

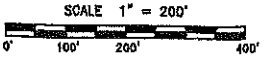
ROADWAY EASEMENT OF UNDETERMINED WIDTH AS MENTIONED IN A WARRANTY DEED RECORDED IN VOLUME 488, PAGE 253, REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, ALSO REFERRED TO AS A "PUBLIC ROAD" IN A DEED RECORDED IN VOLUME 214, PAGE 500, DEED RECORDS OF HAYS COUNTY, TEXAS.

(ROADWAY PER VOLUME 488, PAGE 253, DEED RECORDS OF HAYS COUNTY, TEXAS)

(30' ROADWAY PER VOLUME 115, PAGE 725, DEED RECORDS OF BLANCO COUNTY, TEXAS)

(ROADWAY PER VOLUME 458, PAGE 257, DEED RECORDS OF HAYS COUNTY, TEXAS)

- LEGEND**
- () RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH CAP STAMPED "404" FOUND
 - X--- WIRE FENCE
 - O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - SURVEY LINE
 - OVERHEAD ELECTRIC
 - ⊕ ELECTRIC POLE
 - ← GUY ANCHOR



TO:

ADDRESS: 2601 OLD RED RANCH ROAD

PURCHASER: JANE HIMMELVO

TITLE CO.: FIDELITY NATIONAL TITLE INSURANCE COMPANY

LENDER OR LIENHOLDER: CORRIDOR TITLE COMPANY

G. F. NO.: 13-00988-DS

TOMMIE LORRAINE JOY
VOLUME 285, PAGE 153
(99.4 AC.)

VOLUME 285,
PAGE 159
(115.2 AC.)

SURVEY OF 35.49 ACRE TRACT:
28.23 ACRES OUT OF THE MINA (MRS.) WILSON SURVEY, A-632 IN HAYS COUNTY, TEXAS AND 7.26 ACRES OUT OF THE MINA (MRS.) WILSON SURVEY, A-1043 IN BLANCO COUNTY, TEXAS

NOTES:

- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48289C0100F, DATED SEPTEMBER 02, 2005, THIS LOT IS LOCATED IN ZONE "X", AND IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN.
- 2) REFERENCE ATTACHED METES AND BOUNDS DESCRIPTION.
- 3) BEARING BASIS IS BASED ON WGS84-LOCAL GRID.
- 10) ROADWAY EASEMENT AS RECORDED IN VOLUME 141, PAGE 637, DEED RECORDS OF HAYS COUNTY, TEXAS. (SHOWN HEREON)
- 10a) COMMUNICATION EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY, AS RECORDED IN VOLUME 232, PAGE 397, DEED RECORDS OF HAYS COUNTY, TEXAS. (CAN NOT BE LOCATED BY THE DEED DESCRIPTION)
- 10b) EASEMENT AS RECORDED IN VOLUME 488, PAGE 253, AND VOLUME 458, PAGE 257, DEED RECORDS OF HAYS COUNTY, TEXAS. (SHOWN HEREON)
- 10) ROADWAY EASEMENT AS RECORDED IN VOLUME 115, PAGE 725, DEED RECORDS OF BLANCO COUNTY, TEXAS. (SHOWN HEREON)
- 10) ELECTRIC LINE EASEMENT GRANTED TO FEDERNALES ELECTRIC, AS RECORDED IN VOLUME 64, PAGE 257, DEED RECORDS OF BLANCO COUNTY, TEXAS. (SHOWN)

I, GARY F. PENNINGTON, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT AS SHOWN OR NOTED HEREON, THERE ARE NO VISIBLE UTILITY LINES OR ROADWAYS AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT-OF-WAY.

Gary F. Pennington
GARY F. PENNINGTON, R.P.L.S.,
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 4404 STATE OF TEXAS

08-01-2013
DATE



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