

# SKETCH TO ACCOMPANY DESCRIPTION

DRAINAGE EASEMENT  
SHEET 1 OF 1

GEORGE HERDER SURVEY NO. 537 EXHIBIT "A"  
ABSTRACT NO. 239  
HAYS COUNTY, TEXAS

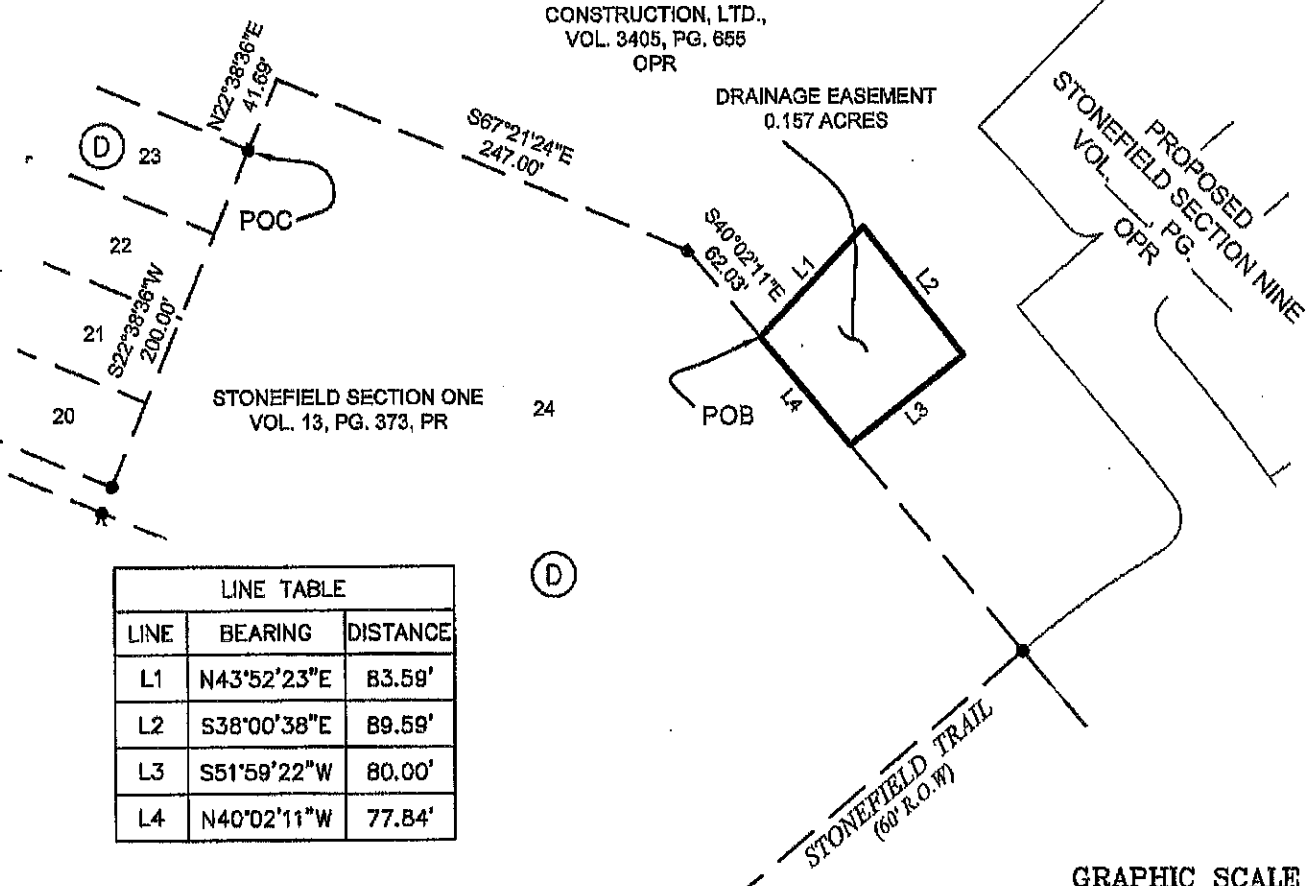
LENNAR HOMES OF TEXAS LAND &  
CONSTRUCTION, LTD.,  
VOL. 3405, PG. 655  
OPR

DRAINAGE EASEMENT  
0.157 ACRES

PROPOSED  
STONEFIELD SECTION NINE  
VOL. PG.  
OPR

STONEFIELD SECTION ONE  
VOL. 13, PG. 373, PR

POB



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N43°52'23"E	83.59'
L2	S38°00'38"E	89.59'
L3	S51°59'22"W	80.00'
L4	N40°02'11"W	77.84'

BEARING REFERENCE: GRID NORTH, TEXAS COORDINATE SYSTEM OF 1983 (CORS) SOUTH CENTRAL ZONE.

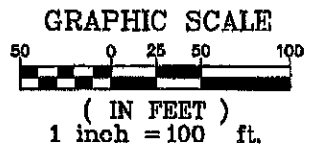
THE DISTANCES SHOWN HEREON ARE SURFACE VALUES SCALED FROM GRID (U.S. SURVEY FEET), USING A COMBINED SCALE FACTOR (CSF) OF 0.99991194 (GRID=SURFACE\*CSF)

ALL COORDINATES SHOWN HEREON ARE STATE PLANE GRID, TEXAS COORDINATE SYSTEM OF 1983 (CORS), SOUTH CENTRAL ZONE.

SUBJECT TRACT SHOWN HEREON IS AN EASEMENT. NO MONUMENTATION SET FOR CORNERS.

REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.

DATE OF LAST FIELD WORK: OCTOBER 4, 2012



### LEGEND

- 1/2" IRON ROD FOUND STAMPED "CUNNINGHAM ALLEN INC." (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET STAMPED "CUNNINGHAM ALLEN INC."
- OPR OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- PR PLAT RECORDS OF HAYS COUNTY, TEXAS
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING



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SURVEYED BY:

*Miguel A. Escobar*  
MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.  
TX REG. NO. 5630  
DATE: 5 Feb 2013



CLIENT:  
DATE: 2-01-2013 CREW: JJ

OFFICE: JJ  
F.B.:

PROJ #: 351.0128  
FILE NAME:

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Drawing Path: s:\351\125-Stonefield Amenity Center\_Drainage\51025\_ESHWT\_DRAINAGE\_2.dwg Plotted By: Jason Johnson Date: 2/6/2013 4:06:08 PM Layout: Esh11 Prelim

DESCRIPTION

BEING A 0.157 OF ONE ACRE TRACT OF LAND SITUATED IN THE GEORGE HERDER SURVEY NO. 537, ABSTRACT NO. 239, HAYS COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., OF RECORD IN VOLUME 3405, PAGE 655, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 0.157 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a ½ inch iron rod with cap stamped "Cunningham Allen Inc" found in the west line of Lot 24, Block D, and for the north east corner of Lot 23, Block D, STONEFIELD SECTION ONE, according to the map or plat thereof recorded in Volume 13, Page 373 of the Plat Records of Hays County, Texas, from which a ½ inch iron rod with cap stamped "Cunningham Allen Inc" found, bears South 22°38'36" West, a distance of 200.00 feet;

**THENCE**, with the west and north lines of said Lot 24, the following three (3) courses and distances:

1. North 22°38'36" East, a distance of 41.69 feet to the northernmost point of said Lot 24;
2. South 67°21'24" East, a distance of 247.00 feet to a ½ inch iron rod with cap stamped "Cunningham Allen Inc" found, for a corner of said Lot 24;
3. South 40°02'11" East, a distance of 62.03 feet to the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, departing the north line of said Lot 24 and over and across said Lennar Homes tract the following three (3) courses and distances:

1. North 43°52'23" East, a distance of 83.59 feet to a point;
2. South 38°00'38" East, a distance of 89.59 feet to a point;
3. South 51°59'22" West, a distance of 80.00 feet to a point on the north line of said Lot 24;

**THENCE**, North 40°02'11" West, with north line of said Lot 24, a distance of 77.84 feet to the **POINT OF BEGINNING**, containing 0.157 acres of land within these metes and bounds.

Reference is herein made to the sketch of this tract accompanying this description.

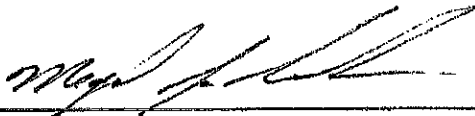
Subject tract described herein is an easement. No monumentation set for corners.

Bearing Basis: Grid North, Texas Coordinate System of 1983 (CORS) South Central Zone.

Distances shown hereon are surface values scaled from grid (U.S. Survey Feet), using a combined scale factor (CSF) of 0.99991194 (grid = surface x CSF)

I certify that this description was prepared from a survey made on October 4, 2012, on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.



5 Feb 2013

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Date

