

(S 89°11'41" W 135.03')
S 89°08'37" W 134.85'

barbed wire fence

barbed wire fence

Found Iron Rod
With Cap

Found Iron Rod
With Cap

LOT 13
Adam Hermsdorfer
Lindsay Hermsdorfer
Doc#22001462

LOT 11
Jordan Michael Budde
Allion Paige Budde
Doc#22049995

TREE LIST

NO#	SIZE	TYPE
#24	8"	Live Oak
#25	8"	Live Oak
#26	9"	Live Oak
#27	10.5"	Live Oak
#28	8"	Live Oak
#30	8"	Live Oak
#32	12"	Live Oak
#33	21"	Live Oak
#34	13"	Live Oak
#35	15.5"	Live Oak
#36	13"	Juniper
#37	9"	Live Oak
#38	8"	Live Oak
#39	13"	Live Oak
#40	21"	Live Oak
#41	21"	Live Oak
#42	9"	Live Oak
#43	8"	Live Oak
#44	8"	Live Oak
#45	8"	Live Oak
#46	10"	Live Oak
#47	9"	Live Oak
#48	16"	Live Oak
#49	20.5"	Live Oak
#50	9"	Live Oak
#51	13"	Live Oak
#52	9"	Live Oak
#53	10"	Live Oak
#55	8"	Live Oak
#56	12"	Spanish Oak
#57	14"	Spanish Oak
#58	17"	Live Oak
#61	11"	Juniper
#62	13"	Live Oak
#65	9"	Live Oak
#66	23"	Live Oak
#68	8"	Live Oak
#71	8"	Live Oak



(S 00°33'17" W 334.05')
S 00°33'17" W 334.06'

N 00°31'34" E 334.97'
(N 00°33'17" E 334.90')

LOT 12
BLOCK "3"
1.0393 acres
45,273 sq. ft.

water meter
Found Iron Rod
With Cap
utility box
electric

20' Public Utility Easement
Doc#20210009701

Found Iron Rod
With Cap
Found 1/2"
Iron Rod

*Bunker Ranch
Boulevard*

LEGAL DESCRIPTION:
LOT 12, BLOCK "3", BUNKER RANCH,
PHASE 3, A SUBDIVISION IN DRIPPING
SPRINGS, HAYS COUNTY, TEXAS, ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED
IN DOCUMENT NUMBER 20210009701, OFFICIAL
PUBLIC RECORDS, HAYS COUNTY, TEXAS.

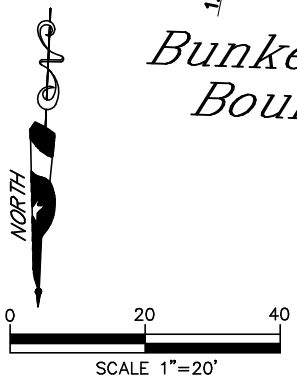
Radius = 25.00'
Arc = 10.96' (10.94')
Chord = 10.88' (10.85')
N 78°11'43" E
(N 78°01'04" E)

BENCH MARK
SET "A" ON CURB
ELEV. 1213.1
NAVD88

NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT AND OTHER
EASEMENTS, RESTRICTIONS
AND CONDITIONS MAY APPLY

NOTE:
THE ELEVATIONS SHOWN HEREON ARE
NAVD88, BASED ON LOCAL NETWORK
GPS OBSERVATION.

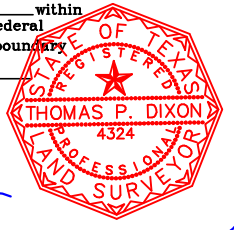
NOTE:
THE TREE CIRCLES SHOWN HEREON
HAVE ONE (1) FOOT RADIUS DRAWN
FOR EVERY ONE (1) INCH OF
MEASURED TRUNK DIAMETER AS
MEASURED 4.5' FROM GROUND UP.
MULTI-TRUNK TREES ARE DISPLAYED
USING THE FOLLOWING FORMULA:
SUM OF THE LARGEST TRUNK + 1/2
OF THE SUM OF SMALLER TRUNKS.



State of Texas:
County of Hays:

The undersigned does hereby certify that this survey
was this day made on the property legally described
hereon and is correct, and this survey substantially
complies with the current Texas Society of Professional
Surveyors Standards and
Specifications for a Category 1B,3,6, Condition II Survey.
Dated this the 24TH day of JUNE, 2023.

And the property described hereon IS NOT within
a special flood hazard area as identified by the Federal
Insurance Adm. Department of HUD Flood hazard boundary
map revised as per Map Number: 48209C0085F
Zone: X Dated: 09/02/2005



Thomas P. Dixon R.P.L.S. 4324