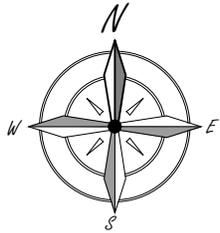


# EXHIBIT "B" SURVEY SKETCH

BEING 1.367 ACRES OUT OF THE PHILIP J. ALLEN SURVEY,  
ABSTRACT NO. 1, IN THE CITY OF BUDA ETJ, HAYS COUNTY, TEXAS



0 200  
SCALE 1" = 200'

F.M. 967  
(ROW VARIES)

$\Delta = 3^{\circ}56'42''$   
 $R = 1407.95'$   
 $L = 96.94'$   
CHD B =  $N80^{\circ}53'11''E$   
CHD L = 96.92'

P.O.B.

LOT 1, BLOCK E  
MARLBORO COUNTRY  
VOLUME 1, PAGE 309  
P.R.H.C.TX.

HAYS CONSOLIDATED  
INDEPENDENT SCHOOL DISTRICT  
8.982 ACRES  
DOCUMENT NO. 404853  
VOLUME 1245, PAGE 202  
O.P.R.H.C.TX.

LOT 2, BLOCK E  
MARLBORO COUNTRY  
VOLUME 1, PAGE 309  
P.R.H.C.TX.

JASON LEE THAMES  
REMAINDER OF 25.98 ACRES  
DOCUMENT NO. 2015-15022053  
VOLUME 5270, PAGE 737  
P.R.H.C.TX.

### LINETYPE LEGEND:

- BOUNDARY
- PROPOSED ACCESS EASEMENT
- RIGHT OF WAY
- ADJOINER

### MONUMENT LEGEND / NOTES:

O.P.R.H.C.TX. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS  
P.R.H.C.TX. = PLAT RECORDS, HAYS COUNTY, TEXAS  
P.O.B. = POINT OF BEGINNING

BEACON HILL RD.  
(A.K.A. CR 146 - RIGHT OF WAY VARIES)

$N1^{\circ}25'58''W$   
50.08'  
 $N86^{\circ}53'47''E$   
489.10'  
 $N85^{\circ}15'03''E$   
0.66'  
 $S86^{\circ}53'47''W$   
2.84'

PHILLIP R. ASHLEY AND  
LAURA S. ASHLEY  
3.7211 ACRES  
DOCUMENT NO. 2015-15006143  
VOLUME 5151, PAGE 817  
P.P.R.H.C.TX.

JASON LEE THAMES  
REMAINDER OF 3.86 ACRES  
DOCUMENT NO. 2015-15022053  
VOLUME 5270, PAGE 737  
P.P.R.H.C.TX.

JASON LEE THAMES  
0.104 ACRES  
DOCUMENT NO. 2015-15022053  
VOLUME 5270, PAGE 737  
P.P.R.H.C.TX.

1.367 ACRES - 59,556.68 SQ. FT.

### SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND IS DESCRIBED IN METES AND BOUNDS DESCRIPTION EXHIBIT "A". ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON. THE MONUMENTS SHOWN HEREON WILL BE PLACED UNDER MY SUPERVISION UPON APPROVAL.

DATE 04/16/2025

SCOTT A. HAHN REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 6375 - TBPLS FIRM NO.: 10193894  
SPOT ON SURVEYING, INC.  
614 JERRYS LANE  
BUDA, TX. 78610

### MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED.
- ▲ = CALCULATED POINT.

= FOUND 1/2" IRON PIPE.

= FOUND 10" CREOSOTE FENCE POST.

### BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.



www.spotonsurveying.com



SOS J/N:0013-23-003