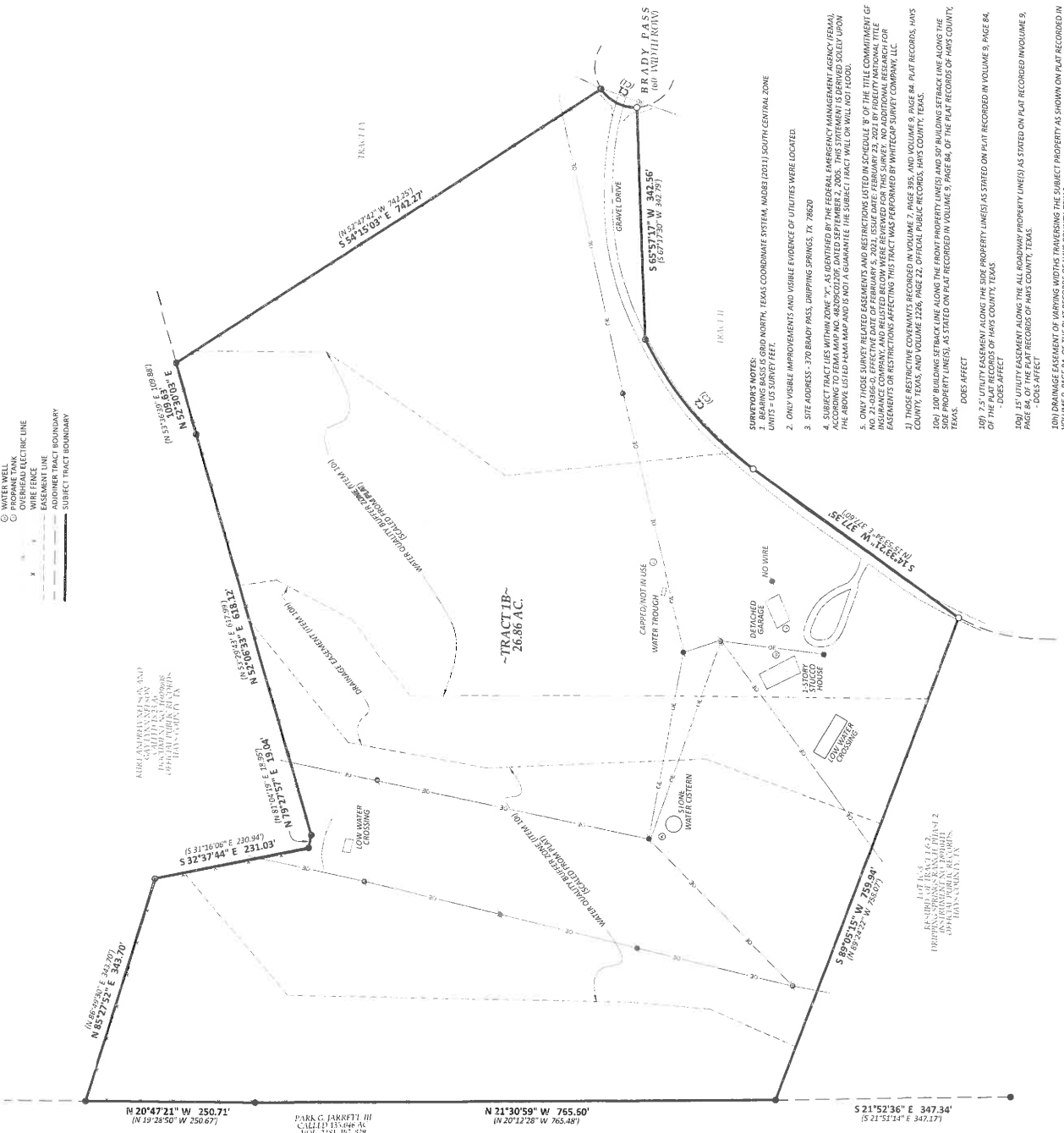


RECORD TITLE TO LAND
LDL LOWE FAMILY PARTNERSHIP, LTD

LEGAL DESCRIPTION
TRACT 1B, A RESUBDIVISION OF TRACT 1 & 2, IN DRIPPING SPRINGS RANCH, DRIPPING SPRINGS, HAYS COUNTY, TEXAS, ACCORDING TO THE MAP ON PLAT RECORDED IN VOLUME 9, PAGE 84, OF THE PUBLIC RECORDS, HAYS COUNTY, TEXAS.

- LEGEND**
- 1/2" IRON ROD FOUND
 - 1" RECORD INFORMATION
 - ⊕ POWER POLE
 - ⊙ WATER TANK
 - ⊕ OVERHEAD ELECTRIC LINE
 - ⊕ WIRE FENCE
 - ⊕ ADDITIONAL TRACT BOUNDARY
 - ⊕ SUBJECT TRACT BOUNDARY



CURVE	CURVE TABLE		
	ARC	RADIUS	DELTA
CL	62.75	60.00	59°55'30"
CH	16.74	60.00	50°54'29" W
CI	16.74	60.00	50°71'45" W
CH	16.74	60.00	28°34'17" W
CI	242.23	511.98	50°31'42" W
CH			249.54
CI			249.54
CH			509.12
CI			249.58



TO: STEPHEN CONDON (ROBROWEN) LDL LOWE FAMILY PARTNERSHIP, LTD. (SELLER) AND FREELIT NATIONAL TITLE INSURANCE COMPANY (TITLE COMPANY):

I, WILLIAM R. HERRING, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 11111, STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, WAS PREPARED FROM AN ORIGINAL SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND THAT I AM A MEMBER OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. I HAVE REVIEWED THE RECORDS FOR A CATEGORY 'A' CONDITION IN LAND TITLE SURVEY.

- SURVEYOR'S NOTES:**
1. ALL PROPERTY LINES AND CORNERS WERE RELOCATED TO THE 2011 SOUTH CENTRAL ZONE DATUM.
 2. ONLY VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF UTILITIES WERE LOCATED.
 3. SITE ADDRESS - 270 BRADY PASS, DRIPPING SPRINGS, TX, 78020
 4. SUBJECT TRACT LIES WITHIN ZONE "C", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ACCORDING TO FEMA MAP NO. 48200202D, DATED SEPTEMBER 2, 2005. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE. THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
 5. ONLY THOSE SURVEY RELATED EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT OF THIS SURVEY ARE APPLICABLE TO THIS SURVEY. ANY OTHER EASEMENTS OR RESTRICTIONS AFFECTING THIS TRACT WAS PERFORMED BY WHITECAP SURVEY COMPANY, LLC.
 6. THIS SURVEY WAS CONDUCTED ON FEBRUARY 23, 2021, ISSUED DATE: FEBRUARY 23, 2021 BY FREELIT NATIONAL TITLE SURVEY COMPANY, LLC.
 7. THOSE RESTRICTIVE COVENANTS RECORDED IN VOLUME 7, PAGE 88, AND VOLUME 9, PAGE 84, PLAT RECORDS, HAYS COUNTY, TEXAS, AND VOLUME 1226, PAGE 22, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
 8. 100' TOP BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINES) AND 50' BUILDING SETBACK LINE ALONG THE SIDE PROPERTY LINES), AS STATED ON PLAT RECORDED IN VOLUME 9, PAGE 84, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
 9. DOES AFFECT
 10. 7.2' UTILITY EASEMENT ALONG THE SIDE PROPERTY LINES) AS STATED ON PLAT RECORDED IN VOLUME 9, PAGE 84, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
 11. DOES AFFECT
 12. 10' UTILITY EASEMENT ALONG THE ALL ROADWAY PROPERTY LINES) AS STATED ON PLAT RECORDED IN VOLUME 9, PAGE 84, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
 13. DOES AFFECT
 14. DRAINAGE EASEMENT OF VARYING WIDTHS TRaversing THE SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN VOLUME 9, PAGE 84, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
 15. DOES AFFECT, AS SHOWN HEREON
 16. WATER QUALITY BUFFER ZONE TRaversing THE SUBJECT PROPERTY, AS SHOWN ON PLAT RECORDED IN VOLUME 9, PAGE 84, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
 17. DOES AFFECT, AS SHOWN HEREON
 18. EASEMENT RIGHTS AND RIGHTS IN INGRESS AND EGRESS FOR EMERGENCY INGRESS/EGRESS OVER THE TRAVELED ROADWAY, HAYS COUNTY, TEXAS, AS SHOWN AND STATED ON PLAT RECORDED IN VOLUME 9, PAGE 84, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
 19. SEE ITEM 10th BELOW
 20. OVERHEAD ELECTRIC LOCATED ON THE NORTHWEST PORTION OF SUBJECT PROPERTY, AS SHOWN ON PLAT RECORDED IN VOLUME 9, PAGE 84, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
 21. DOES AFFECT. EXISTING OVERHEAD ELECTRIC LINES FOUND AT THE TIME OF SURVEY ARE SHOWN ON PLAT RECORDED IN VOLUME 9, PAGE 84, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
 22. DOES AFFECT
 23. EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY, DATED JULY 7, 1972, RECORDED IN VOLUME 224, PAGE 10, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
 24. DOES AFFECT
 25. NO ABOVEGROUND EVIDENCE OF PIPELINE WAS FOUND AT THE TIME OF SURVEY
 26. TERMS, CONDITIONS AND SPECIFICATIONS IN THIS CERTIFICATE APPLYING TO THIS SURVEY, INCLUDING EASEMENT AND GRANT OF MINERAL INTERESTS, BY AND BETWEEN LDL LOWE FAMILY PARTNERSHIP, LLC AND FREELIT NATIONAL TITLE SURVEY COMPANY, LLC, AS RECORDED IN VOLUME 224, PAGE 241 AND VOLUME 2437, PAGE 724, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
 27. DOES AFFECT

LAND TITLE SURVEY

TRACT 1B, A RESUBDIV. OF TRACT 1 & 2, DRIPPING SPRINGS RANCH, PHASE 2

PROJECT NAME: CONDONVA TITLE SURVEYS
CLIENT: STEVE CONDON
JOB NUMBER: 210019
SURVEY DATE: FEBRUARY 23, 2021
SURVEYOR: WH
TECHNICIAN: WJLH

WHITECAP SURVEY COMPANY
WHITECAP SURVEY COMPANY, LLC
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