

LEGEND

- () RECORD INFORMATION
- 1/8" IRON ROD FOUND WITH CAP "SURVCON" UNLESS NOTED
- CALCULATED POINT
- ▲ MAG. NAIL FOUND IN ASPHALT ROADWAY
- WOOD FENCE POST FOUND UNLESS NOTED
- X — X — VIRE FENCE
- X — X — WOOD & VIRE FENCE
- — — — — CHAINLINK FENCE
- — — — — TIN DRAINAGE PIPE
- — — — — UTILITY POLE
- — — — — OVERHEAD UTILITY LINE
- — — — — GUY ANCHOR

SCALE 1" = 240'

- NOTES:**
- 1) ACCORDING TO THE F. E. M. A. FLOOD INSURANCE MAP NO. 48000202E, DATED SEPTEMBER 2, 2005, A PORTION OF THIS TRACT IS IN ZONE 'A', AND DOES LIE IN THE 100 YEAR FLOOD PLAIN, AS SHOWN HEREON.
 - 2) BEARING BASIS FOR THIS SURVEY IS W.G.S. 84 UTILIZING G.P.S. OBSERVATIONS ON A LOCAL GRID SYSTEM.
 - 3) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 - 4) THIS PROPERTY CONTAINS INTERIOR CROSS FENCING NOT LOCATED FOR THE PURPOSE OF THIS SURVEY, OTHER THAN AS SHOWN HEREON.

DAVID G. BOONE AND MARGARET W. BOONE
VOL. 738, PG. 888
(40.80 AC.)

LYNN STORM (STORM RANCH)
VOL. 183, PG. 440

PAUL EINCLAIR AND WIFE, MONA EINCLAIR
VOL. 183, PG. 447
(64.88 AC.)

HAYS COUNTY ROAD NO. 220
MT. GAINOR ROAD
COUNTY ROAD

39.49 ACRES
RICHARD A. HABERMAN AND PATRICIA A. HABERMAN
VOL. 1088, PG. 688
(74.65 ACRES)

LYNN STORM (STORM RANCH)
VOL. 183, PG. 440

MICHAEL BRETT PILLOW
VOL. 4808, PG. 740
(18.52 AC.)

LINE	BEARING	DISTANCE
L1	N 06°28'42" W	185.85'
L2	N 45°11'30" E	28.13'
L3	N 44°29'27" E	86.16'
L4	N 49°08'38" E	45.03'
L5	N 87°05'51" E	27.41'
L6	N 82°35'32" E	95.39'
L7	N 52°28'53" E	103.83'
L8	N 84°21'31" W	88.11'
L9	N 87°05'51" E	99.85'
L10	N 51°35'46" W	88.31'
L11	N 48°20'09" E	101.27'
L12	N 48°20'04" E	101.41'
L13	N 45°07'03" W	87.73'
L14	N 40°32'41" E	67.73'
L15	N 20°38'37" E	39.47'
L16	N 26°30'53" W	38.63'
L17	N 20°51'50" E	109.72'
L18	N 37°08'07" E	115.23'
L19	N 37°29'41" W	116.18'
L20	N 81°42'28" E	77.88'
L21	N 40°28'42" E	61.46'
L22	N 41°14'22" E	81.31'
L23	N 24°28'30" E	74.81'
L24	N 25°00'21" E	74.70'
L25	N 12°03'43" E	87.67'
L26	N 12°50'52" E	87.70'
L27	N 17°40'13" E	13.00'
L28	N 27°02'07" E	103.23'
L29	N 28°32'04" W	103.23'
L30	N 37°23'24" E	162.83'
L31	N 37°10'18" W	84.67'
L32	N 88°23'07" E	64.67'
L33	N 88°43" E	49.36'
L34	N 78°42'07" E	60.92'
L35	N 88°37'07" E	35.30'
L36	N 73°20" E	33.13'
L37	N 87°17'37" E	51.27'
L38	N 89°00" W	51.03'
L39	S 44°29'27" W	122.44'
L40	S 45°17' W	172.44'
L41	S 19°30'02" W	18.00'
L42	S 33°28" W	18.00'
L43	S 13°11'46" W	78.29'
L44	S 13°21" W	75.46'
L45	S 66°26'18" W	96.30'
L46	S 66°42" W	96.30'
L47	N 87°53'29" E	228.73'
L48	S 86°30'03" W	31.62'
L49	(N 88°43" E)	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2078.00' (2078.0)	817.92'	516.28'	N 01°40'13" E	147°13'4"
C2	540.00' (540.00)	384.90'	348.55'	N 13°21'12" E	37°30'24"
		384.96'	348.61'	S 12°80'12" W	37°30'46"

SURVEY PLAT
OF
39.49 ACRES
OUT OF THE
J.H. KLINGEMANN SURVEY, A-275
AND THE
D. COOPER SURVEY, A-125
HAYS COUNTY, TEXAS.

BUYER: MRS. FRANCESCHINI
TITLE CO: GRACY TITLE COMPANY
COMMONWEALTH LAND TITLE INSURANCE COMPANY
G.F. NO: 1205860
LENDER OR LIENHOLDER: GERALD KUCERA
ADDRESS: 5801 MT. GAINOR ROAD

CERTIFICATION:
I, GARY F. PENNINGTON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING MAY OF 2010, OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT AS SHOWN OR NOTED HEREON, THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OR VIOLATIONS OF IMPROVEMENTS, UTILITIES, OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO A PUBLIC RIGHT OF WAY.

GARY F. PENNINGTON, R.E.S., INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
1 4404 STATE OF TEXAS
1 BOX 1844
SPRING SPRINGS, TEXAS 75682
936-894-0064



--- REFERENCE ATTACHED DESCRIPTION ---

REF. JOB NO: 11-0008
FILE NO: 11-0008
ORD FILED: 05/17/2012
COUNTY: HAYS
RECORDED: 05/17/2012

05-17-2012

STATE OF TEXAS
COUNTY OF HAYS

39.49 ACRES
J.H. KLINGEMANN SURVEY
D. COOPER SURVEY

A DESCRIPTION OF A 39.49 ACRE TRACT OF LAND OUT OF THE J.H. KLINGEMANN SURVEY, A-275, AND THE D. COOPER SURVEY, A-125, HAYS COUNTY, TEXAS, SAID 39.49 ACRES BEING OUT OF A CALLED 54.65 ACRE TRACT OF LAND CONVEYED TO RICHARD A. HABERMAN AND PATRICIA A. HABERMAN IN VOLUME 1022, PAGE 652, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 39.49 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a ½ inch iron rod found with cap (#4404) in the east right of way of the new Hays County Road No. 220, (Mt. Gainor Road) as conveyed in part in Volume 2714, Page 67, Official Public Records of Hays County, Texas, said iron rod being the northwest corner of a 12.52 acre tract of land conveyed to Michael Brett Pillow in Volume 4268, Page 749, Official Public Records of Hays County, Texas, same being the southwest corner of the herein described 39.49 acre tract of land;

THENCE with the new east right of way of Hays County Road No. 220, the following twenty one (21) courses and distances:

- 1) with the arc of a curve to the left, a distance of 517.62 feet, said curve having a radius of 2075.00 feet, a chord bearing of N 01°40'13"E, and a chord distance of 516.28 feet to a calculated point,
- 2) N 05°28'42"W, a distance of 165.55 feet to a ½ inch iron rod found (Survcon Cap) for the beginning of a curve to the right,
- 3) with the arc of a curve to the right, a distance of 354.90 feet, said curve having a radius of 540.00 feet, a chord bearing of N 13°21'12"E, and a chord distance of 348.55 feet to a ½ inch iron rod found (Survcon Cap),
- 4) N 45°11'36"E, a distance of 29.13 feet to a ½ inch iron rod found (Survcon Cap),
- 5) N 44°29'27"E, a distance of 56.15 feet to a calculated point in a rock wall,
- 6) N 48°08'38"E, a distance of 45.03 feet to a calculated point in a rock wall,
- 7) N 57°05'51"E, a distance of 27.41 feet to a ½ inch iron rod found (Survcon Cap),
- 8) N 52°35'32"E, a distance of 95.39 feet to a ½ inch iron rod found (Survcon Cap),
- 9) N 52°26'53"E, a distance of 103.83 feet to a ½ inch iron rod found (Survcon Cap),
- 10) N 54°51'11"E, a distance of 88.00 feet to a ½ inch iron rod found (Survcon Cap),
- 11) N 60°56'37"E, a distance of 90.85 feet to a ½ inch iron rod found (Survcon Cap),
- 12) N 54°59'51"E, a distance of 100.00 feet to a ½ inch iron rod found (Survcon Cap),
- 13) N 51°56'14"E, a distance of 99.20 feet to a ½ inch iron rod found (Survcon Cap),
- 14) N 46°20'09"E, a distance of 101.27 feet to a ½ inch iron rod found (Survcon Cap),
- 15) N 46°28'04"E, a distance of 97.86 feet to a ½ inch iron rod found (Survcon Cap),

- 16) N 46°32'41"E, a distance of 67.73 feet to a 3 inch diameter metal fence post found,
- 17) N 20°38'37"E, a distance of 39.47 feet to a ½ inch iron rod found (Survcon Cap),
- 18) N 20°51'39"E, a distance of 105.72 feet to a calculated point,
- 19) N 30°15'56"E, a distance of 94.46 feet to a ½ inch iron rod found (Survcon Cap),
- 20) N 35°54'38"E, a distance of 38.56 feet to a calculated point, and
- 21) N 37°55'07"E, a distance of 115.23 feet to a mag nail found in asphalt roadway for the centerline of Hays County Road No. 220, said iron rod being in the west line of said Haberman 54.65 acre tract, same being the east line of a called 84.88 acre tract of land conveyed to Paul Sinclair and wife, Mona Sinclair in Volume 989, Page 447, Official Public Records of Hays County, Texas;

THENCE with the west line of said Haberman 54.65 acre tract and the centerline of Hays County Road No. 220, the following five (5) courses and distances:

- 1) N 51°47'28"E, a distance of 77.68 feet to a mag nail found in asphalt roadway,
- 2) N 40°29'42"E, a distance of 61.46 feet to a mag nail found in asphalt roadway,
- 3) N 24°28'35"E, a distance of 74.81 feet to a mag nail found in asphalt roadway,
- 4) N 12°03'43"E, a distance of 87.67 feet to a mag nail found in asphalt roadway, and
- 5) N 17°40'13"E, a distance of 13.66 feet to a calculated point in the east right of way of the new Hays County Road No. 220;

THENCE with the new east right of way of Hays County Road No. 220, the following two (2) courses and distances:

- 1) N 27°02'57"E, a distance of 103.23 feet to a calculated point, and
- 2) N 37°23'24"E, a distance of 162.83 feet to a wood fence post found in the north line of said Haberman 54.65 acre tract for the northwest corner of the herein described 39.49 acre tract of land, said post also being in the south line of a called 40.80 acre tract of land conveyed to David G. Boone and Margaret W. Boone in Volume 736, Page 283, Real Property Records of Hays County, Texas;

THENCE leaving the new east right of way of Hays County Road No. 220, with the south line of said Boone 40.80 acre tract, the north line of said Haberman 54.65 acre tract, and the north line of the herein described 39.49 acre tract of land, the following five (5) courses and distances:

- 1) N 88°23'07"E, a distance of 84.67 feet to a 0.4 foot diameter wood fence post found,
- 2) S 78°42'07"E, a distance of 49.36 feet to a ½ inch iron rod found,
- 3) N 68°37'07"E, a distance of 35.30 feet to a 0.4 foot diameter wood fence post found,
- 4) N 87°17'37"E, a distance of 51.27 feet to a calculated point in barbed wire fence line, and
- 5) N 89°46'44"E, a distance of 588.45 feet to a ½ inch iron rod found in the west line of Storm

Ranch, a tract of land conveyed to Lynn Storm in Volume 183, Page 440, Deed Records of Hays County, Texas, for the northeast corner of the herein described 39.49 acre tract of land, same being the northeast corner of said Haberman 54.65 acre tract, said iron rod also being the southeast corner of said Boone 40.80 acre tract;

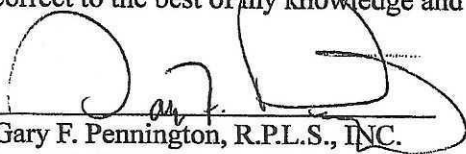
THENCE with the west line of said Storm Ranch, and the east line of the herein described 39.49 acre tract of land, same being the east line of said Haberman 54.65 acre tract, the following eight (8) courses and distances:

- 1) S 44°19'35"W, a distance of 1085.44 feet to a 0.8 foot diameter wood fence post found,
- 2) S 43°58'02"W, a distance of 607.98 feet to a 0.6 foot diameter wood fence post found,
- 3) S 44°28'02"W, a distance of 172.44 feet to a calculated point under a fallen tree,
- 4) S 19°36'02"W, a distance of 19.08 feet to a calculated point under a fallen tree,
- 5) S 13°11'46"W, a distance of 75.25 feet to a P-K nail found in a wood fence post,
- 6) S 59°25'19"W, a distance of 96.37 feet to a 0.5 foot diameter wood fence post found,
- 7) S 25°11'46"E, a distance of 361.05 feet to a 0.1 foot diameter wood fence post found, and
- 8) S 24°42'08"E, a distance of 382.34 feet to a ½ inch iron rod found with cap (#4404), for the southeast corner of the herein described 39.50 acre tract of land, said iron rod also being the northeast corner of said Pillow 12.52 acre tract;

THENCE crossing said Haberman 54.65 acre tract, with the north line of said Pillow 12.52 acre tract, and with the south line of the herein described 39.49 acre tract of land, the following two (2) courses and distances:

- 1) S 68°17'28"W (Bearing Basis), a distance of 901.55 feet to a ½ inch iron rod found with cap (#4404), and
- 2) N 87°53'29"W, a distance of 225.73 feet to the POINT OF BEGINNING, containing 39.49 acres of land.

I, Gary F. Pennington, do hereby certify that this description and associated survey plat was prepared from a survey performed under my direction and supervision during May of 2012, and is true and correct to the best of my knowledge and belief.


Gary F. Pennington, R.P.L.S., INC.
R.P.L.S. No 4404 - State of Texas -
P.O. Box 1244, Dripping Springs, Tx. 78620
(512) 894-0664 05-16-2012

