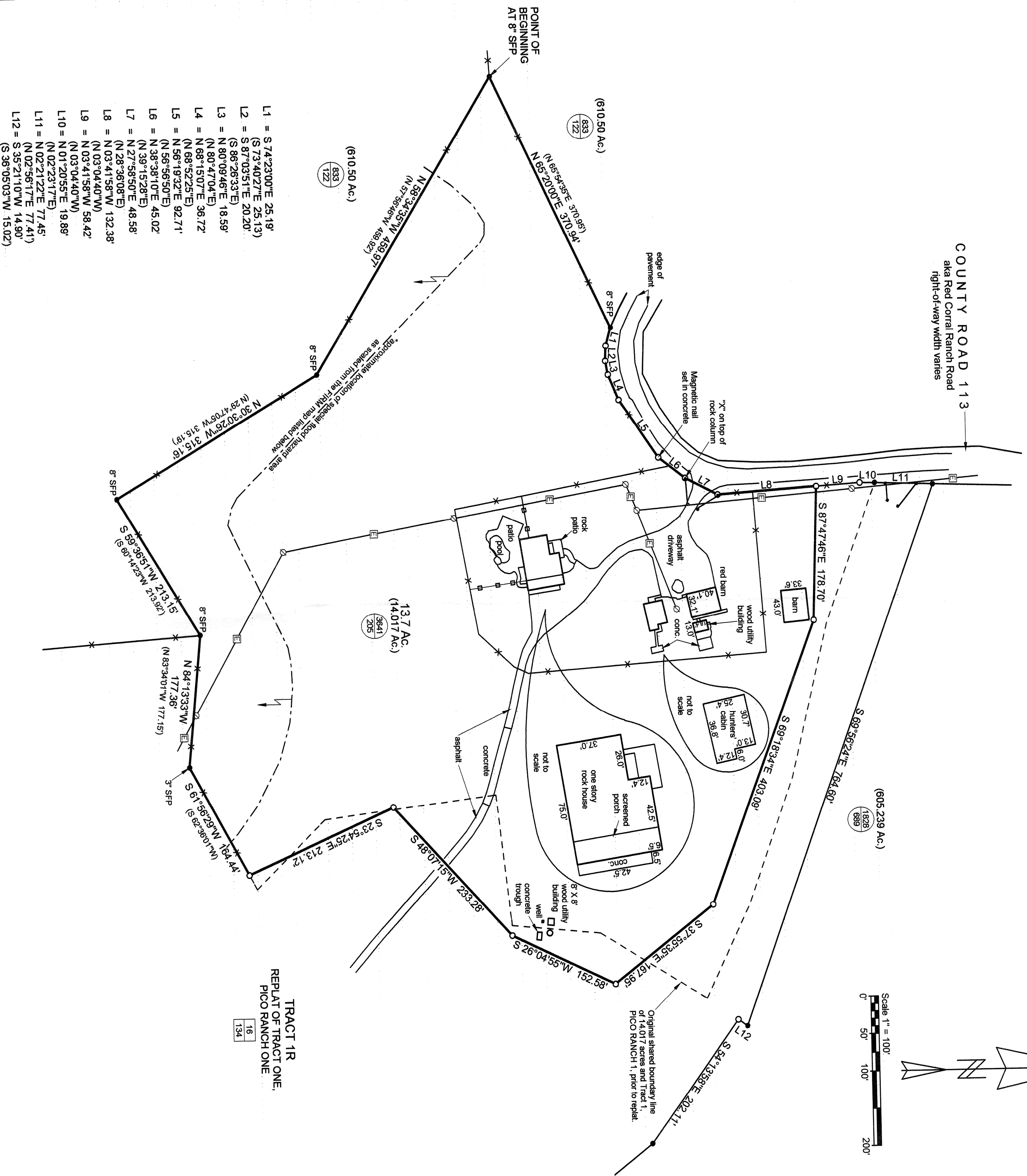
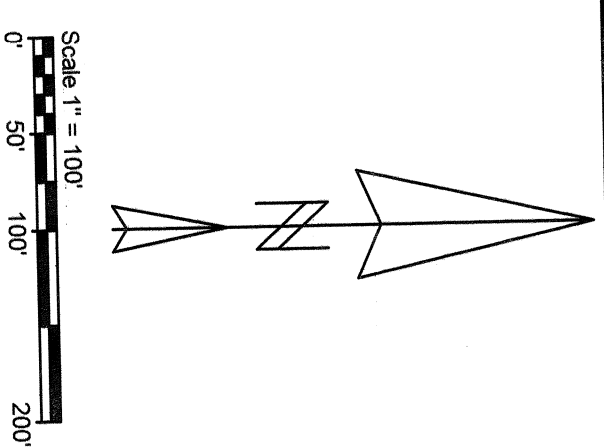


IMPROVEMENT SURVEY

COUNTY ROAD 113
aka Red Corral Ranch Road
right-of-way width varies



TRACT 1R
REPLAT OF TRACT ONE,
PICO RANCH ONE

16
134

- L1 = S 74°23'00"E 25.19' (S 73°40'27"E 25.13)
- L2 = S 87°03'51"E 20.20' (S 86°26'33"E)
- L3 = N 80°09'46"E 18.59' (N 80°47'04"E)
- L4 = N 68°15'07"E 36.72' (N 68°52'25"E)
- L5 = N 56°19'32"E 92.71' (N 56°56'50"E)
- L6 = N 38°38'10"E 45.02' (N 39°15'28"E)
- L7 = N 27°58'50"E 48.58' (N 28°36'08"E)
- L8 = N 03°41'58"W 132.38' (N 03°04'40"W)
- L9 = N 03°41'58"W 58.42' (N 03°04'40"W)
- L10 = N 01°20'55"E 19.89' (N 02°23'17"E)
- L11 = N 02°21'22"E 77.45' (N 02°56'17"E 77.41)
- L12 = S 35°21'10"W 14.90' (S 36°05'03"W 15.02)

Reference easement to Texas Pipeline Company recorded in Volume 96, Page 343,
Hays County Deed Records.
Reference easement to Texas New Mexico Pipeline Company recorded in Volume 137,
Page 353, Hays County Deed Records.

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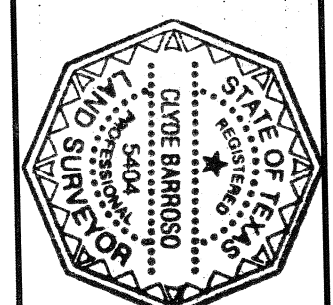
A portion of this property lies within a special flood hazard zone as determined from
FIRM Hazard Map, Community Panel No. 480321 0200 F, dated September 2, 2005.

LEGAL DESCRIPTION: Being 13.7 acres of land, more or less, out of the ELEANOR RUSSELL SURVEY NO. 28, Hays County, Texas, being a portion
of that tract of land called 14.017 acres, as described and recorded in Volume 3641, Page 205, Hays County Official Public Records, and a portion of
Tract 1, PICO RANCH 1, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 13, Page 173, Hays County
Plat Records, said 13.7 acres being more particularly described by metes and bounds in the field notes attached hereto.

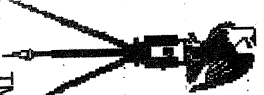
PHYSICAL ADDRESS: 1161 Red Corral Ranch Road, Wimberley, Texas 78676

Scale: 1" = 100'
Date: Aug 4, 2011
Job No.: 11-055 JW

I hereby certify that this plat correctly represents a survey made upon the ground under
my supervision, in April and May, of 2011, and there are no visible or apparent
encroachments upon this property, except as shown hereon.



- = 1/2" iron pin found unless otherwise noted
- = 1/2" iron pin set
- (XXX) = recorded data "calls"
- SFP = steel fence post
- = decorative metal fence
- x- = wire fence
- = overhead electric line
- = utility pole
- 16/34 = Hays County Deed Records
- 16/34 = Hays County Plat Records



EAGLE
LAND
SURVEYING
(512) 847-1079
P.O. Box 2264 Wimberley, TX 78676

Clyde Barroso, R.P.L.S. #5404, State of Texas