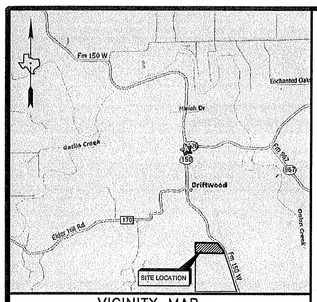

VICINITY MAP
N.T.S.

ONLY THOSE EASEMENTS LISTED IN SCHEDULE B OF STEWART TITLE GUARANTY COMPANY'S TITLE COMMITMENT FILE NO. 807601 WITH AN EFFECTIVE DATE OF SEPTEMBER 5, 2008 AND AN ISSUE DATE OF SEPTEMBER 15, 2008 WERE EVALUATED FOR THIS SURVEY AND ARE RE-LISTED BELOW WITH ACCOMPANYING SURVEYORS' COMMENTS.

10(b.). UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC CO-OPERATIVE INC., AS SET OUT IN VOLUME 2810 PAGE 825 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AS SHOWN HEREON)

10(C). UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC CO-OPERATIVE INC., AS SET OUT IN VOLUME 2810 PAGE 815 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AS SHOWN HEREON)

GRAPHIC SCALE
300 0 150 300 600
(IN FEET)
1 inch = 300 ft.

FM 150 (FORMERLY FM 966) (80' R.O.W.)
STATE OF TEXAS
VOL. 155, PG. 314
D.R.H.C.T.
F.M. 150
CHANNEL EASEMENT
VOL. 155, PG. 312
D.R.H.C.T.
S20°55'01"E
33.55'
CHANNEL EASEMENT
VOL. 155, PG. 312
D.R.H.C.T.
S20°55'01"E 2110.39'
2077.81'
PEDERNALES ELECTRIC COOPERATIVE, INC.
10' WIDE ELECTRIC EASEMENT
VOL. 2810, PG. 815 O.P.R.H.C.T.
VOL. 2810, PG. 825 O.P.R.H.C.T.
POINT OF BEGINNING
N69°00'01"E
79.40'
DENNIS D. DEMENT ET UX
CALL 6.875 ACRES
VOL. 768 PG. 495
R.P.R.H.C.T.
S62°14'10"E
1056.52'
N31°08'13"E
79.97'
1281.54'
N89°29'39"E
PEDERNALES ELECTRIC COOPERATIVE, INC.
10' WIDE ELECTRIC EASEMENT
VOL. 2810, PG. 815 O.P.R.H.C.T.
VOL. 2810, PG. 825 O.P.R.H.C.T.
GATEWOOD NEWBERRY
CALL 20.63 ACRES
VOL. 178 PG. 335
D.R.H.C.T.
91.26'
L2
1158.66'
N88°11'24"E
DRIFTWOOD ASSOCIATES
CALL 57.12 ACRES
VOL. 487 PG. 884
R.P.R.H.C.T.
FREELOVE WOODY LEAGUE
ABSTRACT 20
L1
12.3'
14.9'
1927.88'
16.0'
N88°58'46"E
13.1'
SIDNEY HALL ET UX
VOL. 212 PG. 369
D.R.H.C.T.
12.0'
9.5'
1033.98'
N88°34'52"E
300.00 ACRES
S89°26'32"W
6634.44'
PROPOSED
279.815 ACRES
986.845 ACRE
REMAINDER
PORTION OF
1566.66 ACRES
CAROLE NEWBERRY ROBERSON 1/8
CAMILLE NEWBERRY SHANNON 1/8
ELIZABETH CAMILLE HUDSON 1/8
LARRY RANDALL ROBERSON 1/8
DEE ROBERSON KING 1/8
RICKY ROBB ROBERSON 1/8
CAROLE NEWBERRY ROBERSON AND
CAMILLE NEWBERRY SHANNON TRUSTEES FOR
LESLEY SHANNON 1/8 AND
LAUREL SHANNON 1/8
CALL 1617 ACRES
VOL. 1057 PG. 47
DOC. NO. 354989
O.P.R.H.C.T.
WILLIAM B. TRAVIS LEAGUE
ABSTRACT 15
N00°51'08"W 2069.98'
S00°51'08"E 9789.89'
WITNESS CORNER
32" ELM
3 TRUNKS
N89°08'25"E
151.41'
DETAIL "A"
(1" = 30')
SOUTH LINE OF WILLIAM B. TRAVIS LEAGUE ABSTRACT 15
WITNESS CORNER
32" ELM
3 TRUNKS
FENCE CORNER
SOUTHWEST CORNER
WILLIAM B. TRAVIS LEAGUE
ABSTRACT 15
NORTHWEST CORNER
H.C. WHISENANT SURVEY
ABSTRACT 761
LOT 212
LOT 213
LOT 218
LOT 219
LOT 220
LOT 221
LOT 222
LOT 223
LOT 32
LOT 31
LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
LOT 23
LA VENTANA
PHASE 2
CABINET 9 SLIDE 243
P.R.H.C.T.
LA VENTANA
PHASE 1
CABINET 9 SLIDE 71
P.R.H.C.T.
ISAAC PIERSON SURVEY
ABSTRACT 370
JAMES LANSING SURVEY
ABSTRACT 285

LEGEND

△	MAG NAIL SET IN ROCK
■	TX.D.O.T. TYPE I MONUMENT FOUND
●	IRON ROD FOUND (1/2", OR AS NOTED)
◉	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET (STAMPED CARTER BURGESS)
⊙	IRON PIPE FOUND
⊙	FENCE CORNER POST FOUND
←	GUY WIRE
-O-	POWER POLE
D.R.H.C.T.	DEED RECORDS HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
R.P.R.H.C.T.	REAL PROPERTY RECORDS HAYS COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
—— x ——	WIRE FENCE
—— OHU ——	OVERHEAD UTILITY LINES
⊙	TREE

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (CORS) SOUTH CENTRAL ZONE.

SURVEYOR'S CERTIFICATE

I David Paul Carr a duly Registered Professional Land Surveyor in the State of Texas do hereby certify that the foregoing is based on a survey performed by Carter & Burgess, Inc., in September, October and December of 2008 under my direction and supervision and there are no encroachments, overlaps or vacancies of deed lines unless noted and shown hereon. No buildings or other structures encroaching or overlapping were observed at the time of the survey, and said survey has apparent access to and from a public dedicated road (FM 150). This survey is correct and true to the best of my belief and substantially conforms to a Category 1B, Condition III Standard Land Survey as defined in the Manual of Practice for Land Surveying in the State of Texas 1999, Ninth Edition.

David Paul Carr,
Registered Professional Land Surveyor
Texas Registration No. 3997

12/16/08
Date

STATE OF TEXAS
DAVID PAUL CARR
3997
PROFESSIONAL
LAND SURVEYOR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°58'53"E	135.54'
L2	N88°50'44"E	321.83'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BRG.	CHORD
C1	4°55'10"	160.56'	1870.08'	S23°43'52"E	160.51

DATE	BY	REVISIONS

PROJECT: CC RANCH PARTITION 300.00 ACRES
JOB NUMBER: WJXJ2700
DATE: DECEMBER, 2008
SCALE: 1" = 300'
SURVEYOR: DAVID PAUL CARR, RPLS No.3997
TECHNICIAN: B. WOLF
DRAWING: _NEWBERRY\BOUNDARY\NEWBERRY
DESCRIPTION: N/A
PARTYCHIEF: F. MILLION & M. BROWN
FIELDBOOKS: 427 & 428

Carter&Burgess
Consultants in Surveying, Engineering, Architecture, Construction Management, and Related Services

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300.00 ACRES
WILLIAM B. TRAVIS LEAGUE
ABSTRACT 15
HAYS COUNTY, TEXAS

SHEET 1 OF 1

CB PLAT No. WJXJ2700