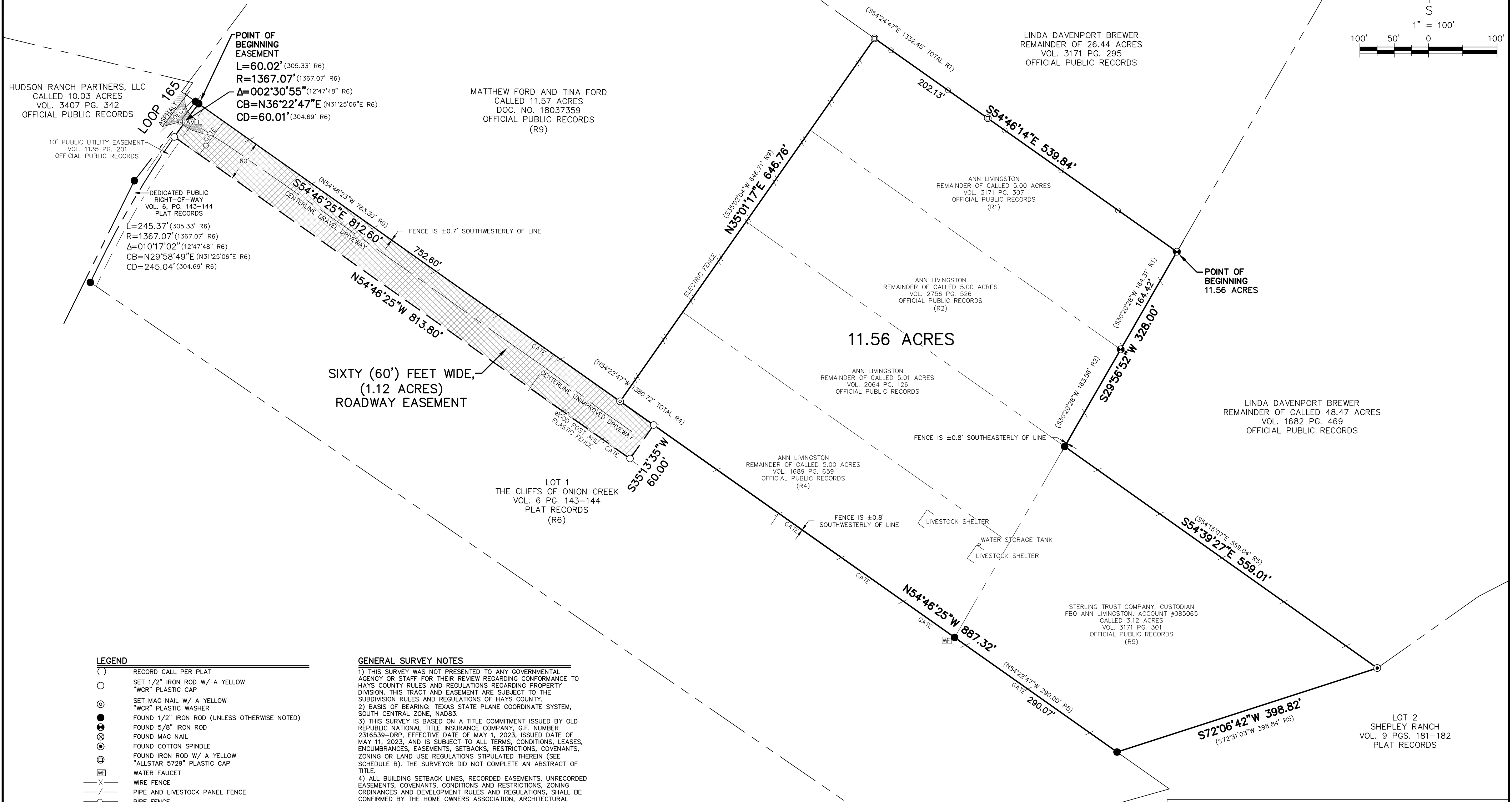
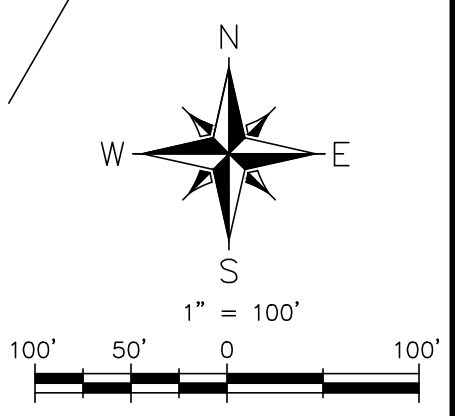


SURVEY SHOWING A 11.56 ACRE TRACT OF LAND SITUATED IN THE J. MASSEY SURVEY NO. 11, ABSTRACT NO. 306, HAYS COUNTY, TEXAS AND BEING THE REMAINDER OF A CALLED 5.00 ACRE TRACT OF LAND RECORDED IN VOLUME 3171, PAGE 307, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, THE REMAINDER OF A CALLED 5.00 ACRE TRACT OF LAND RECORDED IN VOLUME 2756, PAGE 526, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, THE REMAINDER OF A CALLED 5.01 ACRE TRACT OF LAND RECORDED IN VOLUME 2064, PAGE 126, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, THE REMAINDER OF A CALLED 5.00 ACRE TRACT OF LAND RECORDED IN VOLUME 1689, PAGE 659, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS AND ALL OF A CALLED 3.12 ACRE TRACT OF LAND RECORDED IN VOLUME 3171, PAGE 301, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

AND A SIXTY (60') FEET WIDE, (1.12 ACRE) ROADWAY EASEMENT AND BEING ACROSS LOT 1, THE CLIFFS OF ONION CREEK RECORDED IN VOLUME 6, PAGE 143-144, PLAT RECORDS, HAYS COUNTY, TEXAS



LEGEND

()	RECORD CALL PER PLAT
○	SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
⊙	SET MAG NAIL W/ A YELLOW "WCR" PLASTIC WASHER
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊗	FOUND 5/8" IRON ROD
⊘	FOUND MAG NAIL
⊙	FOUND COTTON SPINDLE
⊗	FOUND IRON ROD W/ A YELLOW "ALLSTAR 5729" PLASTIC CAP
WF	WATER FAUCET
—X—	WIRE FENCE
—/—	PIPE AND LIVESTOCK PANEL FENCE
—○—	PIPE FENCE
—OEC—	OVERHEAD ELECTRIC/COMMUNICATION

GENERAL SURVEY NOTES

- THIS SURVEY WAS NOT PRESENTED TO ANY GOVERNMENTAL AGENCY OR STAFF FOR THEIR REVIEW REGARDING CONFORMANCE TO HAYS COUNTY RULES AND REGULATIONS REGARDING PROPERTY DIVISION. THIS TRACT AND EASEMENT ARE SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF HAYS COUNTY.
- BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER 2316539-DRP, EFFECTIVE DATE OF MAY 1, 2023, ISSUED DATE OF MAY 11, 2023, 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.
- 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.
- EXISTING FENCES AROUND BOUNDARY MAY ACTUALLY MEANDER BACK AND FORTH GENERALLY ALONG AND NOT NECESSARILY ON LINE. DIMENSIONAL TIES, IF SHOWN, ARE WHERE FENCES WERE MEASURED. INTERIOR FENCES, IF ANY, NOT LOCATED NOR SHOWN HEREON. THERE ARE GATES IN BOUNDARY FENCE AT VARIOUS PLACES.
- 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 AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.
- LOCATIONS AND CONFIGURATIONS OF ANY ORIGINAL PATENTS SHOWN ON OR ADJOINING THIS TRACT AND ACRES CONTAINED WITHIN ARE APPROXIMATE. ORIGINAL PATENTS WERE NOT RESEARCHED OR LOCATED ON THE GROUND. PATENT PROBLEMS AND/OR CONFLICTS MAY EXIST.
- ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.
- NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF THE 100 YEAR FLOOD PLAIN THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

SCHEDULE B RECORDED EXCEPTION DOCUMENTS

10.a. UNK. AS IT MAY APPLY.

10.b. BLANKET

*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.

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 01/05/2023

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEY #6344
CHRISJ@WCRLANDSURVEYING.COM 830-833-3010

WCR LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
830-833-3010 INFO@WCRLANDSURVEYING.COM
TFPE&LS FIRM #10194135

JOB NO.: 2078-23

DRAWN BY: CJJ

CHECKED BY: CJJ

SHEET: 1 OF 1