

S.R. 33 HIGHWAY 290

SCALE: 1" = 100'

Buddy G. White
13550 Highway 290 West
Austin, TX. 78737

Rooster Springs Stables LP
6907 Capital of Texas HWY #370
Austin, TX. 78731

Michael E. III &
Janet P. Glasscock
100 Pemberton Way
Austin, TX. 78737

U.S. HIGHWAY 290 WEST (Right-of-Way varies)

Highway Station
777+00
N87°58'14"E 349.68'

N=13983791.14
E=2283512.16

N87°58'14"E 643.65'

Existing 20' Waterline Easement

Highway Station
786+93.4

30' Building Setback

30' Building Setback

Lot 1
OETZEL SUBDIVISION
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Brian & Mary Oetzel
300 Country Lane
Dripping Springs, TX. 78620

N02°04'00"W 885.15'

10' Building Setback

BLOCK A LOT 1 33.89 Acres

BENCHMARK:
CONCRETE MONUMENT SET ON THE EAST
SIDE OF SAWYER RANCH ROAD LOCATED
S 87°43'36" E 114.11' FROM THE
NORTHEAST CORNER OF LOT 1, BLOCK A.
ELEV. = 1187.54'

Legend

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ◊ Capped Iron Rod Found
- 1/2" Iron Rod Set with plastic cap
- Imprinted with "Carson and Bush"
- Concrete Monument Found

E.B. HARGRAVES SURVEY
ABSTRACT No. 240

Robert Dean & Lisa Jasper
Lot 3A 14100 Sawyer Ranch Rd.
Dripping Springs, TX. 78620

REPLAT OF LOT 3 SAWYER RANCH ESTATES
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Robert Dean & Lisa Jasper
Lot 3B 14100 Sawyer Ranch Rd.
Dripping Springs, TX. 78620

30' Building Setback
S88°46'07"W 1563.88'

572.06'

S13°39'02"E 122.89'

Seth Martin
6612 Manzanita St.
Austin, TX. 78759

Lot 1 BLUE SKY RANCH
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Lot 1 Seth Martin
6612 Manzanita St.
Austin, TX. 78759

S16°12'13"W 485.93'
SAWYER RANCH ROAD
(HAYS COUNTY ROAD No. 164)

(10.00 Acres)
Document No. 9907847
Trinity 162HC LTD
14301 Echo Bluff
Austin, TX. 78737

80.60' tie
N87°36'19"E 60.20'

S02°17'29"E 80.60'

Harold D. Lewis and wife, Peggy L. Lewis
14101 Sawyer Ranch Rd.
Austin, TX. 78737

Lot 3C

CURVE DATA

- | | | | | |
|---|-----------------|-----------------|-----------------|-----------------|
| ① | Δ= 15°53'44" | Δ= 18°28'58" | Δ= 29°51'18" | Δ= 9°17'15" |
| | R= 3889.83' | R= 584.00' | R= 274.00' | R= 432.00' |
| | T= 543.07' | T= 95.02' | T= 73.05' | T= 35.09' |
| | C= 1075.71' | C= 187.57' | C= 141.16' | C= 69.95' |
| | A= 1079.16' | A= 188.39' | A= 142.77' | A= 70.03' |
| | CB= N80°00'46"E | CB= S65°57'44"W | CB= S11°14'30"W | CB= S18°17'40"E |