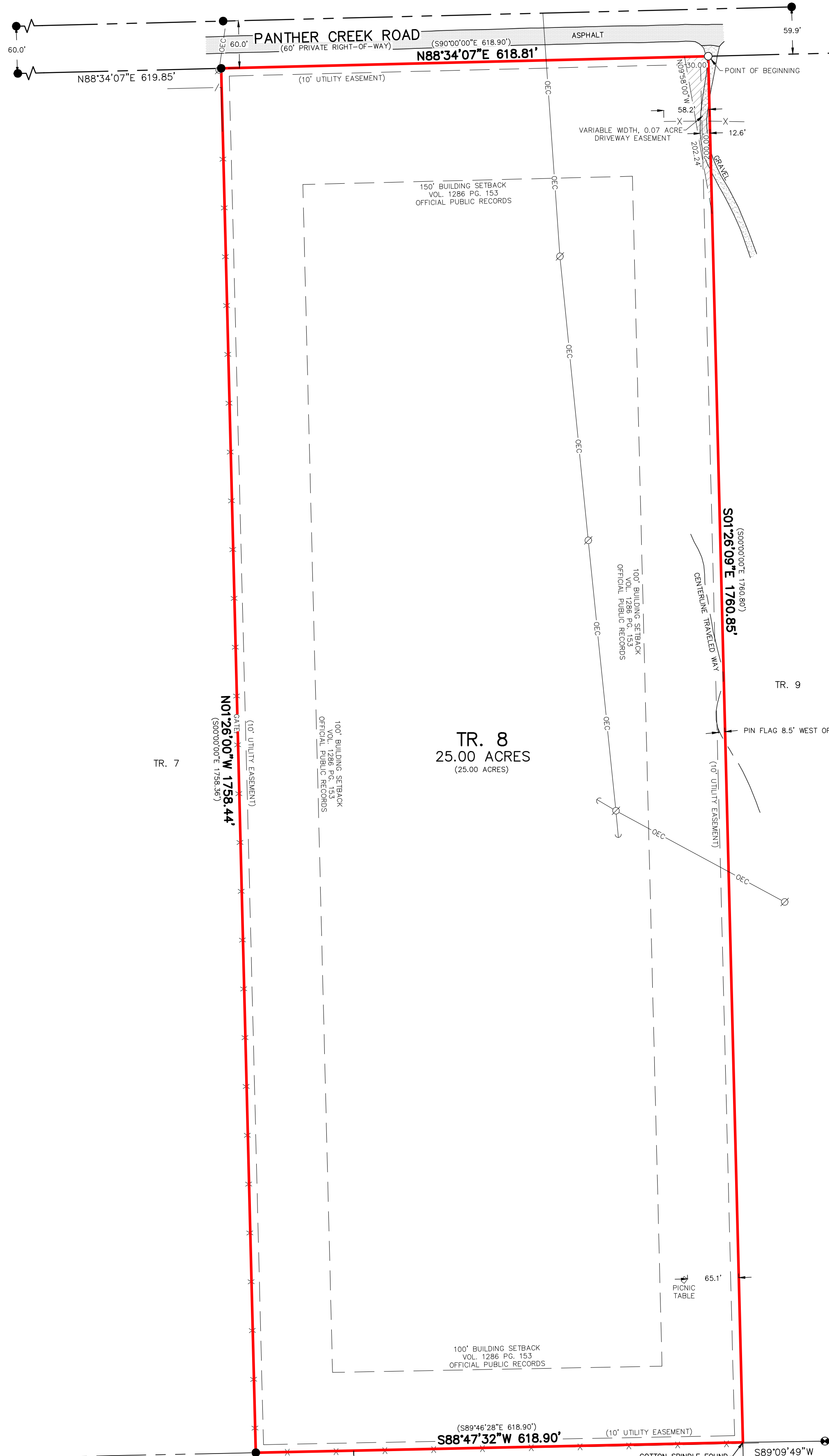
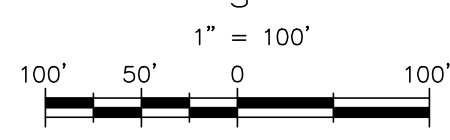
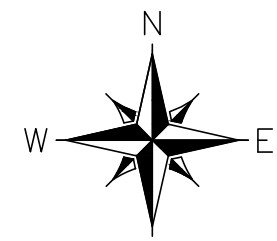


SURVEY SHOWING TR. 8, PANTHER CREEK RECORDED IN VOLUME 7, PAGE 309, PLAT RECORDS, HAYS COUNTY, TEXAS

AND A VARIABLE WIDTH, 0.07 ACRE DRIVEWAY EGRESS EASEMENT ACROSS TR. 8, PANTHER CREEK RECORDED IN VOLUME 7, PAGE 309, PLAT RECORDS, HAYS COUNTY, TEXAS



SCHEDULE B RECORDED EXCEPTION DOCUMENTS

- 10.i. UNK. AS IT MAY APPLY
- 10.i. BLANKET
- 10.j. SEPTIC APPEARS TO BE ON LOT 9 ONLY
- *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.

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 FIRST NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER TL25-841736-AS, EFFECTIVE DATE OF JANUARY 15, 2025, ISSUED DATE OF JANUARY 21, 2025, 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, SPRINKLER HEADS AND LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
- 5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 6) SYMBOLS SHOWN HEREON MAY BE EXAGGERATED AND ARE FOR GRAPHICAL REPRESENTATION ONLY.

PROHIBITED ACCESS EASEMENT

1' EASEMENT FOR PRECLUDING AND PROHIBITING ACCESS TO PROPERTY BY ADJOINING PROPERTY OWNERS INSIDE AND CONTIGUOUS TO THE PERIMETER OF SUBDIVISION PER PLAT.

LEGEND

- () RECORD CALL PER PLAT
- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊙ FOUND 4" CEDAR FENCE POST
- ⊙ FOUND COTTON SPINDLE
- ⊙ POWER POLE
- GUY WIRE
- X- WIRE FENCE
- /- PLASTIC FENCE
- OEC- OVERHEAD ELECTRIC/COMMUNICATION

CALLED 14.56 ACRES
VOL. 517 PG. 831
REAL PROPERTY RECORDS

CALLED 11.41 ACRES
VOL. 1098 PG. 566
OFFICIAL PUBLIC RECORDS

MATTHEW C. SHAY &
MELISSA C. SHAY
CALLED 10.2354 ACRES
VOL. 2446 PG. 262
OFFICIAL PUBLIC RECORDS

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
01/24/2025
CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
CHRISJ@WCRLANDSURVEYING.COM 830-833-3010



JOB NO.: 2563-25
DRAWN BY: EJF
CHECKED BY: CJJ
SHEET: 1 OF 1