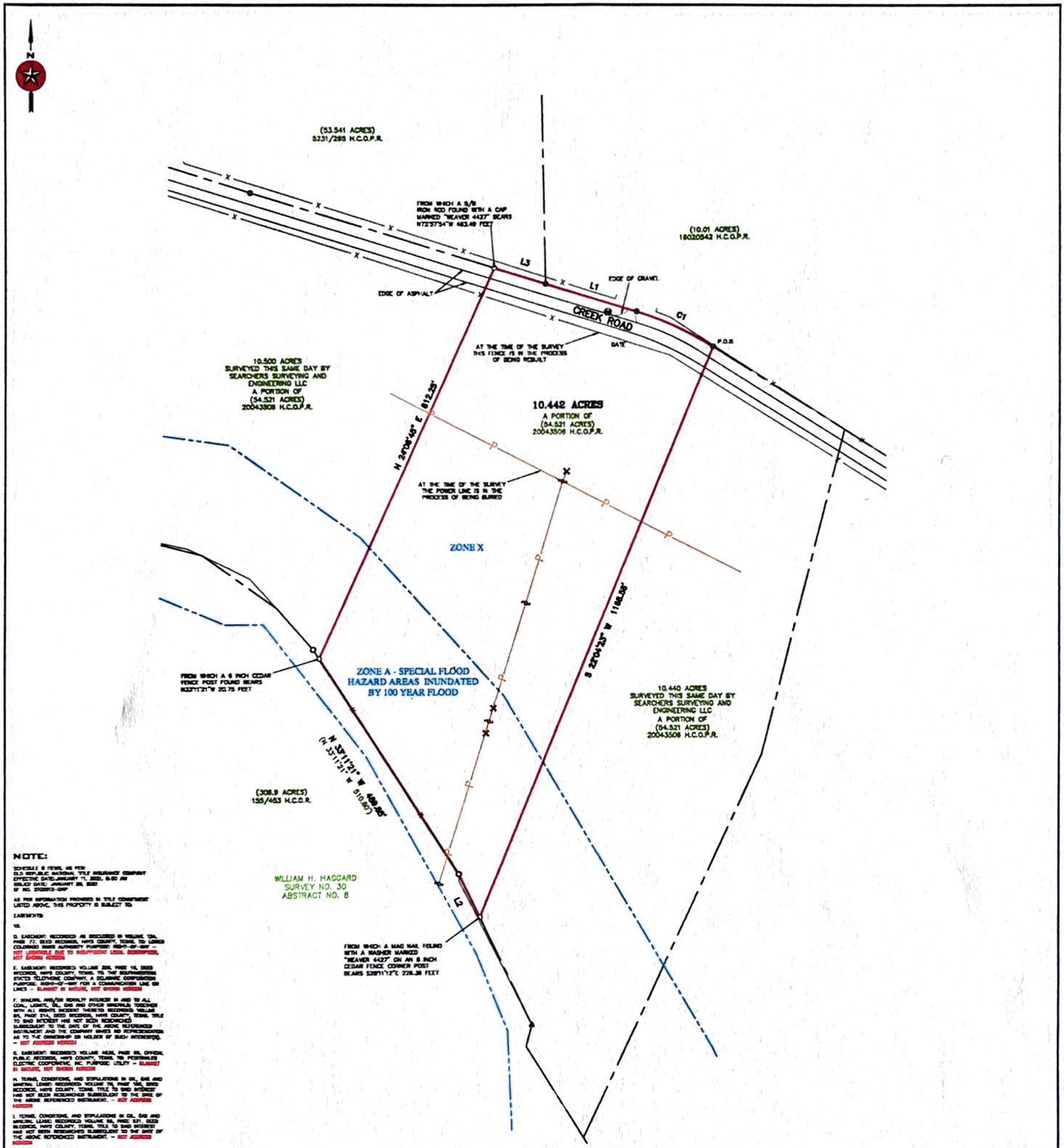

NOTE:

SCHEDULE B ITEMS, AS PER: G.D. REPUBLIC NATIONAL TITLE INSURANCE COMPANY EFFECTIVE DATE: JANUARY 11, 2022, 8:00 AM ISSUED DATE: JANUARY 28, 2021 GF NO. 2102001S-SWF

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

EASEMENTS:

10.

D. EASEMENT: RECORDED AS DESCRIBED IN VOLUME 124, PAGE 77, DEED RECORDS, HAYS COUNTY, TEXAS, TO LOWER COLORADO RIVER AUTHORITY PURPOSE: RIGHT-OF-WAY – NOT LOCATABLE DUE TO INSUFFICIENT LEGAL DESCRIPTION, NOT SHOWN HEREON

F. EASEMENT: RECORDED: VOLUME 208, PAGE 16, DEED RECORDS, HAYS COUNTY, TEXAS, TO THE SOUTHWESTERN STATES TELEPHONE COMPANY, A DELAWARE CORPORATION PURPOSE: RIGHT-OF-WAY FOR A COMMUNICATION LINE OR LINES – ELEMENT IS MISSING, NOT SHOWN HEREON

F. MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED: VOLUME 65, PAGE 214, DEED RECORDS, HAYS COUNTY, TEXAS, TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SAID INTEREST(S). – NOT ADDRESS HEREON

E. EASEMENT: RECORDED: VOLUME 4628, PAGE 591, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, TO PEDERNALES ELECTRIC COOPERATIVE, INC. PURPOSE: UTILITY – ELEMENT IS MISSING, NOT SHOWN HEREON

H. TERMS, CONDITIONS, AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE: RECORDED: VOLUME 79, PAGE 184, DEED RECORDS, HAYS COUNTY, TEXAS, TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT. – NOT ADDRESS HEREON

I. TERMS, CONDITIONS, AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE: RECORDED: VOLUME 88, PAGE 521, DEED RECORDS, HAYS COUNTY, TEXAS, TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT. – NOT ADDRESS HEREON

J. MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED: VOLUME 65, PAGE 330, DEED RECORDS, HAYS COUNTY, TEXAS, TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SAID INTEREST(S). – NOT ADDRESS HEREON

K. TERMS, CONDITIONS, AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE: RECORDED: VOLUME 204, PAGE 372, DEED RECORDS, HAYS COUNTY, TEXAS, TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT. – NOT ADDRESS HEREON

FLOOD NOTE:

THE UNDERSIGNED DOES FURTHER CERTIFY THAT PORTIONS OF THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE A, AND IS WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, PANEL NO. 48209C0335F EFFECTIVE SEPTEMBER 2, 2005

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, WATER, SEWER, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
4. A 7/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°04'17" E	180.77'
L2	N 26°11'12" W	91.04'
L3	S 72°57'54" E	101.70'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°04'17" E	180.77'
L2	N 26°11'12" W	------
L3	S 72°57'54" E	------

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	160.93'	582.23'	15°50'13"	S 65°03'14" E	160.42'

RECORD CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	160.93'	582.23'	15°50'13"	S 65°03'14" E	160.42'

STATE OF TEXAS REGISTERED ABRAHAM J. LEAMONS 6275 PROFESSIONAL LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON JANUARY 26, 2021; THAT, ARE NO VISIBLE ENCROACHMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR (#6275)

SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG
P.O. Box 220 Mason, TX 76856 | 325-347-7420 | Fax: 8015135566
P.O. Box 1384 Fredericksburg, TX 78624 | 830-383-1211 | Fax: 8102174211
www.searchersllc.com

LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE
FENCE
PIPE FENCE CORNER POST FOUND
WOOD FENCE CORNER POST FOUND
POINT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
5/8" IRON ROD FOUND
IRON PIPE FOUND
IRON ROD FOUND WITH A WASHER MARKED "WEAVER 4427"
BENCH MARK
PEDESTAL
TELEPHONE UTILITY POLE
GUY
ELECTRIC METER
BURIED CABLE MARKER
GAS METER
AIR CONDITIONER
AS MARKED
MAILBOX
SEWER MANHOLE
SEWER CLEANOUT
SEPTIC TANK
WATER WELL
WATER METER
FIRE HYDRANT
AS MARKED
APPROXIMATE FLOOD LINE
U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRNG, DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
H.C.P.R. – HAYS COUNTY PLAT RECORDS
H.C.D.R. – HAYS COUNTY DEED RECORDS
H.C.O.P.R. – HAYS COUNTY OFFICIAL PUBLIC RECORDS
H.C.R.P.R. – HAYS COUNTY REAL PROPERTY RECORDS

0' 120' 240' 360'
SCALE: 1" = 120'

TITLE SURVEY

10.442 ACRES OUT OF THE WILLIAM H. HAGGARD SURVEY NO. 30, ABSTRACT NO. 8 IN HAYS COUNTY, TEXAS.

REFERENCE: ANGELA L. HUDNALL AND JENNIFER D. HUDNALL — JOB NO. 20-1042
SCALE: 1" = 120' — DRAWN BY: AJL