

LEGAL DESCRIPTION:

BEING A 0.71 ACRE TRACT OF LAND, BEING ALL OF A CALLED 0.38 ACRE TRACT OF LAND (TRACT 1), MORE OR LESS, OUT OF THE PHILIP A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, IN HAYS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED IN WARRANTY DEED RECORDED IN VOLUME 2057, PAGE 7, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; AND BEING ALL OF A CALLED 0.34 ACRE TRACT OF LAND (TRACT 2), MORE OR LESS, OUT OF THE PHILIP A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, IN HAYS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED IN WARRANTY DEED RECORDED IN VOLUME 2495, PAGE 851, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF. NO. 21-2053-C, EFFECTIVE DATE OF APRIL 15th, 2021, AND ISSUED ON MAY 6th, 2021.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYORS NOTES SHOWN IN BRACKETS [].

10 E. EASEMENT GRANTED TO SOUTHWESTERN STATES TELEPHONE CO., DATED NOVEMBER 4, 1959, RECORDED IN VOLUME 187, PAGE 488, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. [DOES NOT AFFECT]

10 F. EASEMENT GRANTED TO DRIPPING SPRINGS WATER SUPPLY CORPORATION, DATED FEBRUARY 11, 1964, RECORDED IN VOLUME 199, PAGE 562, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. [POSSIBLY SUBJECT TO EASEMENT DOCUMENT LACKS THOROUGH DESCRIPTION. POSSIBLY ALONG WEST BOUNDARY LINE]

10 G. THE LIABILITY, IN SO FAR AS COVERAGE OF THE MOBILE HOME OR MANUFACTURED HOUSING, IS ONLY EFFECTIVE AS LONG AS THE MOBILE HOME OR MANUFACTURED HOUSING REMAINS AFFIXED TO THE REAL PROPERTY DESCRIBED ON SCHEDULE "A" HEREOF. (TRACT 2)

10 H. NO LIABILITY IS ASSUMED OF THE LOCATION OF OVERHEAD ELECTRIC AND POWER POLE(S), WITHIN THE BOUNDARY OF SUBJECT PROPERTY AND BEING SITUATED OUTSIDE ANY DESIGNATED EASEMENT, TOGETHER WITH ALL EASEMENT RIGHTS APPURTENANT THERETO, AS SHOWN ON SURVEY DATED MAY 4, 2021, PREPARED BY AARON MICHAEL REYNOLDS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6644. (TRACT 2)

10 I. NO LIABILITY IS ASSUMED BY REASON OF THE ENCROACHMENT AND/OR PROTRUSION OF FENCES INTO OR OUTSIDE THE BOUNDARY LINE OF SUBJECT PROPERTY, TOGETHER WITH ANY ASSERTION OF OWNERSHIP OF LAND LYING BETWEEN SAID FENCES AND THE BOUNDARY LINES OF SUBJECT PROPERTY, AS SHOWN ON SURVEY DATED MAY 4, 2021, PREPARED BY AARON MICHAEL REYNOLDS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6644, (OTP ONLY) (TRACT 2)

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEOID18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY USING A COMBINED SCALE FACTOR OF 1.00007666.
UNITS: US SURVEY FEET.

CONTOUR INTERVAL: 1 FOOT

BENCHMARK NOTE:
BENCHMARK #200
ELEVATION: 1207.58'
DESCRIPTION: RR SPIKE IN CORNER OF ASPHALT DRIVEWAY LOCATED APPROXIMATELY 282.5 FEET SOUTHEAST FROM THE INTERSECTION OF OLD FITZHUGH ROAD AND RANCH ROAD 12. [SHOWN HEREON]

TREE SURVEY NOTE:
THE CANOPY/ROOT ZONE (RZ) SHOWN HEREON WERE DETERMINED BY USING THE FORMULA OF TREE DIAMETER (IN INCHES) x 2 = CANOPY/ROOT ZONE (IN FEET). MULTI-TRUNK TREE DIAMETER WAS DETERMINED BY THE SUM OF THE PRIMARY TRUNK DIAMETER (IN INCHES) PLUS HALF THE DIAMETER (IN INCHES) OF EACH ADDITIONAL TRUNK.
MULTI-TRUNK TREES ARE IDENTIFIED IN THE COLUMN LABELED "MT".
SEE SURVEYOR'S NOTE #2.

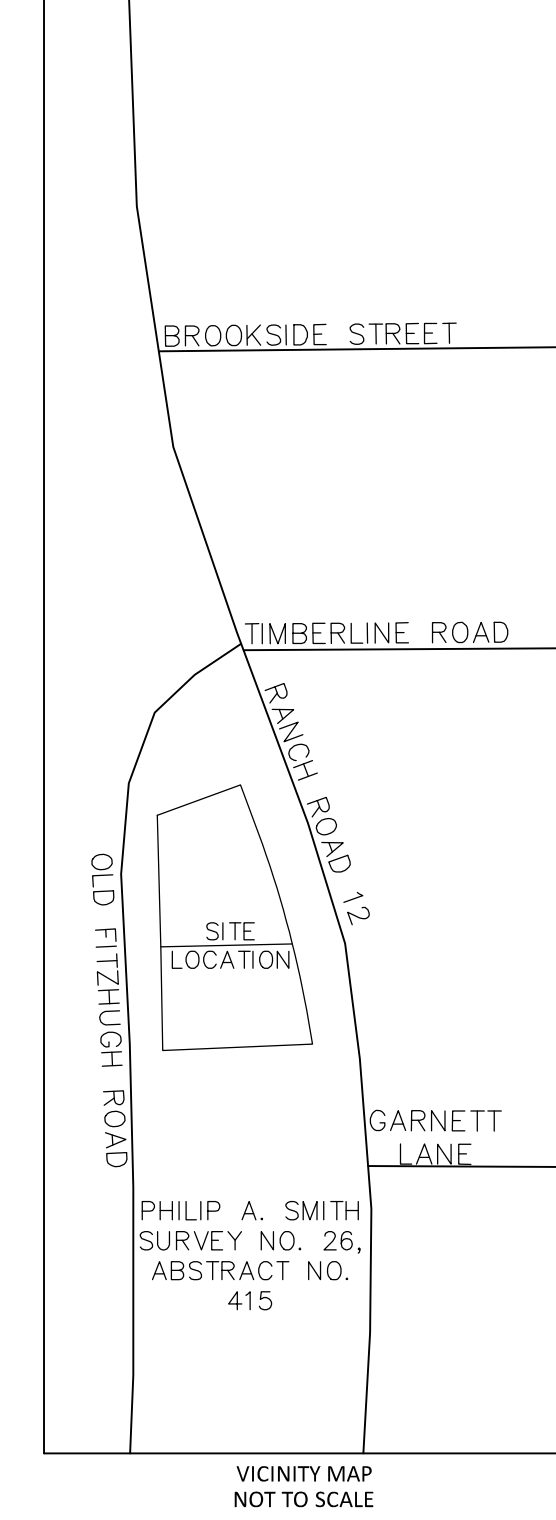
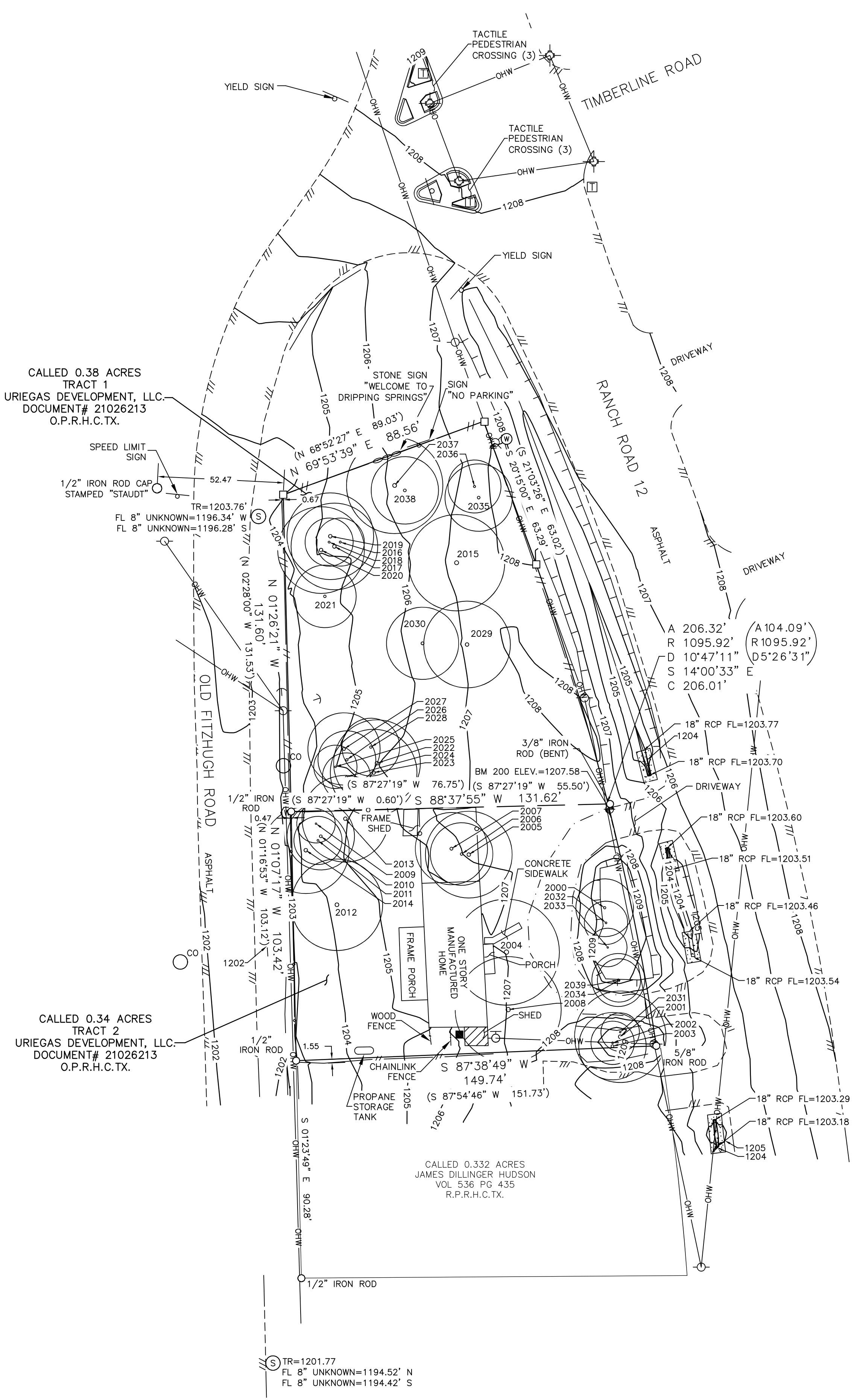
FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X", AS SHOWN ON F.I.R.M. PANEL NO. 48209C0105F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2nd, 2005. PER FEMA, UNSHADED ZONE "X" IS DESIGNATED AS A MINIMAL FLOOD HAZARD AREA.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S NOTES:

1. PIPE MATERIAL IN SANITARY/WASTEWATER MANHOLES IS UNKNOWN, POSSIBLY CLAY.
2. CANOPY/ROOT ZONE OF DEAD OR SICK TREES SHOWN HEREON IS STRICTLY GRAPHICAL. IT IS ASSUMED THAT THE ENTIRE TREE IS DEAD OR DYING. THE TRUE HEALTH OF THE TREES SHOULD BE DETERMINED BY AN ARBORIST IF NECESSARY.
3. RECORD BEARINGS AND DISTANCES ARE PROVIDED IN PARENTHESES.

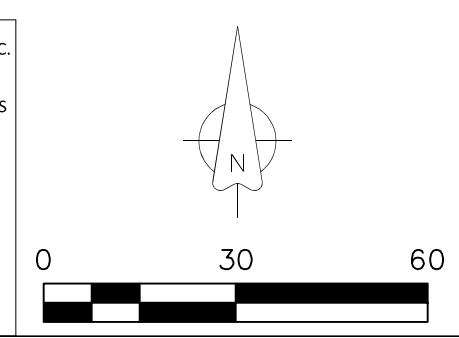
| TAG | TRUNK DIA(IN) | CANOPY (FT) | SPECIES | MT (IN) |
|------|---------------|-------------|-----------|---------|
| 2000 | 12 | | LIVE OAK | DEAD |
| 2001 | 19 | | LIVE OAK | DEAD |
| 2002 | 9 | | LIVE OAK | DEAD |
| 2003 | 14 | | LIVE OAK | DEAD |
| 2004 | 22 | | LIVE OAK | DEAD |
| 2005 | 18 | | LIVE OAK | DEAD |
| 2006 | 13 | | LIVE OAK | DEAD |
| 2007 | 15 | | LIVE OAK | DEAD |
| 2008 | 22 | 44 | WHITE ASH | SICK |
| 2009 | 8 | | LIVE OAK | DEAD |
| 2010 | 14 | | LIVE OAK | DEAD |
| 2011 | 10 | | LIVE OAK | DEAD |
| 2012 | 19 | | LIVE OAK | DEAD |
| 2013 | 18 | | LIVE OAK | DEAD |
| 2014 | 18 | | LIVE OAK | DEAD |
| 2015 | 20 | | LIVE OAK | DEAD |
| 2016 | 10 | | LIVE OAK | DEAD |
| 2017 | 18 | | LIVE OAK | DEAD |
| 2018 | 10 | | LIVE OAK | DEAD |
| 2019 | 18 | | LIVE OAK | DEAD |
| 2020 | 18 | | LIVE OAK | DEAD |
| 2021 | 13 | | LIVE OAK | SICK |
| 2022 | 18 | | LIVE OAK | DEAD |
| 2023 | 18 | | LIVE OAK | DEAD |
| 2024 | 10 | | LIVE OAK | DEAD |
| 2025 | 9 | | LIVE OAK | DEAD |
| 2026 | 12 | | LIVE OAK | DEAD |
| 2027 | 15 | | LIVE OAK | DEAD |
| 2028 | 12 | | LIVE OAK | DEAD |
| 2029 | 18 | | LIVE OAK | DEAD |
| 2030 | 15 | | LIVE OAK | DEAD |
| 2031 | 8 | | LIVE OAK | DEAD |
| 2032 | 9 | | LIVE OAK | DEAD |
| 2033 | 8 | | LIVE OAK | DEAD |
| 2034 | 9 | | LIVE OAK | DEAD |
| 2035 | 14 | 28 | LIVE OAK | 10 8 |
| 2036 | 11 | 22 | LIVE OAK | |
| 2037 | 20 | 40 | LIVE OAK | 14 12 |
| 2038 | 14 | 28 | LIVE OAK | |
| 2039 | 11 | | LIVE OAK | DEAD |



0.71 ACRE
TOPOGRAPHIC, TREE &
BOUNDARY SURVEY
DRIPPING SPRINGS
HAYS COUNTY, TEXAS

Date: 07/19/2021 GF No. 21-2053-C
Job No. 0022-11415A Scale: 1"=30' Size: 22x34
Address: OLD FITZHUGH ROAD Drawn By: TLH
City/State/DRIPPING SPRINGS, TX Zip: 78820 Rev: -
GARRETT CAVAIUOLO
LAND SURVEYOR
6714
192 Pink Granite Blvd. Dripping Springs, TX 78820
Mobile: 707-207-8333
Email: Garrett@RCB@aol.com

SURVEYOR'S CERTIFICATE:
TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY & URIEGAS DEVELOPMENT, LLC.
I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6 CONDITION II TOPOGRAPHIC AND CATEGORY 18 STANDARD LAND SURVEY.
DATE: 07/19/2021
GARRETT CAVAIUOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
TPSLS FIRM REG. NO. 00194678



LEGEND

- SUBJECT BOUNDARY
- ADJONER BOUNDARY
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD WIRE
- GRAVEL DRIVEWAY
- EDGE OF ASPHALT
- TOP OF SLOPE
- TOPOGRAPHIC CONTOUR
- BENCH MARK (AS NOTED)
- IRON ROD FOUND (AS NOTED)
- CONCRETE MONUMENT TYPE 1
- UTILITY POLE
- MANHOLE SANITARY
- SANITARY CLEANOUT
- SIGN
- AIR CONDITIONER
- METERED UTILITY POLE
- TRAFFIC SIGNAL VAULT
- TRAFFIC SIGNAL POLE
- GUY WIRE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CONTOUR ELEVATION
- RCP
- FL
- TR
- R.P.R.H.C.TX.
- O.P.R.H.C.TX.
- REINFORCED CONCRETE PIPE
- FLOW LINE
- TOP OF RIM
- REAL PROPERTY RECORDS HAYS COUNTY, TEXAS
- OFFICIAL PROPERTY RECORDS HAYS COUNTY, TEXAS