

FIELD NOTES FOR A 79.901 ACRE TRACT OF LAND

A **79.901 acre** tract of land, out of the William Hemphill Survey, Abstract 221, and the Thomas G. McGehee Survey, Abstract 11, 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 **79.901 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the southwest right-of-way line of County Road 159 (Yarrington Road), in the northeast line of said 102.748 acre tract and for the north corner of 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 **449.15 feet** to a found 1" iron pipe, for the north corner of The Farms, being a subdivision of record in Volume 1, Page 153, of the Official Public records of Hays County, Texas, the most northerly east corner of said 102.748 acre tract and of the tract described herein;

THENCE: S 43° 26' 59" W, with the northwest line of said The Farms and a east line of said 102.748 acre tract, a distance of **1332.94 feet** to a found 1" iron pipe for the west corner of said The Farms, an interior east corner of said 102.748 acre tract and the tract described herein;

THENCE: S 46° 38' 56" E, with the southwest line of said The Farms and a northeast line of said 102.748 acre tract, passing at a distance of 452.91 feet, a found 1/2" iron rod for the south corner of said The Farms and the west corner of a called 14.06 acre tract of land as described in Document No. 19026798, of the Official Public records of Hays County, Texas, continuing with the southwest line of said 14.06 acre tract and a called 15.135 acre tract of land as described in Volume 1304, Page 833, of the Official Public Records of Hays County, Texas, for a total distance of **1262.05 feet**, to a found 1" iron pipe for the north corner of a called 7.12 acre tract of land as described in Document No. 2013-13005963, of the Official Public records of Hays County, Texas, the most southerly east corner of said 102.748 acre tract and of the tract described herein, from which a found 1/2" iron rod bears, N 10° 16' 48" W, a distance of 1.19 feet;

THENCE: S 45° 49' 30" W, with the northwest line of said 7.12 acre tract, a called 4.73 acre tract of land described as described in Document No. 2013-13005963, of the Official Public records of Hays County, Texas, and the southeast line of said 102.748 acre tract, a distance of **864.65 feet** to a found 1/2" iron rod for the west corner of said 4.73 acre tract, the north corner of a called 13.25 acre tract of land as described in Document No. 17043418, of the Official Public records of Hays County, Texas, the east corner of a called 91.37 acre tract of land as described in Volume 1675, Page 312, of the Official Public Records of Hays County, Texas, the south corner of said 102.748 acre tract and the tract described herein;

THENCE: N 46° 38' 42" W, with the northeast line of said 91.37 acres, a called 10.46 acre tract of land as described in Document No. 2015-15038861, of the Official Public records of Hays County, Texas, a called 33.020 acre tract of land as described in Document No. 2015-15029961, of the Official Public Records of Hays County, Texas, a called 7.000 acre tract of land as described in Document No. 18043967, of the Official Public Records of Hays County, Texas, and the southwest line of said 102.748 acre tract, passing at a distance of 2020.33 feet, a found 1/2" iron rod with a yellow plastic cap stamped "Byrn Survey" for the north corner of said 33.020 acre tract and the east corner of said 7.000 acre tract, continuing for a total distance of **2487.32 feet** to a found 5/8" iron rod for the south corner of a called 0.73 acre tract of land as described in Document No. 2009-90020528, of the Official Public records of Hays County, Texas, the west corner of said 102.748 acre tract and the tract described herein, from which a found 1/2" iron rod bears N 46° 38' 42" W, a distance of 5.11 feet, for the north corner of said 7.000 tract and the northeast corner of a called 5.00 acre tract of land as described in Document No. 2009-90020528, of the Official Public Records of Hays County, Texas;

THENCE: With the common line of said 0.73 acre tract and said 102.748 acre tract, the following two (2) courses:

1. **N 43° 25' 08" E**, a distance of **860.62 feet**, to a found mag nail for corner, and
2. **N 50° 46' 02" W**, a distance of **185.56 feet**, to a found 1/2" iron rod with an orange plastic cap for the east corner of a called 0.051 acre tract of land as described in Document No. 18005355, of the Official Public Records of Hays County, Texas, the south corner of a called 8.819 acre tract of land as described in Document No. 2015-15037723, of the Official Public Records of Hays County, Texas, a westerly corner and point of curvature for said 102.748 acre tract and the tract described herein;

THENCE: With the southeast line of said 8.819 acre tract and a west line of said 102.748 acre tract, being a non-tangent curve to the to the left having a radius of **3515.00 feet**, an arc length of **403.19 feet**, a delta angle of **6° 34' 20"** and a chord that bears, **N 25° 17' 51" E**, a distance of **402.97 feet** to a point of non-tangency and the northwest corner of the tract described herein;

THENCE: Across said 102.748 acre tract, the following five (5) courses:

1. **S 46° 38' 40" E**, a distance of **52.48 feet** to a point of curvature,
2. With a curve to the left having a radius of **750.00 feet**, an arc length of **655.71 feet**, a delta angle of **50° 05' 33"** and a chord bears, **S 71° 41' 27" E**, a distance of **635.03 feet** to a point of tangency,
3. **N 83° 15' 46" E**, a distance of **720.15 feet** to a point of curvature,
4. With a curve to the left having a radius of **150.00 feet**, an arc length of **104.89 feet**, a delta angle of **40° 03' 53"** and a chord bears, **N 63° 13' 50" E**, a distance of **102.77 feet** to a point of tangency, and
5. **N 43° 11' 53" E**, a distance of **47.18 feet** to the **POINT OF BEGINNING** and containing **79.901 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."



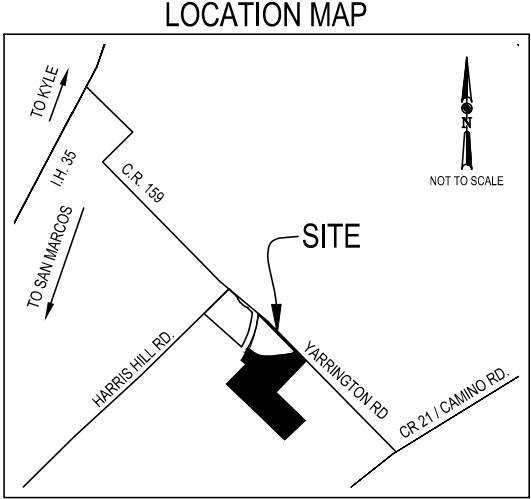
Job # 20-4003 79.901 Acres

Date: March 25, 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.

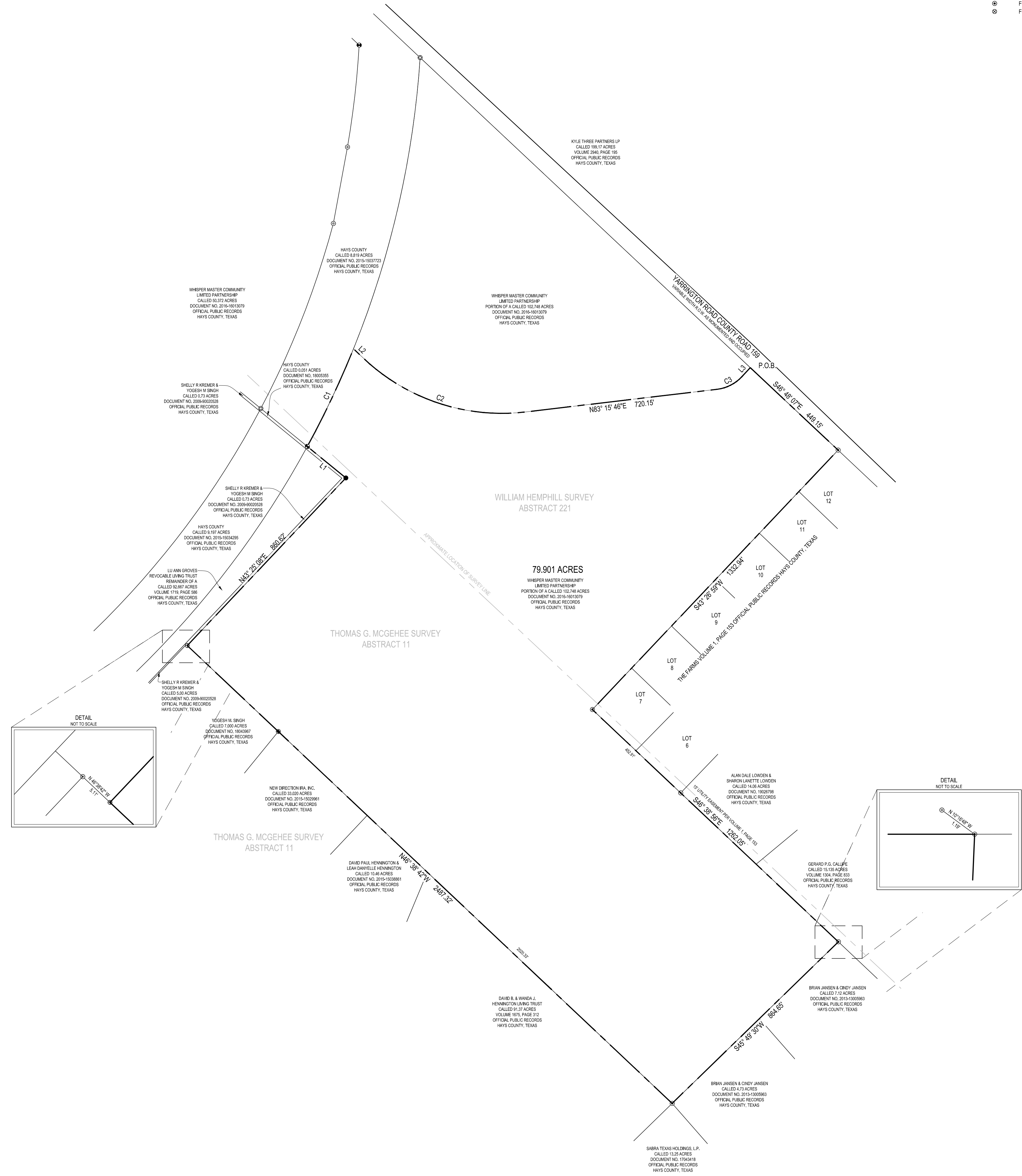
ZONING EXHIBIT OF
A 79.901 ACRE TRACT OF LAND, OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT 221, AND THE THOMAS MCGEEHEE SURVEY, ABSTRACT 11, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 102.748 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, OF RECORD IN DOCUMENT NO. 2016-16013079, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

SCALE: 1" = 200'



LINE TABLE					
LINE	BEARING	DISTANCE			
L1	N60° 49' 02"W	185.56'			
L2	S40° 38' 40"E	52.48'			
L3	N43° 11' 53"E	47.18'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	3515.00'	403.19'	6°34'20"	N25° 17' 51"E	402.97'
C2	750.00'	655.71'	50°05'33"	S71° 41' 27"E	635.03'
C3	150.00'	104.89'	40°03'53"	N63° 13' 50"E	102.77'



- 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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GEORGETOWN, TEXAS 78628
OFFICE: 512.366.2244

ENGINEERING
& SURVEYING

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



Kyle L. Pressler
KYLE L. PRESSLER DATE: MARCH 28, 2022
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