

NORTH
REF. BEARING: VOL. 12, PGS. 385-386, PRHCT

0.59 ACRE RESERVE
FOR FUTURE RIGHT-OF-WAY

APPEARS TO BE VESTED IN:
Bruce Development, LLC

Called 122.382 Acres
Lanny E. Counts &
Barbara Counts
Vol. 822, Pg. 112, OPRHCT

FLOOD PLAIN NOTE: (FOR INSURANCE PURPOSES ONLY:
NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES.)

This tract is not within an identified Special Flood Hazard Area inundated by 100-Year Flood as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map for Hays County, Texas, and Incorporated Areas, Map Number 48209C0115F, dated September 2, 2005.

TITLE COMMITMENT NOTE:

This survey reflects and is limited to those easements visible and apparent on the ground, and those easements of record called out on Fidelity National Title Insurance Company, Title Commitment GF No. 20060250, effective December 4, 2006, at 7:00 a.m., issued by Southwestern Title Company, December 12, 2006, at 7:00 a.m. The following is a partial listing of specific exceptions cited on Schedule B of said Title Commitment, and their affect on the property shown hereon.

1) Restrictive Covenants: Vol. 2, Pg. 29, PRHCT; Vol. 2787, Pg. 441, OPRHCT; Vol. 355, Pg. 694, DRHCT; and Vol. 2903, Pg. 663, OPRHCT.

10h) Thirty foot (30') building line along the north and south lot lines, Vol. 12, Pg. 385, PRHCT, are contained within the building lines shown hereon.

10i) Fifty foot (50') building line along all roads, Vol. 355, Pg. 694, DRHCT, as shown hereon.

10j) Ten foot (10') building line along all non-road property lines, Vol. 355, Pg. 694, DRHCT, are contained within the building lines shown hereon.

10k) Ten foot (10') building line along each side of interior lots and interior side of corner lots, Vol. 12, Pg. 385, PRHCT, are contained within the building lines shown hereon.

10l) Twenty foot (20') drainage and public utility easement along all roadways, Vol. 12, Pg. 385, PRHCT, as shown hereon.

10m) Ten foot (10') drainage and public utility easement along all other lot lines, Vol. 12, Pg. 385, PRHCT, as shown hereon.

LEGEND

- ⊙ 1/2" IRON ROD FOUND (unless noted)
- 5/8" IRON ROD SET W/CAP
- 5/8" IRON ROD SET W/CAP 2/3/05
- x- WIRE FENCE
- OHW- OVERHEAD UTILITY WIRE
- ⊕ UTILITY POLE
- GUY WIRE
- ⊗ FIRE HYDRANT
- ⊙ WATER METER
- ⊗ WATER VALVE
- DSCL DRIPPING SPRINGS CITY LIMIT
- WLE WATERLINE EASEMENT
- D&UE DRAINAGE AND UTILITY EASEMENT
- UE UTILITY EASEMENT

C1

Δ = 36°10'07"

R = 380.00'

L = 239.88'

CB = N 72°42'43" W

C = 235.92'

STATE OF TEXAS
COUNTY OF HAYS

Donna L. Nowak
Robert K. Nowak 12/24/06

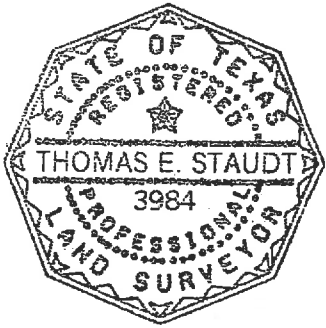
To: Robert K. Nowak, Colonial Bank, N.A., and Southwestern Title Company

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and that to the best of my knowledge and belief is correct, and does declare that on the ground there are no apparent or visible: discrepancies, deed line conflicts, overlapping of improvements, utility easements, or roadways, except as shown hereon, and that said property adjoins a dedicated roadway, except as shown hereon.

Thomas E. Staudt
Thomas E. Staudt

12/18/06
Date

Registered Professional Land Surveyor No. 3984



STAUDT SURVEYING, INC.
Thomas E. Staudt
RPLS # 3984
P.O. Box 1273
Dripping Springs, Texas 78620
(512)858-2236

PLAT SHOWING SURVEY OF
LOT 1
LAS MADERAS
VOLUME 12, PAGES 385-386, PRHCT
DRIPPING SPRINGS HAYS COUNTY, TEXAS

Rev: _____ Date: DECEMBER 18, 2006