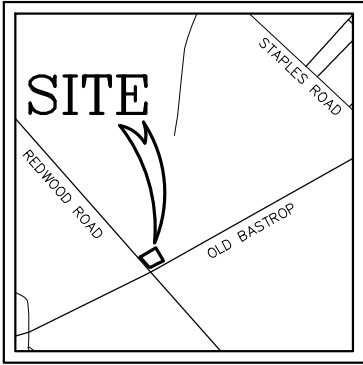
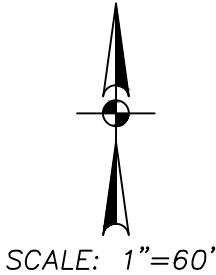


Drawing Name: C:\Users\Jeff\Dropbox (DAM Survey)\Jeff\PROJECTS\MIS\MIS692- REDWOOD 3 DETENTION\MIS692- REDWOOD 3- FINAL COMMERCIAL- 120621.dwg User: Jeff Dec 07, 2021 - 8:03pm



LOCATION MAP  
N.T.S.



**BOUNDARY SURVEY**

BEING 2.133 ACRES OF LAND SITUATED IN THE BARNETTE O. KANE SURVEY,  
ABSTRACT NO. 281, IN HAYS COUNTY, TEXAS, AND BEING OUT OF THE REMAINING  
PORTION OF A CALLED 99.56 ACRE TRACT OF LAND, AS CONVEYED TO SMITHCO  
REDWOOD, LLC, AND RECORDED IN DOCUMENT NO. 19023899, OF THE OFFICIAL  
PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

REMAINING PORTION OF  
CALLED 99.56 ACRES  
SMITHCO REDWOOD, LLC  
(DOC. NO. 19023899, OPRHCT)

N59°12'59"E  
357.63'

70.15'  
S29°35'34"E 294.72'  
CALLED 81.578 ACRES  
THREE RIVERS DEVELOPMENT, LLC  
(DOC. NO. 20048253, OPRHCT)

2.133 ACRES  
PORTION OF THE  
REMAINING PORTION OF  
CALLED 99.56 ACRES  
SMITHCO REDWOOD, LLC  
(DOC. NO. 19023899, OPRHCT)

N41°04'48"W  
258.92'

REDWOOD ROAD  
(C.R. 232)  
(VARIABLE WIDTH R.O.W.)

S60°25'22"W  
159.63'

N80°20'06"W  
36.68'

OLD BASTROP HIGHWAY  
(C.R. 266)  
(VARIABLE WIDTH R.O.W.)

S65°23'52"W  
118.41'

REMAINDER OF 35' G.B.R.A. EASEMENT  
(VOL. 1511, PG. 3, DRHCT)

P.O.B.

**NOTES:**

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 48209C0483F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 2, 2005, IN HAYS COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
3. THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS OF THE CITY OF SAN MARCOS.
4. THERE IS NO VISIBLE EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT.
5. ONLY OBSERVED EVIDENCE OF UTILITIES WERE LOCATED AT THE TIME OF THIS SURVEY. THE SURVEYOR DID NOT SUBMIT ANY UTILITY LOCATE REQUESTS TO TEXAS 811 NOR A PRIVATE UTILITY LOCATING COMPANY.
6. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
8. THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
9. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

**LEGEND:**

- = (IPS) SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
- = (IPF) FOUND 1/2" IRON PIN W/ PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
- ( ) = RECORD INFORMATION
- OPRHCT = OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- DRHCT = DEED RECORDS OF HAYS COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF  
THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN  
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2021

DREW A. MAWYER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



5151 W. SH 46  
NEW BRAUNFELS, TX 78132  
PH: 830.730.4449  
drewm@dam-tx.com  
FIRM #10191500

ADDRESS:  
REDWOOD ROAD  
SAN MARCOS, TX 78666

DATE: DECEMBER 2021 JOB: MIS692

  
**DAM LAWYER**  
— LAND SURVEYING —  
METES AND BOUNDS DESCRIPTION  
FOR A  
2.133 ACRE TRACT OF LAND

Being a 2.133 acre tract of land out of the Barnette O. Kane Survey, Abstract No. 281, in Hays County, Texas, being out of the remaining portion of a called 99.56 acre tract of land, as conveyed to Smithco Redwood, LLC, and recorded in Document No. 19023899, of the Official Public Records of Hays County, Texas, and said 2.133 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin with cap stamped "DAM #5348 PROP. COR." found in the Northwesterly Right-of-Way (R.O.W.) line of Old Bastrop Highway (C.R. 266) (a variable width R.O.W.), being the most Southerly Southwest corner of a called 81.578 acre tract of land, as conveyed to Three Rivers Development, LLC, and recorded in Document No. 20048253, of the Official Public Records of Hays County, Texas, and being the most Southerly Southeast corner of the remaining portion of said 99.56 acre tract of land and this herein described tract of land;

THENCE with the Northwesterly R.O.W. line of said Old Bastrop Highway, and with the Southeasterly line of the remaining portion of said 99.56 acre tract of land, S 65° 23' 52" W, a distance of 118.41 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." found in the Northwesterly R.O.W. line of said Old Bastrop Highway, being a Southeasterly corner of the remaining portion of said 99.56 acre tract of land, and being a Southeasterly corner of this herein described tract of land;

THENCE continuing with the Northwesterly R.O.W. line of said Old Bastrop Highway, and with the Southerly line of the remaining portion of said 99.56 acre tract of land, S 60° 25' 22" W, a distance of 159.63 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." found at the Easterly end of a cutback line between the Northwesterly R.O.W. line of said Old Bastrop Highway and the Northeasterly R.O.W. line of Redwood Road (C.R. 232) (a variable width R.O.W.), and being the most Southerly corner of the remaining portion of said 99.56 acre tract of land and this herein described tract of land;

THENCE with said cutback line, and with the Southerly line of the remaining portion of said 99.56 acre tract of land, N 80° 20' 06" W, a distance of 36.68 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." found at the Westerly end of said cutback line, and being a Southerly corner of the remaining portion of said 99.56 acre tract of land and this herein described tract of land;

THENCE with the Northeasterly R.O.W. line of said Redwood Road, and with the Southwesterly line of the remaining portion of said 99.56 acre tract of land, N 41° 04' 48" W, a distance of 258.92 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." found in the Northeasterly R.O.W. line of said Redwood Road, being in the Southwesterly line of the remaining portion of said 99.56 acre tract of land, and being the most Westerly corner of this herein described tract of land;

THENCE departing the Northeasterly R.O.W. line of said Redwood Road, same being the Southwesterly line of the remaining portion of said 99.56 acre tract of land, and across and through the remaining portion of said 99.56 acre tract of land, N 59° 12' 59" E, a distance of 357.63 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the most Northerly corner of this herein described tract of land;

THENCE continuing across and through the remaining portion of said 99.56 acre tract of land, S 29° 35' 34" E, at a distance of 70.15 feet passing a ½" iron pin with cap stamped "DAM #5348 PROP. COR." found for a Southerly corner of aforementioned 81.578 acre tract of land, and continuing with the common line between the remaining portion of said 99.56 acre tract of land and said 81.578 acre tract of land, for a total distance of 294.72 feet to the POINT OF BEGINNING, and containing 2.133 acres of land.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 1983.

Exhibit prepared this the 7<sup>th</sup> day of December, 2021.

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Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
5151 W SH 46, New Braunfels, Texas, 78132  
MIS692- REDWOOD 3- 2.133 AC LOT B- 120721