

FIELD NOTES FOR A 22.811 ACRE TRACT OF LAND

A **22.811 acre** tract of land, out of the William Hemphill Survey, Abstract 221, Hays County, Texas and being a portion of a called 102.748 acre tract of land as described and conveyed to Whisper Master Community Limited Partnership, of record in Document No. 2016-16013079, of the Official Public Records of Hays County, Texas. Said **22.811 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with an orange plastic cap stamped "McGray McGray" in the northeast line of a called 8.819 acre tract of land as described and conveyed to Hays County, of record in Document No. 2015-15037723, of the Official Public records of Hays County, Texas, the southwest right-of-way line of County Road 159 (Yarrington Road), for the north corner of said 102.748 acre tract and the tract described herein;

THENCE: S 46° 48' 07" E, with the southwest right-of-way line of said Yarrington Road and the northeast line of said 102.748 acre tract, a distance of **1689.54 feet** to a point for the east corner of the tract described herein;

THENCE: Departing the southwest right-of-way line of Yarrington Road, and across said 102.748 acre tract, the following five (5) courses:

1. **S 43° 11' 53" W**, a distance of **47.18 feet** to a point of curvature,
2. With a curve to the right having a radius of **150.00 feet**, an arc length of **104.89 feet**, a delta angle of **040° 03' 53"** and a chord bears, **S 63° 13' 50" W**, a distance of **102.77 feet** to a point of tangency,
3. **S 83° 15' 46" W**, a distance of **720.15 feet** to a point of curvature,
4. With a curve to the right having a radius of **750.00 feet**, an arc length of **655.71 feet**, a delta angle of **050° 05' 33"** and a chord bears, **N 71° 41' 27" W**, a distance of **635.03 feet** to a point of tangency, and
5. **N 46° 38' 40" W**, a distance of **52.48 feet** to a point in the east line of said 8.819 acre tract, the west line of said 102.748 acre tract and for the southwest corner of the tract described herein;

THENCE: With the east line of said 8.819 acre tract and the west line of said 102.748 acre tract, and a non-tangent curve to the left having a radius of **3515.00 feet**, an arc length of **1118.98 feet**, a delta angle of **018° 14' 23"** and a chord bears, **N 12° 53' 30" E**, a distance of **1114.26 feet** to the **POINT OF BEGINNING** and containing **22.811 acres** of land situated in Hays County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on November 16, 2020.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

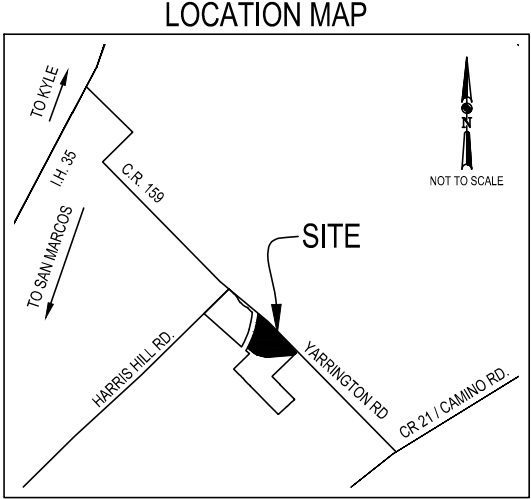
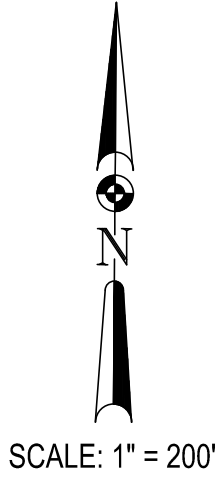


Job # 20-4003 22.811 Acres

Date: March 24, 2022

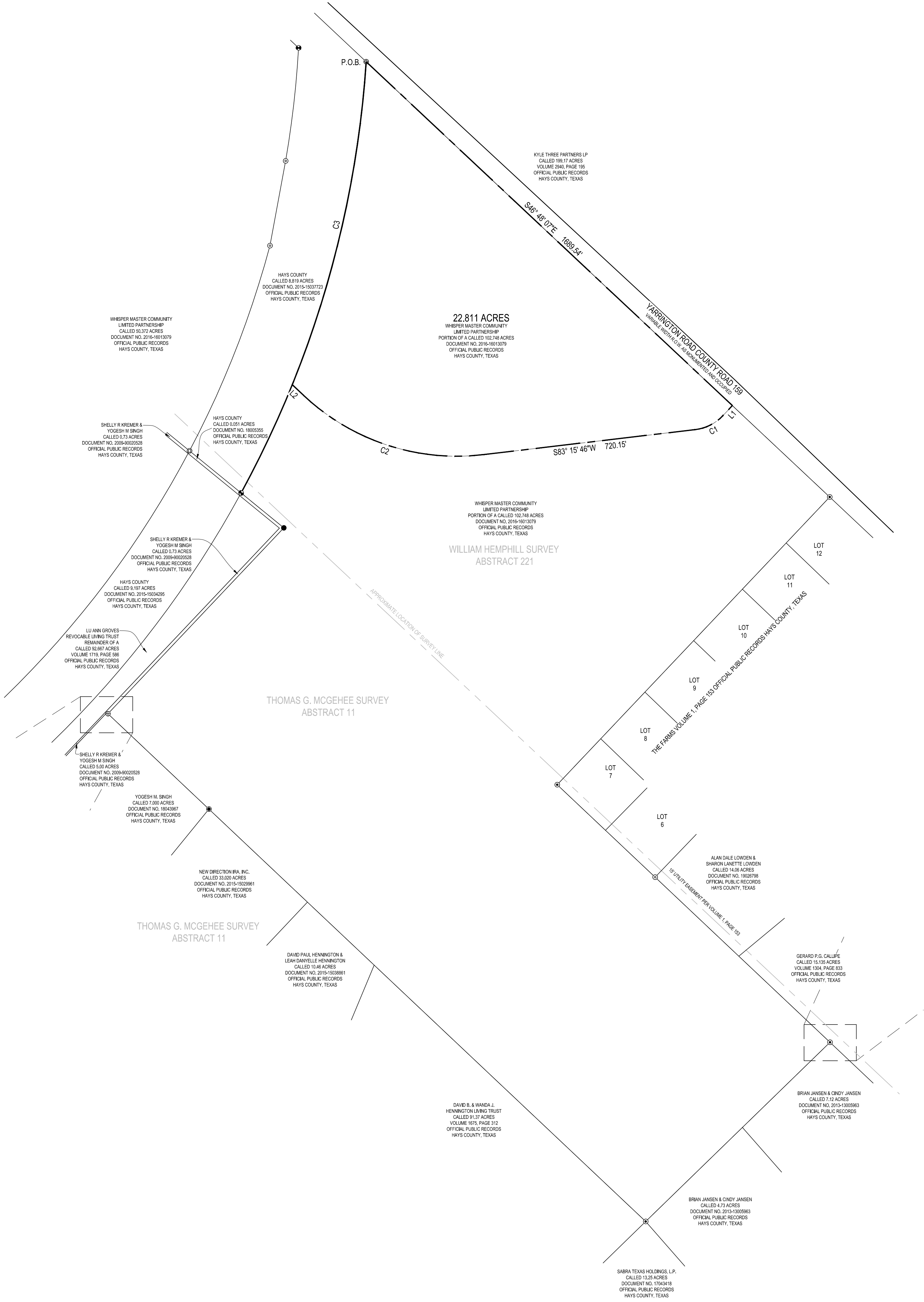
NOTES:
1. FIELD WORK COMPLETED ON: 11-12-2020
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
3. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.

ZONING EXHIBIT OF
A 22.811 ACRE TRACT OF LAND, OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT 221, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 102.748 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, OF RECORD IN DOCUMENT NO. 2016-16013079, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43° 11' 57"W	47.18'
L2	N46° 38' 49"W	52.48'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	150.00'	104.89'	40°03'53"	S63° 13' 50"W	102.77'
C2	750.00'	655.71'	50°05'33"	N71° 41' 27"W	635.03'
C3	3515.00'	1118.98'	18°14'23"	N12° 53' 30"E	1114.26'



- LEGEND
- P.O.B. POINT OF BEGINNING
- FOUND 12" IRON ROD WITH ORANGE PLASTIC CAP
 - FOUND 12" IRON ROD WITH A ORANGE PLASTIC CAP STAMPED "MCGRAY MCGRAY"
 - FOUND 12" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BYRN SURVEY"
 - FOUND MAG NAIL
 - FOUND 12" IRON ROD
 - FOUND 1" PIPE
 - FOUND 5/8" IRON ROD

MATKINHOOPER

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ENGINEERING
& SURVEYING

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM E-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



Kyle L. Pressler
KYLE L. PRESSLER DATE: MARCH 28, 2022
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JOB NO. 20-0021 WHISPER EAST - NORTH ZONING PARCEL