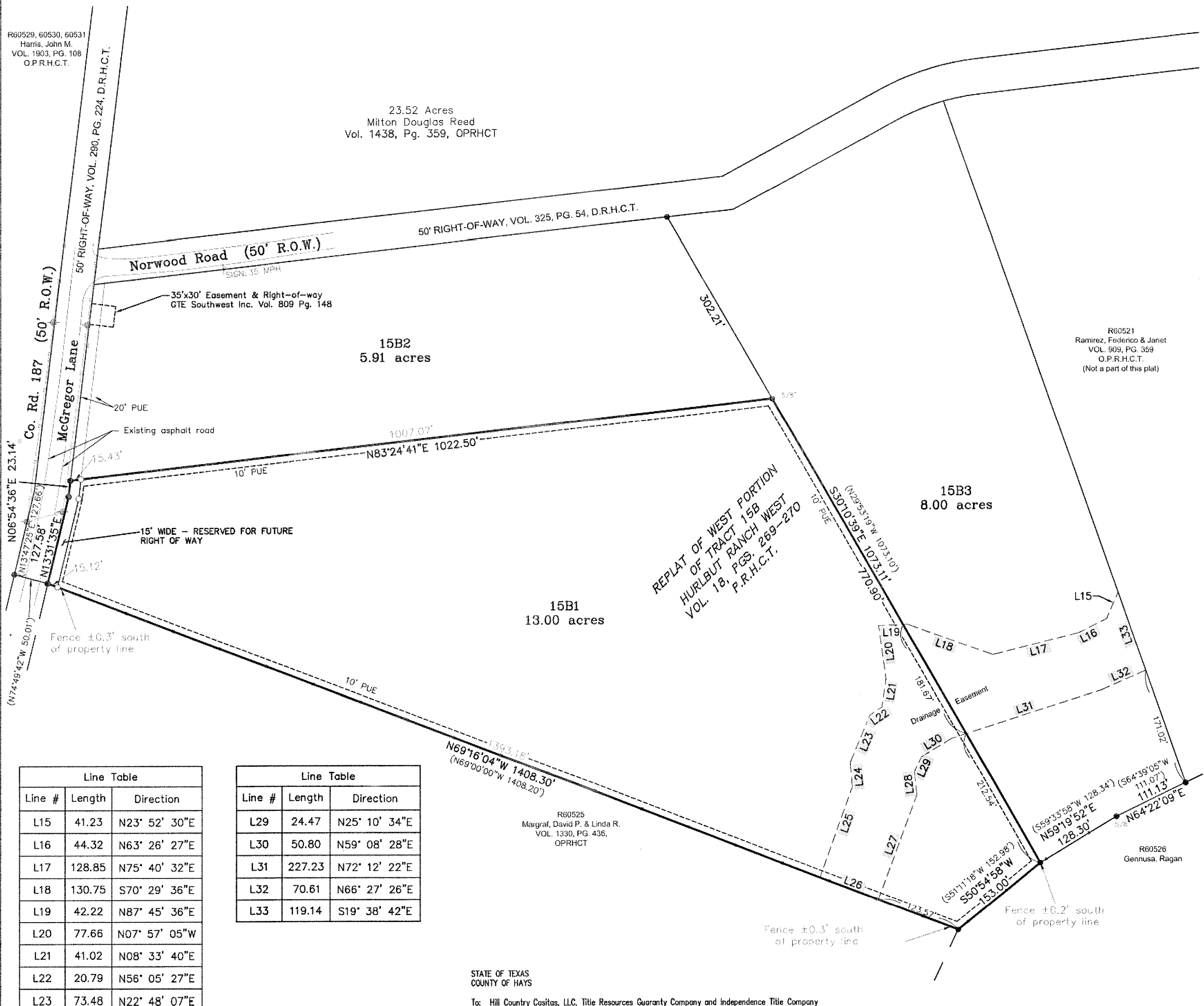


R60529, 60530, 60531
Harris, John M.
VOL. 1903, PG. 108
O.P.R.H.C.T.

23.52 Acres
Milton Douglas Reed
Vol. 1438, Pg. 359, OPRHCT



Line #	Length	Direction
L15	41.23	N23° 52' 30"E
L16	44.32	N63° 26' 27"E
L17	128.85	N75° 40' 32"E
L18	130.75	S70° 29' 36"E
L19	42.22	N87° 45' 36"E
L20	77.66	N07° 57' 05"W
L21	41.02	N08° 33' 40"E
L22	20.79	N56° 05' 27"E
L23	73.48	N22° 48' 07"E
L24	35.23	N04° 47' 32"W
L25	136.59	N20° 05' 13"E
L26	90.19	N69° 16' 04"W
L27	159.13	N20° 34' 59"E
L28	32.70	N06° 26' 27"W

Line #	Length	Direction
L29	24.47	N25° 10' 34"E
L30	50.80	N59° 08' 28"E
L31	227.23	N72° 12' 22"E
L32	70.61	N66° 27' 26"E
L33	119.14	S19° 38' 42"E

R60525
Margraf, David P. & Linda R.
VOL. 1330, PG. 436,
OPRHCT

R60521
Ramirez, Federico & Janet
VOL. 909, PG. 369
O.P.R.H.C.T.
(Not a part of this plat)

R60526
Gennusa, Ragan

TITLE COMMITMENT NOTE:
This survey reflects and is limited to those easements visible and apparent on the ground and those easements of record called out on Title Resources Guaranty Company's Title Commitment of No. 1520554-DRP, effective June 26, 2015, at 8:00 a.m., issued July 8, 2015, at 8:00 a.m.
The following is a partial listing of specific exceptions cited on Schedule B of said Title Commitment, and their affect on the property shown hereon.

- 1) Restrictive Covenants: Volume 2, Page 123 and Volume 18, Page 269, Plat Records; Volume 281, Page 807 (Hurlbut Ranch West), Volume 285, Page 391 (Hurlbut Ranch West) and Volume 290, Page 229 (Hurlbut Ranch West), Deed Records, Hays County, Texas.
- 10f.) Utility Easement as stated on the plat and dedication set out in Schedule A hereof: Twenty (20) feet adjacent to all roadway property lines and ten (10) feet adjacent to all other property lines.
AS SHOWN HEREON.
- 10g.) Drainage Easement as shown on the plat and dedication set out in Schedule A hereof: traversing the easternmost portion of property.
AS SHOWN HEREON.
- 10h.) Reservation of the 15 feet adjacent to the west property line for future right of way dedication as shown on plat and dedication set out in Schedule A hereof.
AS SHOWN HEREON.
- 10i.) Lower Colorado River Authority inundation, pipeline and electrical easements recorded in Volume 122, Page 240, Volume 184, Page 240 and Volume 254, Page 144, Deed Records, Hays County, Texas.
DOES NOT AFFECT THIS TRACT.
- 10j.) Humble Pipe Line Company Pipeline Easement recorded in Volume 145, Page 360, Deed Records, Hays County, Texas.
DOES NOT AFFECT THIS TRACT.
- 10k.) Roadway(s)/access easement(s) recorded in Volume 294, Page 160, Volume 288, Page 331, Volume 280, Page 96 and Volume 290, Page 224, all of the Deed Records, Hays County, Texas; and as may be further affected by Volume 325, Page 54, Volume 325, Page 59 and Volume 325, Page 66, Deed Records, Hays County, Texas.
AS SHOWN HEREON.
- 10l.) GTE Southwest Inc. Communication(s) Easement recorded in Volume 809, Page 148, Real Property Records, Hays County, Texas. AS SHOWN HEREON.
DOES NOT AFFECT THIS TRACT.
- 10m.) Unrecorded Easement for Power Lines - found upon the ground and recorded in Doc. No. 9922674, Official Public Records, Hays County, Texas.
BLANKET TYPE EASEMENT. AFFECTS THIS TRACT.

FLOOD PLAIN NOTE:
FLOODPLAIN NOTE: (FOR INSURANCE PURPOSES ONLY, NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES.)
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480321, MAP NUMBER 48209C0025 F, MAP REVISED SEPTEMBER 2, 2005, THE PROPERTY DEPICTED HEREON LIES WITHIN ZONE X: Areas determined to be outside the 0.2% annual chance flood.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

As of the date of this survey, the subject property appears to be vested in:
Natale Calvet and Russell Brown
Vol. 4429 Pg. 679, OPRHCT

GRID NORTH: TEXAS COORDINATE SYSTEM OF 1983
SOUTH CENTRAL ZONE (4204), US SURVEY FEET
REFERENCE FRAME: NAD 83 (2011) (EPOCH: 2010.0000)

CSF: 0.99995942
MAPPING ANGLE: 0°24'20"
NAVD88 / GRID 12A

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD WITH "STAUDT SURVEYING" CAP FOUND
 - ⊙ POWER POLE
 - ⊙ TELEPHONE POLE
 - ⊙ GUY ANCHOR
 - OE OVERHEAD ELECTRIC
 - OT OVERHEAD TELEPHONE

STATE OF TEXAS
COUNTY OF HAYS

To: Hill Country Casitas, LLC, Title Resources Guaranty Company and Independence Title Company

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and that to the best of my knowledge and belief is correct, and does declare that on the ground there are no apparent or visible discrepancies, deed line conflicts, overlapping of improvements, utility easements, or roadways, except as shown hereon, and that said property adjoins a dedicated roadway, except as shown hereon.

Bryan D. Newsome 14 July, 2015
Bryan D. Newsome
Registered Professional Land Surveyor No. 5657



BEARING BASIS: Grid Bearings of the Texas Coordinate System of 1983, South Central Zone (4204); US Survey Feet; Reference Frame: NAD_83(2011)(Epoch: 2010.0000); Combined Scale Factor: 0.99995942; Mapping Angle: 0°24'20"; Distances shown hereon are surface.

STAUDT SURVEYING, INC.
Bryan D. Newsome RPLS # 5657
Firm Reg. # 10091700
P.O. Box 1273
16746 Fitzhugh Road, Ste. 102
Dripping Springs, Texas 78620
(512) 858-2236

LAND TITLE SURVEY
LOT 15B1
REPLAT OF WEST PORTION OF
TRACT 15B, HURLBUT RANCH WEST
VOLUME 18, PAGES 269-270, PLAT RECORDS
HAYS COUNTY, TEXAS

Rev: _____ Date: July 13, 2015
Dr. By: JMC Job #: 15091 DWG #: 15091 Title