

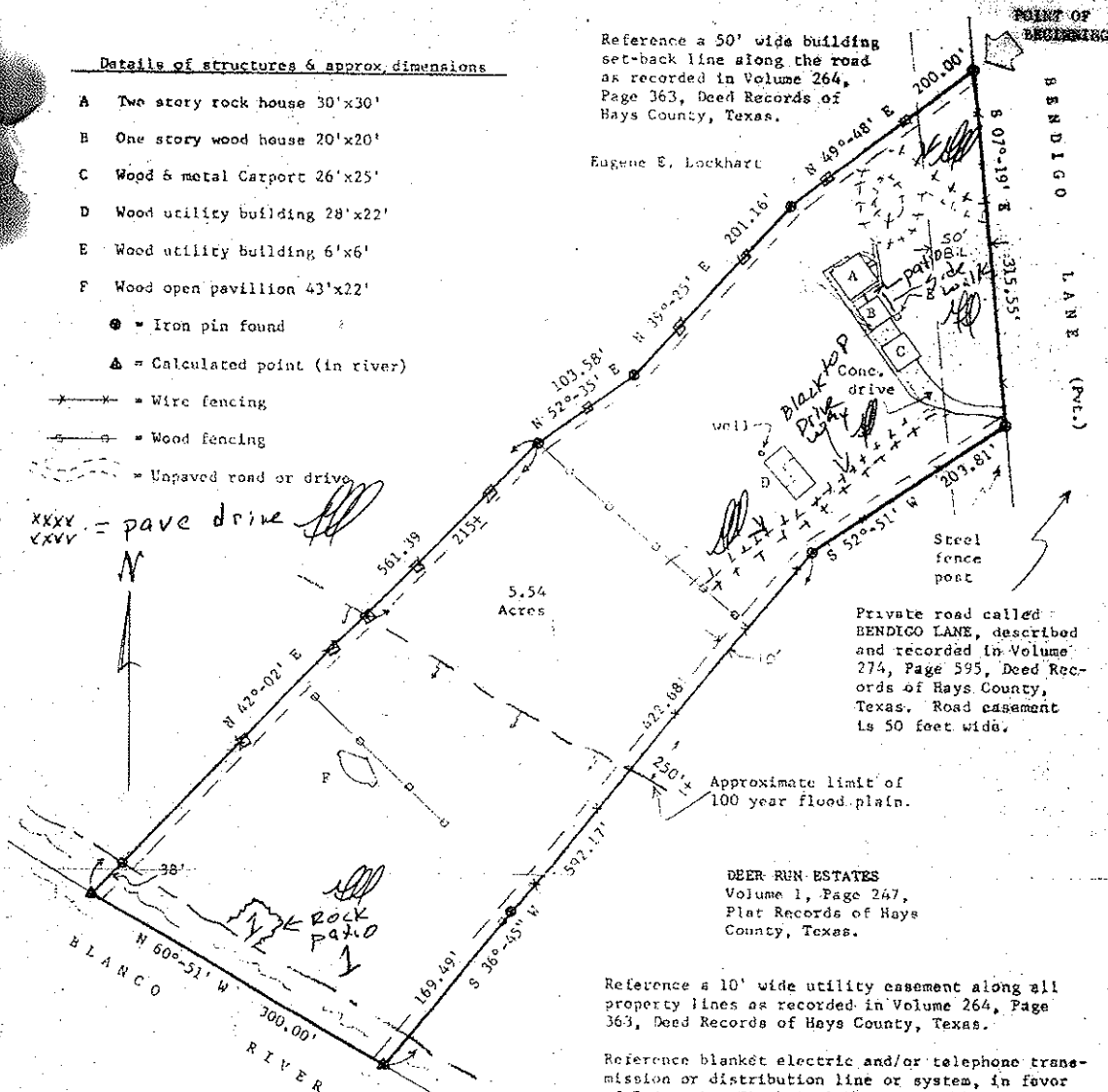
Details of structures & approx. dimensions

- A Two story rock house 30'x30'
- B One story wood house 20'x20'
- C Wood & metal Carport 26'x25'
- D Wood utility building 28'x22'
- E Wood utility building 6'x6'
- F Wood open pavillion 43'x22'

- = Iron pin found
- △ = Calculated point (in river)

- = Wire fencing
- = Wood fencing
- = Unpaved road or drive

XXXX = pave drive
 XXXV



Reference a 50' wide building set-back line along the road as recorded in Volume 264, Page 363, Deed Records of Hays County, Texas.

Eugene E. Lockhart

Private road called BENDIGO LANE, described and recorded in Volume 274, Page 595, Deed Records of Hays County, Texas. Road easement is 50 feet wide.

Approximate limit of 100 year flood plain.

DEER RUN ESTATES
 Volume 1, Page 247,
 Plat Records of Hays
 County, Texas.

Reference a 10' wide utility easement along all property lines as recorded in Volume 264, Page 363, Deed Records of Hays County, Texas.

Reference blanket electric and/or telephone transmission or distribution line or system, in favor of Pedernales Electric Cooperative, Inc., as recorded in Volume 263, Page 69, and Volume 287, Page 698, Deed Records of Hays County, Texas.

Reference restrictions as recorded in Volume 264, Page 363, Deed Records of Hays County, Texas, and Volume 707, Page 716, Real Property Records of Hays County, Texas.

LEGAL DESCRIPTION: Being 5.54 acres of land, more or less, out of the J. D. RICE SURVEY NUMBER 10, called 5.536 acres, as described and recorded in Volume 1351, Page 313, Real Property Records of Hays County, Texas, and being more particularly described by metes and bounds in the field notes attached hereto.

TITLE COMPANY:

Alamo Title Company

G.F. No. 98073454

PURCHASER:

Gregg Lefevre and
 Debbie Lefevre
 425 Bendigo Lane
 Wimberley, Texas 78676

Subject house does not lie within a flood hazard zone as determined from F.I.S. / H.U.D Hazard Map, Community Panel Number

48209C0155 E

Dated: February 18, 1998

Date: August 20, 1998

Scale: 1" = 100'

Job Number: 980630

BEELINE



ENGINEERING & LAND SURVEYING
 P.O. Box 1081, San Marcos, TX 78667-1081
 (512) 353-4725

I hereby certify that this plat correctly represents a survey made upon the ground under my supervision, and that there are no encroachments upon this property, except as shown hereon. This survey was performed on August 18, 1998.

Raymond V. Kotowski

Raymond V. Kotowski, R.P.L.S., State of Texas, No. 2164

