

Reference boundary line agreements as recorded in Volume 176, Page 173, Deed Records of Hays County, Texas, does not directly affect this property.

Reference easement in favor of Pedernales Electric Cooperative, Inc., recorded in Volume 279, Page 649, Hays County Deed Records and Volume 512, Page 552, Real Property Records of Hays County, Texas (25' along front line and 10' along side and rear lines).

Reference a 10' wide public utility easement along all lot lines as recorded in Volume 4, Page 295, Plat Records of Hays County, Texas, and Volume 499, Page 221 and Volume 569, Page 229, Real Property Records of Hays County, Texas.

Reference a 50' wide building setback line along all lot lines as recorded in Volume 4, Page 295, Plat Records of Hays County, Texas, and Volume 499, Page 221 and Volume 569, Page 229, Real Property Records of Hays County, Texas.

Game Fence

LOT 85

LOT 84

- ☐ = Overhead Electric Line
- ⊗ = Utility Pole
- = Iron Pin Found
- = Iron Pin Set
- BL = Building Set Back Line
- UE = Utility Easement
- (XXXX) = Recorded Data as per plat

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Subject property does not lie within a 100 year flood hazard zone as determined from FIRM Hazard Map, Community Panel No. 480321 0094 E, dated February 18, 1998.

LEGAL DESCRIPTION: Lot 7-B, RESUBDIVISION PLAT OF SKYLINE RANCH ESTATES, a subdivision in Hays County, Texas, according to the map or plat recorded in Volume 4, Page 295, Plat Records, Hays County, Texas

PURCHASER:

Mathew W. Evans, Mary Marlatt
110 Sunrise Canyon Road
Wimberley, Texas 78676

TITLE COMPANY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

G.F. No.: 00-62352

I hereby certify that this plat represents a survey made upon the ground under my supervision, on September 16, 2000, and there are no visible or apparent encroachments upon this property, except as shown hereon.

Raymond V. Kotowski

Raymond V. Kotowski, R.P.L.S. #2164, State of Texas.



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P.O. Box 2264 Wimberley, TX. 78676

Scale:

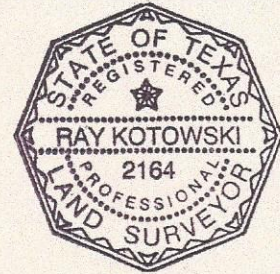
1" = 100'

Date:

September 21, 2000

Job No.

000920 99



2K.2

Mathew W. Evans *Mary K. Marlatt*