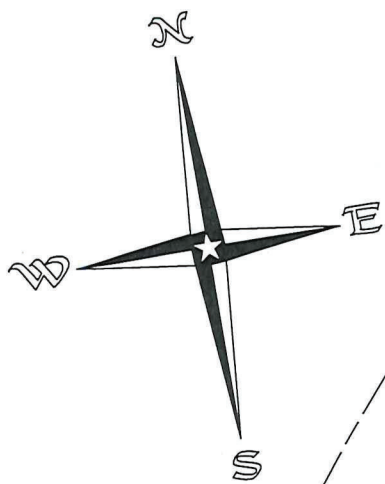




SCALE: 1" = 100'

LEGEND

- ◊ ½" Iron Rod Found with plastic cap Imprinted "Holt Carson, Inc."
- ⊙ ½" Iron Rod Found
- ipf ⊙ ½" Iron Pipe Found
- Calculated Point

JOHN PHARASS SURVEY
ABSTRACT NO. 361

(13.685 Acres)
Delbert Dallefeld, et ux
Vol 960 Pg 895

"Tract 2"
(49.660 Acres)
1200 S. Old Stagecoach Rd., LLC
Instrument No. 17032459

(4.852 Acres)
Kali Nguyen
Instrument No. 21033506

(5.01 Acres)
Delbert Dallefeld, et ux
Vol. 289 Pg. 590

"Tract 1"
(9.079 Acres)
1200 S. Old Stagecoach Rd., LLC
Instrument No. 17032459

"Tract II"
(9.07 Acres)
Lorraine D. Pfennig
Volume 3286 Page 198

(9.07 Acres)
Delbert Dallefeld, et ux
Vol. 219 Pg. 516

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOMA VERDE SUBDIVISION
Volume 1 Page 345

HINTON SURVEY NO. 220
ABSTRACT NO. 12

N09°36'44"E
374.00'

S80°32'20"E 434.50'

(29.524 Acres)
Karla Pfennig
Volume 3286 Page 205

S09°42'04"W
196.01'

(3.00 Acres)
Old Stagecoach Road, LLC
Volume 4950 Page 799

S80°10'40"E 658.72'

N09°49'32"E
200.10'

Reference Point
Tract 4
P.O.B.
Tract 5

N73°31'32"W
50.07'

N16°32'41"E
110.03'

N16°32'41"E
419.65'

N16°32'41"E
185.03'

TRACT 5
10.909 ACRES
(25.36 Acres)
Delbert Dallefeld, et ux
Vol. 378 Pg. 546

N72°36'52"W 1044.11'
S72°36'52"E 1044.11'

TRACT 4
10.021 ACRES
(20.13 Acres)
Karla Pfennig
Volume 3286 Page 205

N72°36'52"W 1036.58'
S72°36'52"E 1036.58'

"Tract 3"
(2.000 Acres)
1200 S. Old Stagecoach Rd., LLC
Instrument No. 17032459

10' Utility Easement per
Volume 246 Page 696

TRACT 2
10.026 ACRES

N37°31'00"W 780.48'

S17°34'22"W
243.75'

(2.00 Acres)
Karla Pfennig
Volume 3734
Page 825

S72°25'38"E 357.42'

(7.60 Acres)
Delbert Dallefeld, et ux
Vol. 290 Pg. 835

N63°32'39"W
398.00'

S17°34'22"W
282.77'

P.O.B.
Tract 2

S17°34'22"W
30.36'

OLD STAGECOACH ROAD
OLD AUSTIN-SAN ANTONIO ROAD
Hays County Road No. 136

PREPARED: NOVEMBER 1, 2023
PARENT TRACT PERIMETER SURVEYED: AUGUST 31, 2017.

BY

Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166



HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

Texas Licensed Surveying Firm Registration No. 10050700

SKETCH TO ACCOMPANY DESCRIPTION OF:

TRACT 2: 10.026 ACRES OF LAND OUT OF JOHN PHARASS SURVEY, ABSTRACT NO. 361 AND THE Z. HINTON SURVEY NO. 12, ABSTRACT NO. 220, BOTH IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (49.660 ACRE) TRACT OF LAND IDENTIFIED AS "TRACT 2" AS CONVEYED TO 1200 S. OLD STAGECOACH RD., LLC BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NO. 17032459 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT 4: 10.021 ACRES OF LAND OUT OF THE JOHN PHARASS SURVEY, ABSTRACT NO. 361 AND THE Z. HINTON SURVEY NO. 12, ABSTRACT NO. 220, BOTH IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (49.660 ACRE) TRACT OF LAND IDENTIFIED AS "TRACT 2" AS CONVEYED TO 1200 S. OLD STAGECOACH RD., LLC BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NO. 17032459 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT 5: 10.909 ACRES OF LAND OUT OF THE JOHN PHARASS SURVEY, ABSTRACT NO. 361 AND THE Z. HINTON SURVEY NO. 12, ABSTRACT NO. 220, BOTH IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (49.660 ACRE) TRACT OF LAND IDENTIFIED AS "TRACT 2" AS CONVEYED TO 1200 S. OLD STAGECOACH RD., LLC BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NO. 17032459 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

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