

# D. G. SMYTH & COMPANY, INC.

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"A Statewide Professional Land Surveying Service Company"

**1022 Garner Field Road, Suite C**

**Uvalde, Texas 78801**

**FIRM # 10008800**

**Office Tel. (830) 591-0858**

[smythsurveyors.com](http://smythsurveyors.com)

**Fax (830) 591-0863**

## **FIELD NOTES FOR A SEVERANCE SURVEY OF 20.01 GRID ACRES, MORE OR LESS COMPLETED JUNE 10, 2019**

Being a Severance Survey of 20.01 Grid Acres, more or less, lying in Hays County, Texas, being out of and a part of J. Ingram Survey 31, Abstract No. 265, and being out of and a part of that same certain tract called 1452.85 acres as described in conveyance document to Hays 1460, LLC, recorded in Instrument Number 18002676 of the Hays County Official Public Records, Hays County, Texas, and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983, Texas Central Zone.) (All corners called for as being set are marked on the ground with ½ inch rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

**BEGINNING:** at a found 60d nail on the fenced southeasterly R.O.W. of Fischer Store Road, marking the northeast corner of that same certain tract called 9.99 acres described in conveyance document to Douglas L. & Vea F. Hodo recorded in Volume 865, Page 547 of the Hays County Official Public Records, and marking the northwest corner of the herein described tract;

**THENCE:** N 52° 30' 12" E, with the fenced southeasterly R.O.W. of said Fischer Store Road, and the northwesterly boundary line of the herein described tract for a distance of **658.09** feet to a set ½" diameter rebar marking the northeast corner of the herein described tract;

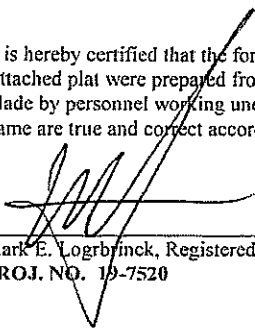
**THENCE:** S 15° 59' 12" E, crossing into and across said 1452.85 acres parent tract, and with the easterly boundary line of the herein described tract for a distance of **1622.81** feet to a set ½" diameter rebar on the north line of Tract 16, containing 45.02 acres, of the Heaton Hollow Subdivision recorded in Instrument Number 18037991 of the Hays County Plat Records, and marking the southeast corner of the herein described tract;

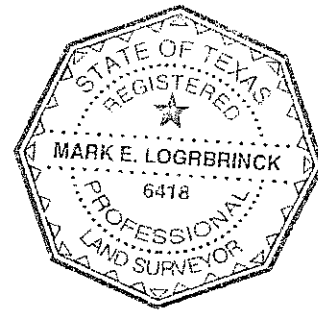
**THENCE: S 88° 23' 50" W**, with the common line of said Tract 16, and the herein described tract for a distance of **632.07** feet to a found  $\frac{1}{2}$ " diameter rebar capped "RPLS/6418" on the easterly line of that same certain tract called 10.19 acres described in conveyance document to Nicholas A. & Cheryl J. Weed recorded in Volume 1508, Page 515 of the Hays County Official Public Records, marking the northwest corner of said 45.02 acres tract, and marking the southwest corner of the herein described tract;

**THENCE: N 15° 59' 12" W**, generally with the occupied boundary fence, with the common line of said 10.19 acres tract, and the herein described tract, passing the common corner of said 10.19 acres tract, and said 9.99 acres tract, continuing on the same course with the common line of said 9.99 acres tract, and the herein described tract for a distance of **1224.50** feet to the **Place of Beginning** and containing **20.01 grid acres** of land, more or less, within the herein described boundary, according to an actual on the ground survey made by D. G. Smyth & Co., Inc. and completed on June 10, 2019.

THE STATE OF TEXAS:  
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to said survey.

  
Mark E. Logrbrinck, Registered Professional Land Surveyor/No. 6418  
PROJ. NO. 19-7520



**LEGEND**

BOUNDARY LINE ——— X ——— X

FENCE ——— X ——— X

SET 1/2" DIAM. REBAR W/ CAP MARKED "RPLS/6418"

OSTENSIBLE SURVEY LINE ——— X ——— X

ADJOINER

SUBDIVISION

ROAD

ELECTRIC UTILITY ——— E ——— E

FOUND MONUMENT AS NOTED

**NOTE:**

THE BOUNDARY LINES LOCATED AND SHOWN HEREON ARE CERTIFIED AS TRUE AND CORRECT AS DETERMINED BY A COMPREHENSIVE SURVEY OF THE DEEDED BOUNDARY. ORIGINAL SURVEY LINES AND CORNERS SHOWN HEREON ARE NOT CERTIFIED LOCATIONS. THESE ORIGINAL LOCATIONS AS SHOWN HEREON ARE BASED ON EXTRANEOUS INFORMATION. DETERMINATION OF THE PRECISE LOCATION OF ORIGINAL SURVEY LINES AND CORNERS REQUIRES AN EXTENSIVE AND TIME CONSUMING SURVEY NOT WITHIN THE SCOPE OF THIS SURVEY AND ARE SUBJECT TO APPROVAL BY THE COMMISSIONER OF THE GENERAL LAND OFFICE OF TEXAS.

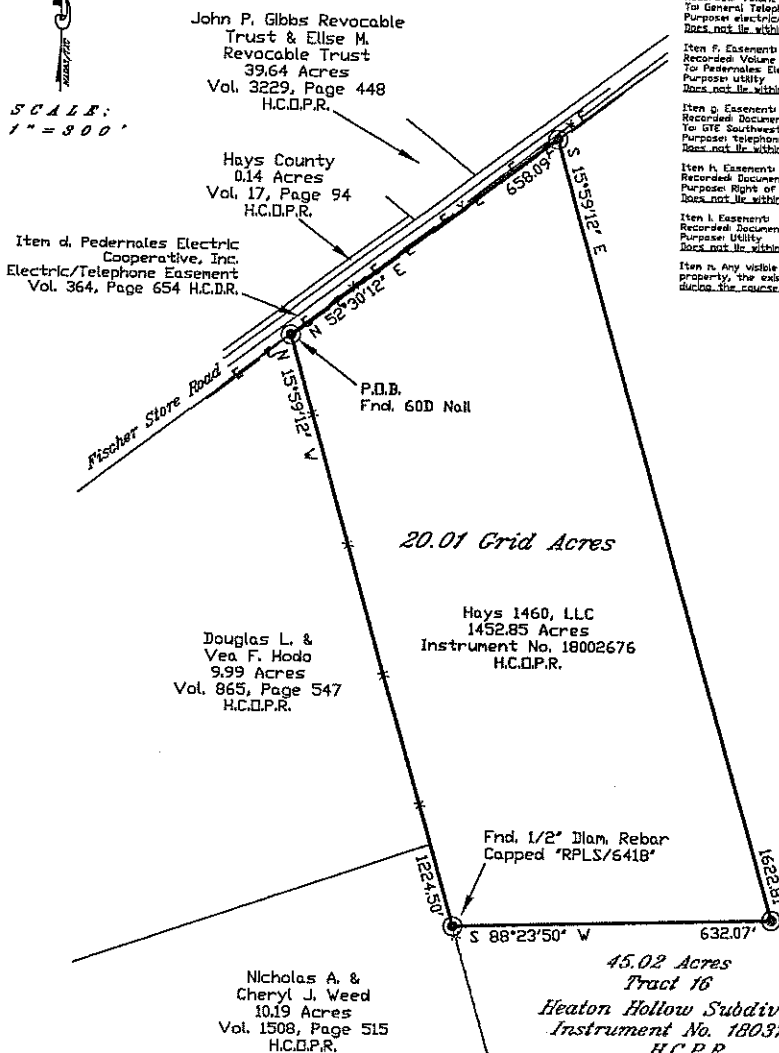
ANY ACRES SHOWN FOR ORIGINAL SURVEY QUANTITIES IS BASED ON THE EXTRANEOUSLY DERIVED LOCATION OF THESE LINES AND SHOULD NOT BE RELIED ON AS OFFICIALLY APPROVED QUANTITIES.

THE POSSIBILITY OF EXCESS ACRES OR A PROPORTIONAL PART OF EXCESS ACRES WITHIN THE ORIGINAL SURVEYS IS NOT ADDRESSED BY THIS SURVEY.

Surveyor's Remarks in regard to TITLE RESOURCES GUARANTY COMPANY Schedule 2, Number 10 Items listed.

Effective Date: April 3, 2019, 9:00 AM  
Issued April 11, 2019, 9:00 AM  
OF No. 1912672-VIN

- Item a. Easements  
Recorded Volume 97, Page 127, Deed Records, Hays County, Texas.  
To Texas Pipe Line Company  
Purpose: electric/telephone  
Does not appear to lie within subject property, can not show due to ambiguous description.
- Item b. Easements  
Recorded Volume 213, Page 18, Deed Records, Hays County, Texas.  
To Pedernales Electric Cooperative, Inc.  
Purpose: electric/telephone  
Does not appear to lie within subject property, can not show due to ambiguous description.
- Item c. Easements  
Recorded Volume 364, Page 654 Deed Records, Hays County, Texas.  
To Pedernales Electric Cooperative, Inc.  
Purpose: electric/telephone  
As shown on plat.
- Item d. Easements  
Recorded Volume 418, Page 573, Deed Records, Hays County, Texas.  
To General Telephone Company of the Southwest  
Purpose: electric/telephone  
Does not lie within subject property.
- Item e. Easements  
Recorded Volume 1488, Page 640, Official Public Records, Hays County, Texas.  
To Pedernales Electric Cooperative, Inc.  
Purpose: utility  
Does not lie within subject property.
- Item f. Easements  
Recorded Document No. 990949, Official Public Records, Hays County, Texas.  
To GTE Southwest, Inc.  
Purpose: telephone  
Does not lie within subject property.
- Item g. Easements  
Recorded Document No. 18035579, Official Public Records, Hays County, Texas.  
Purpose: Right of Way  
Does not lie within subject property.
- Item h. Easements  
Recorded Document No. 18022605, Official Public Records, Hays County, Texas.  
Purpose: Utility  
Does not lie within subject property.
- Item i. Easements  
Recorded Document No. 18022605, Official Public Records, Hays County, Texas.  
Purpose: Utility  
Does not lie within subject property.
- Item j. Any visible and apparent roadway or easement over, under or across the property, the existence of which does not appear of records. None were noted during the course of this survey.



Hays 1460, LLC  
1452.85 Acres  
Instrument No. 18002676  
H.C.D.P.R.

J. Ingram  
Survey 31  
Abstract No. 265

45.02 Acres  
Tract 16  
Heaton Hollow Subdivision  
Instrument No. 18037991  
H.C.P.R.

**PLAT SHOWING:**

Being a Severance Survey of 20.01 Grid Acres, more or less, lying in Hays County, Texas, being out of and a part of J. Ingram Survey 31, Abstract No. 265, and being out of and a part of that same certain tract called 1452.85 acres as described in conveyance document to Hays 1460, LLC, recorded in Instrument Number 18002676 of the Hays County Official Public Records, Hays County, Texas.

**NOTES:**

SEE CORRESPONDING FIELD NOTES FOR FURTHER DESCRIPTION. IMPROVEMENTS SHOWN ARE LIMITED TO MAJOR STRUCTURES AND VISIBLE SALIENT FEATURES. BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.

1/2" DIAMETER REBAR WITH IDENTIFICATION CAPS STAMPED "RPLS/6418" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

PREPARED FOR:  
HAYS 1460, LLC (SELLER)  
JOHN L. DUDA JR. (BUYER)  
c/o INDEPENDENCE TITLE  
150 P.R. 3237  
WIMBERLEY, TEXAS 78678

PURPOSE OF SURVEY:  
SEVERANCE

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

D. G. Smyth & Co. Inc. FIRM #10008800

1022 GARNER FIELD RD.  
SUITE C  
UVALDE, TEXAS 78801  
PHONE 830-591-0858

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY D. G. SMYTH & CO., INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS GRAPHIC WORK. ALL RIGHTS RESERVED, COPYRIGHT 2019, D.G. SMYTH AND CO., INC. ©

**CERTIFICATE**

D. G. Smyth & Company, Inc. a Texas Corporation and the president of which is Mark E. Loggbrink, a Registered Professional Land Surveyor #6418 Does hereby certify to:

The Principal Parties of This Transaction



COUNTY OF UVALDE:

I, MARK E. LOGGBRINK, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY. THE PLAT AS PREPARED HAS A LIKENESS OF MY SEAL IN THE COLOR RED, HEREON, AND IS ALSO EXPOSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEALS AND SIGNATURE.

COMPLETED: JUNE 10, 2019

Mark E. Loggbrink  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 6418

COPIES OF THIS PLAT MAY BE OBTAINED BY REQUESTING THE SAME FROM THE SURVEYOR'S OFFICE OR BY REQUESTING THE SAME FROM THE COUNTY CLERK'S OFFICE. THIS PLAT IS NOT VALID UNLESS IT IS SIGNED BY THE SURVEYOR AND THE COUNTY CLERK. TEXAS PLAT, 30" SCALE. REG. A, DATE MAY 10, 2010. ACTUAL TEXAS 78703

PROJECT NO.	19-7250	CHK'D BY:
DRAWING NO.	19-7250	
DATE:	JUNE 10, 2019	