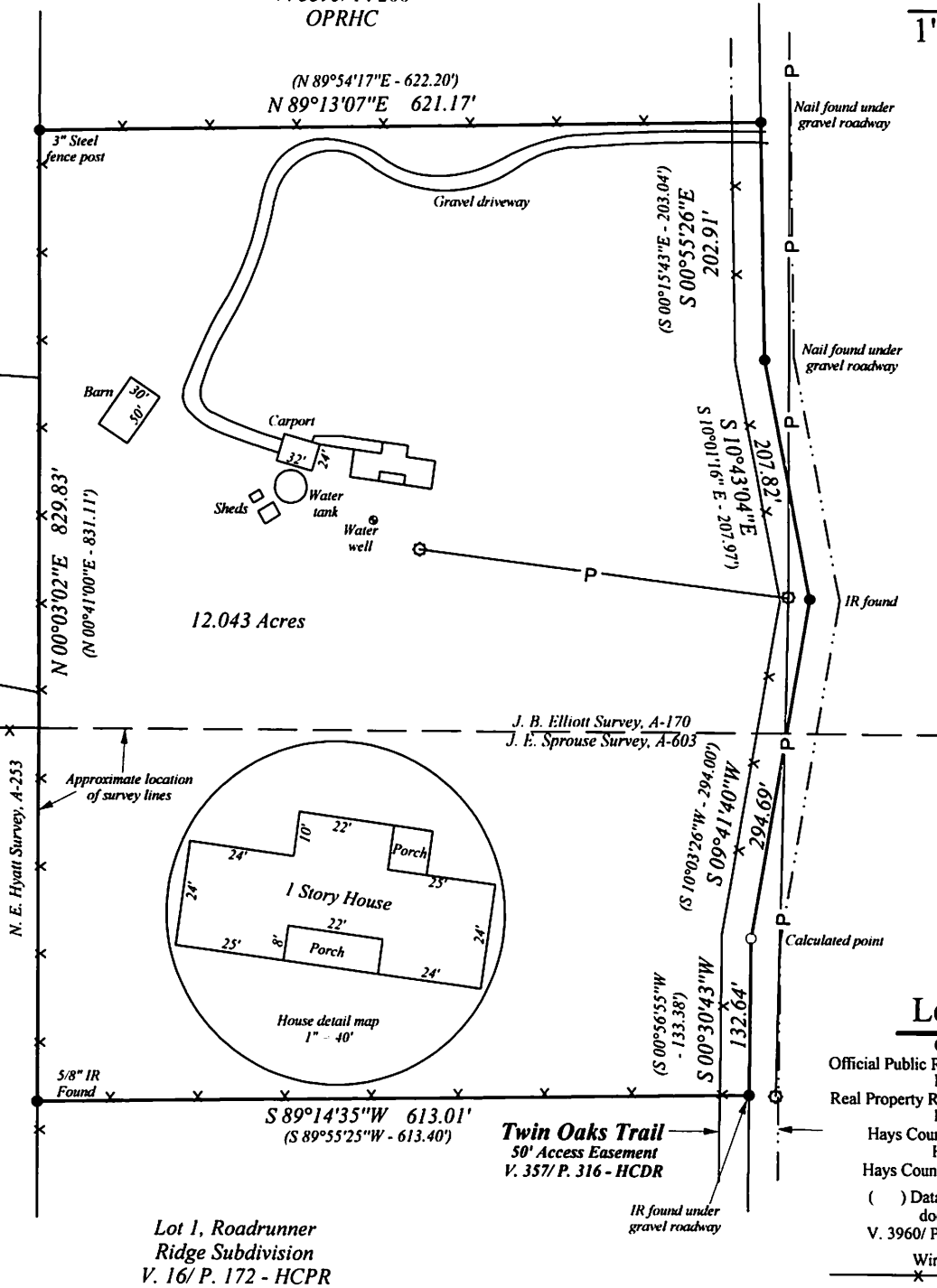
Scale
1" = 150'



Smith Tract
V. 363/ P. 826
HCDR

Martinez Tract
V. 1337/ P. 889
OPRHC

Scharff Tract
V. 2972/ P. 805
OPRHC



Legend

- OPRHC
- Official Public Records of Hays County
- RPRHC
- Real Property Records of Hays County
- HCPR
- Hays County Plat Records
- HCDR
- Hays County Deed Records
- () Data from recorded documents
- V. 3960/ P. 299 - OPRHC
- Wirefence
- Overhead Powerline
- Powerpole

Surveyor's Notes: Volume 357, Page 316, HCDR, describes a 50' roadway easement, Twin Oaks Trail, across the east 25' of this tract that provides access for this tract, and others, to County Road # 188. Volume 325, Page 406, HCDR, describes a blanket type electrical easement. Fences are shown for graphic purposes and may meander along property lines slightly. All bearings and distances are based upon Texas State Plane Coordinate System, Texas South Central Zone, NAD 1983 datum. There are some internal animal fences that are not shown.

PLAT SHOWING SURVEY OF 12.043 ACRES OUT OF AND PART OF THE J. B. ELLIOTT SURVEY, ABSTRACT NO. 170 AND THE J. E. SPROUSE SURVEY, ABSTRACT NO. 603 IN HAYS COUNTY, TEXAS.

FOR: Alexander C Huk

GF: ASV-2983368/ Solidifi Title

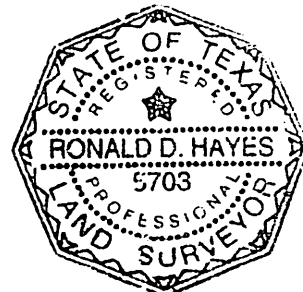
DATE: October 28, 2020

ADDRESS: 400 Twin Oaks Trail, Dripping Springs, Texas.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is essentially correct and that there are no visable discrepancies, encroachments, overlapping of improvements, visable utility easements or roadways, except as shown and that said property has access to a public road. Only those plats with a red surveyors seal and red signature shall be deemed reliable and authentic.

Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

According to the scaling of Map Panel 0085 F of the September 2, 2005 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "X" of the flood hazard area and determined to be outside the 100 year flood zone.



HAYES SURVEYING LLC
202 SUNFLOWER DRIVE
KYLE, TEXAS 78640
512-738-0511

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METES & BOUNDS DESCRIPTION FOR 12.043 ACRES OF LAND

A tract of land containing 12.043 acres out of and part of the J. B. Elliott Survey, Abstract No. 170 and the J. E. Sprouse Survey, Abstract No. 603 in Hays County, Texas, and being that same tract, called 12.06 acres, as conveyed by a General Warranty Deed in August of 2010 to Alexander and Jane Huk as recorded and described in Volume 3960, Page 299 of the Official Public Records of Hays County, said 12.043 acres being more particularly described as follows;

BEGINNING at a 5/8" iron rod found in the east property line of the Scharff Tract as described in Volume 2972, Page 805 of the Official Public Records of Hays County, per the Hays County Appraisal District, for the southwest corner of this tract and the northwest corner of Lot 1 of the Roadrunner Ridge Subdivision as recorded in Volume 16, Page 172 of the Hays County Plat Records;

THENCE N 00° 03' 02" E, and at approximately 317 feet passing the north line of the Sprouse Survey and the south line of the Elliott Survey, and at approximately 348.4 feet passing the northeast corner of the Scharff Tract and the southeast corner of the Martinez Tract as described in Volume 1337, Page 889 of the Official Public Records of Hays County, per the Hays County Appraisal District, and at approximately 618.3 feet passing the northeast corner of the Martinez Tract and the southeast corner of the Smith Tract as described in Volume 363, Page 826 of the Hays County Deed Records, per the Hays County Appraisal District, in all a total distance of 829.83 feet to a 3" steel fence post found for the northwest corner of this tract and the southwest corner of the Duval Tract as conveyed and described in Volume 3395, Page 200 of the Official Public Records of Hays County;

THENCE N 89° 13' 07" E, and at approximately 596.2 feet passing the west line of a called 50' ingress/ egress easement, Twin Oaks Trail, as described in Volume 357, Page 316 of the Hays County Deed Records, in all a total distance of 621.17 feet to a nail found under the gravel roadway for the northeast corner of this tract and the southeast corner of the Duval Tract;

THENCE following the centerline of the Twin Oaks Trail right-of-way, the following four (4) courses,

1. S 00° 55' 26" E, a distance of 202.91 feet to a nail found under the gravel roadway for an angle point;
2. S 10° 43' 04" E, a distance of 207.82 feet to a 3/8" iron rod found for an angle point;
3. S 09° 41' 40" W, and at approximately 116 feet passing the south line of the Elliott Survey and the north line of the Sprouse Survey, in all a total distance of 294.69 feet to a calculated point for an angle point;
4. S 00° 30' 43" W, a distance of 132.64 feet to an iron rod found under the gravel roadway for the southeast corner of this tract and the northeast corner of the aforementioned Lot 1, Roadrunner Ridge Subdivision;

THENCE S 89° 14' 35" W, and at approximately 25.0 feet passing the west right-of-way of Twin Oaks Trail, in all a total distance of 613.01 feet to the POINT OF BEGINNING, containing 12.043 acres.

Together with the 50' ingress/ egress easement, Twin Oaks Trail, as described in Volume 357, Page 316 of the Hays County Deed Records.

All bearings and distances are based upon Texas State Plane Coordinate System, Texas South Central Zone, NAD 1983 datum.

This is to certify that this description of land represents an actual survey made on the ground under my supervision in October of 2020. Only those documents with a red surveyor's signature and an accompanying red surveyor's seal shall be deemed reliable and authentic. Reference the sketch marked File # TWNKS01.


Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

