

SURVEY SHOWING A 20.30 ACRE TRACT OF LAND SITUATED IN THE MIMA WILSON SURVEY NO. 917, ABSTRACT NO. 632, HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 105.55 ACRE TRACT OF LAND RECORDED IN VOLUME 1516, PAGE 555, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS AND DESCRIBED IN VOLUME 286, PAGE 241, DEED RECORDS, HAYS COUNTY, TEXAS

LEGEND

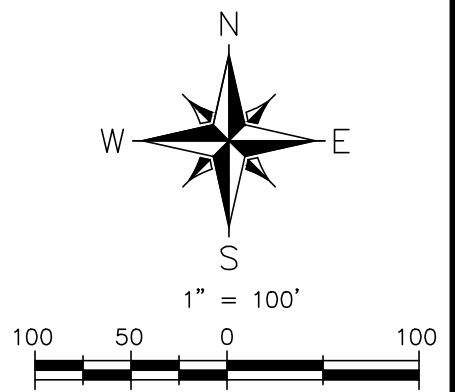
()	RECORD CALL PER PLAT
○	SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
⊙	FOUND 1/2" IRON ROD W/ A YELLOW "BYRN" PLASTIC CAP
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊕	FOUND NAIL WITH WASHER
⊗	POINT IN CATTLE GUARD
⊙	FOUND MAG NAIL IN TOP OF FENCE POST
⊕	POWER POLE
⊗	GUY WIRE
⊙	UTILITY POLE
—X—	WIRE FENCE
—OE—	OVERHEAD ELECTRIC
—OEC—	OVERHEAD ELECTRIC/COMMUNICATION
—OC—	OVERHEAD COMMUNICATION

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER 2302347-DRP, EFFECTIVE DATE OF JANUARY 13, 2023, ISSUED DATE OF JANUARY 24, 2023, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE SCHEDULE B). THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, ZONING ORDINANCES AND DEVELOPMENT RULES AND REGULATIONS, SHALL BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, ARCHITECTURAL CONTROL COMMITTEE, LANDOWNER, DEVELOPER, BUILDER, CONTRACTOR AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY PLANNING OR CONSTRUCTION. THE SURVEYOR DID NOT RESEARCH COVENANTS, CONDITIONS AND RESTRICTIONS.
- 4) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY, IRRIGATION VALVES AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.
- 5) EXISTING FENCES AROUND BOUNDARY MAY ACTUALLY MEANDER BACK AND FORTH GENERALLY ALONG AND NOT NECESSARILY ON LINE. DIMENSIONAL TIES, IF SHOWN, ARE WHERE FENCES WERE MEASURED. INTERIOR FENCES, IF ANY, NOT LOCATED NOR SHOWN HEREON. THERE ARE GATES IN BOUNDARY FENCE AT VARIOUS PLACES.
- 6) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 7) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

SCHEDULE B RECORDED EXCEPTION DOCUMENTS

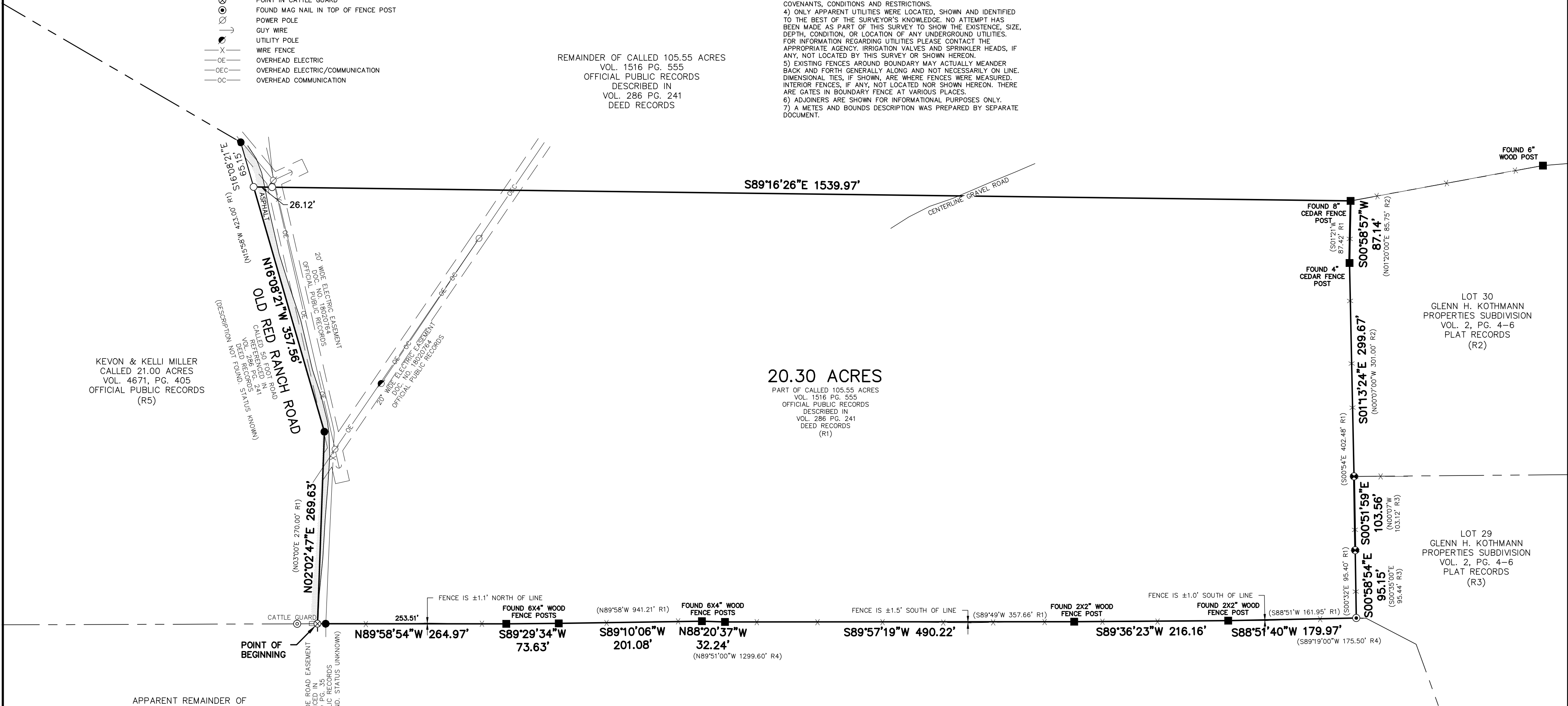
- 10.g. UNK (MAY IMPACT PART OF LAND IN SOUTHEAST CORNER OF SUBJECT TRACT).
- 10.h. NWS (BASED ON ORIGINAL SURVEYS)
- 10.i. UNK
- 10.j. 20' WIDE CENTERED ON FACILITIES A BUILT, WITH GUYING EASEMENTS AS NEEDED
- *NWB = NOT WITHIN BOUNDS OF THE SUBJECT TRACT
- *UNK = UNKNOWN IF WITHIN THE BOUNDS OF THE SUBJECT TRACT WITHOUT ADDITIONAL RESEARCH AND/OR FIELDWORK WHICH IS OUTSIDE THE SCOPE OF THIS SURVEY.
- *MINERAL AND ROYALTY INTEREST DOCUMENTS NOT REVIEWED BY SURVEYOR.
- *SEE TITLE COMMITMENT FOR A FULL/COMPLETE LIST OF EXCEPTIONS AND/OR RECORD DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS LISTED ABOVE OR IN SCHEDULE B OF TITLE COMMITMENT.



REMAINDER OF CALLED 105.55 ACRES
VOL. 1516 PG. 555
OFFICIAL PUBLIC RECORDS
DESCRIBED IN
VOL. 286 PG. 241
DEED RECORDS

20.30 ACRES

PART OF CALLED 105.55 ACRES
VOL. 1516 PG. 555
OFFICIAL PUBLIC RECORDS
DESCRIBED IN
VOL. 286 PG. 241
DEED RECORDS
(R1)



KEVIN & KELLI MILLER
CALLED 21.00 ACRES
VOL. 4671, PG. 405
OFFICIAL PUBLIC RECORDS
(R5)

APPARENT REMAINDER OF
CALLED 240 ACRE TRACT
VOL. 142, PG. 168
DEED RECORDS

MONIKA ELIZABETH HILL
CALLED 25.0 ACRES
DOC. NO. 20016251
OFFICIAL PUBLIC RECORDS
DESCRIBED IN
VOL. 1169, PG. 35
OFFICIAL PUBLIC RECORDS
(R4)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Christopher Jurica
03/06/2023

CHRISTOPHER JURICA
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TBP&LS FIRM #10194135

JOB NO.: 2049-23

DRAWN BY: CJJ & EJF

CHECKED BY: CJJ

SHEET: 1 OF 1