

**PROPERTY DESCRIPTION:**

BEING A 0.990 ACRE TRACT OF LAND SITUATED IN THE PHILLIP A. SMITH SURVEY NO 26, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CHARLIE N. HAYDON, AS RECORDED IN INSTRUMENT NO. 2011-11024616, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET AT THE COMMON CORNER OF SAID HAYDON TRACT, THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO NELSON M. DAVIDSON, JR. AND WIFE, BARBARA DIANE WATKINS DAVIDSON, AS RECORDED IN VOLUME 391, PAGE 223, DEED RECORDS, HAYS COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BOBWHITE INVESTMENTS, LP, AS RECORDED IN INSTRUMENT NO. 2015-15003085, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING NORTH 85° 58' 06" EAST, A DISTANCE OF 24.91 FEET FROM A 5/8-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID DAVIDSON TRACT;

THENCE NORTH 02° 05' 28" WEST, A DISTANCE OF 208.00 FEET ALONG THE COMMON LINE OF SAID HAYDON AND BOBWHITE TRACTS TO A 1/2-INCH IRON ROD SET AT THE COMMON WEST CORNER OF SAID HAYDON TRACT AND THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO CAROLYN SCHILTHUIS, AS RECORDED IN INSTRUMENT NO. 01031668, SAID OFFICIAL PUBLIC RECORDS (BEING DESCRIBED BY METES AND BOUNDS IN INSTRUMENT NO. 385641, SAID OFFICIAL PUBLIC RECORDS);

THENCE NORTH 85° 20' 32" EAST ALONG THE COMMON LINE OF SAID HAYDON AND SCHILTHUIS TRACTS, PASSING A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SCHILTHUIS TRACT AT A DISTANCE OF 195.05 FEET AND CONTINUING ALONG THE NORTH LINE OF SAID HAYDON TRACT A TOTAL DISTANCE OF 209.00 FEET TO A 1/2-INCH IRON ROD SET AT THE NORTHEAST CORNER OF SAID HAYDON TRACT, SAID IRON ROD BEING ON THE WEST LINE OF RANCH ROAD 12 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 02° 03' 13" EAST, A DISTANCE OF 205.38 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD SET AT THE SOUTHEAST CORNER OF SAID HAYDON TRACT;

THENCE SOUTH 84° 37' 20" WEST ALONG THE SOUTH LINE OF SAID HAYDON TRACT, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF AFORESAID DAVIDSON TRACT AT A DISTANCE OF 14.36 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID HAYDON AND DAVIDSON TRACTS A TOTAL DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,140 SQUARE FEET OR 0.990 OF ONE ACRE OF LAND.

**THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:**  
**(10a)-EASEMENT, VOL. 199, PG. 624, D.R.H.C.T.**

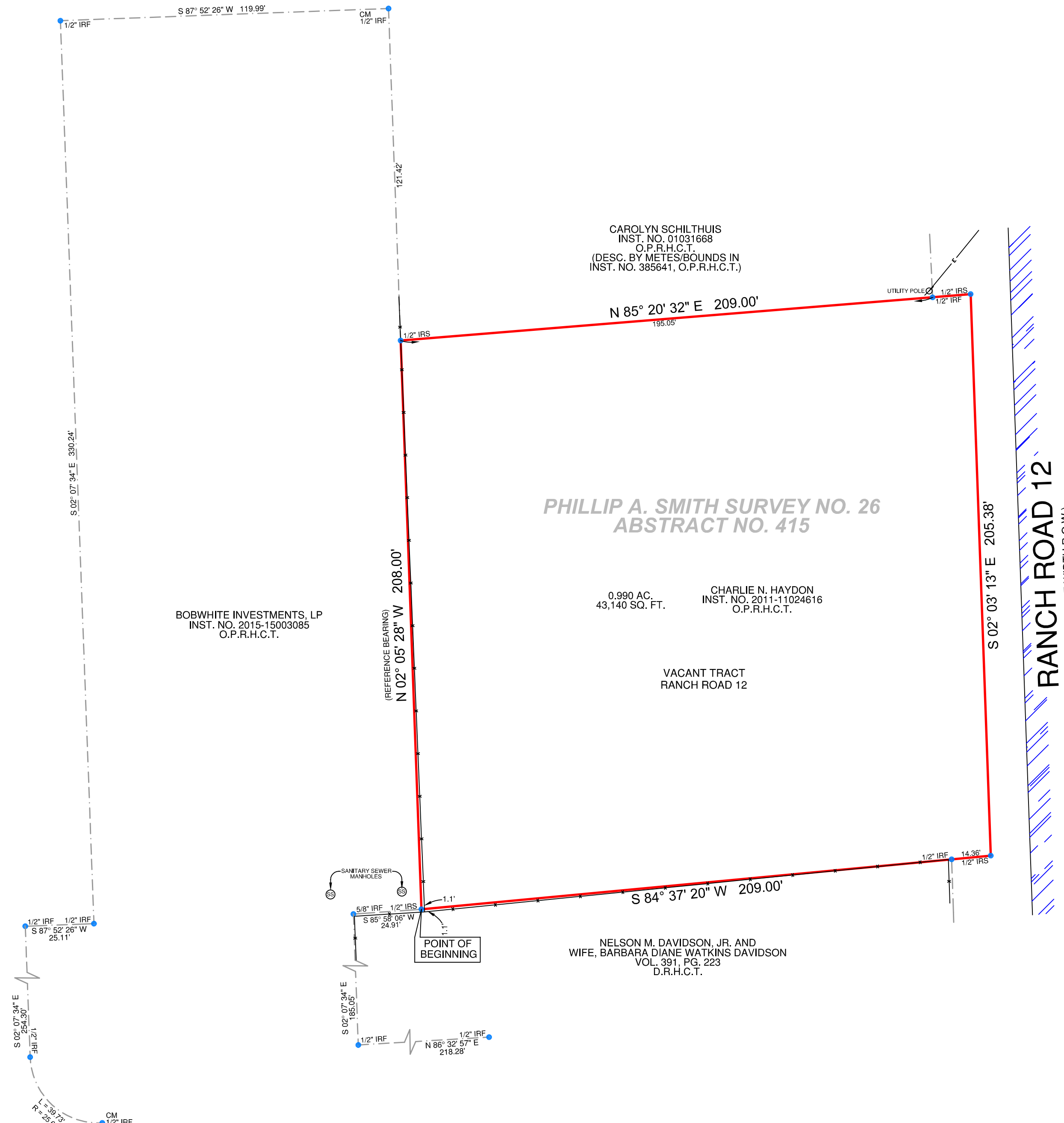
**FEMA NOTE**

FLOOD INFORMATION:  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48209C0105 F, DATED SEPTEMBER 2, 2005.

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

**GENERAL NOTES**

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED RECORDED IN INST. NO. 2015-15003085, O.P.R.H.C.T.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



<b>TITLE SURVEY</b>	
GF#: 1829848-DRP	
BORROWER: SCOTT SCHROEDER	
TITLE CO.: INDEPENDENCE TITLE	
PREMIER JOB #: 18-06395	
TECH: MSP	DATE: 08/02/18 REV.: 08/13/18
FIELD: TM	FIELD DATE: 08/01/18

CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFCP = WOOD FENCE COR POST



**Premier**  
Surveying LLC  
Suite 1200  
5700 W. Plano Parkway  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200

