

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.

2. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 550 OF 700, COMMUNITY PANEL NO. 48299C0550C, DATED MAY 2, 2012.

3. THE TRACT SHOWN HEREON MAY BE SUBJECT TO ALL LLANO COUNTY ORDINANCES AND RESTRICTIONS.

4. METES AND BOUNDS WERE PREPARED BY SEPARATE INSTRUMENT.

5. FENCES ALONG BOUNDARY LINE MEANDER.

6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A RED CAP STAMPED "MATKIN-HOOVER ENGINEERING AND SURVEYING" UNLESS OTHERWISE NOTED.

7. ONLY APPARENT UTILITIES WERE LOCATED, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION OR LOCATION OF ANY UNDERGROUND UTILITY.

8. NO ATTEMPT HAS BEEN MADE SURVEYOR TO CONTACT T.X.D.O.T. IN REGARDS TO PERMISSIBLE ACCESS POINTS IN REFERENCE TO THIS TRACT.

TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO.: 2021117, EFFECTIVE DATE: FEBRUARY 15, 2021, ISSUED DATE: MARCH 8, 2021.

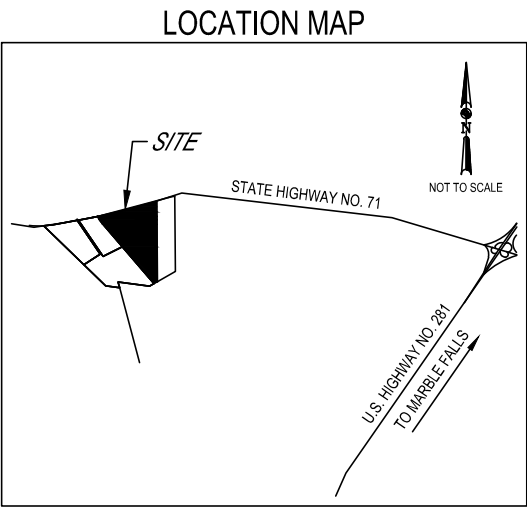
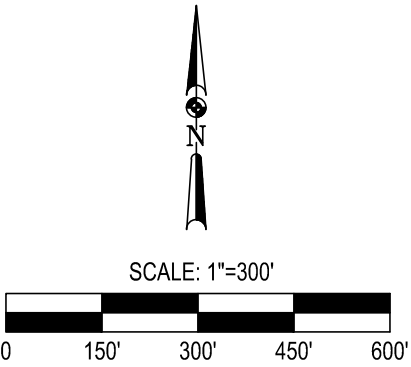
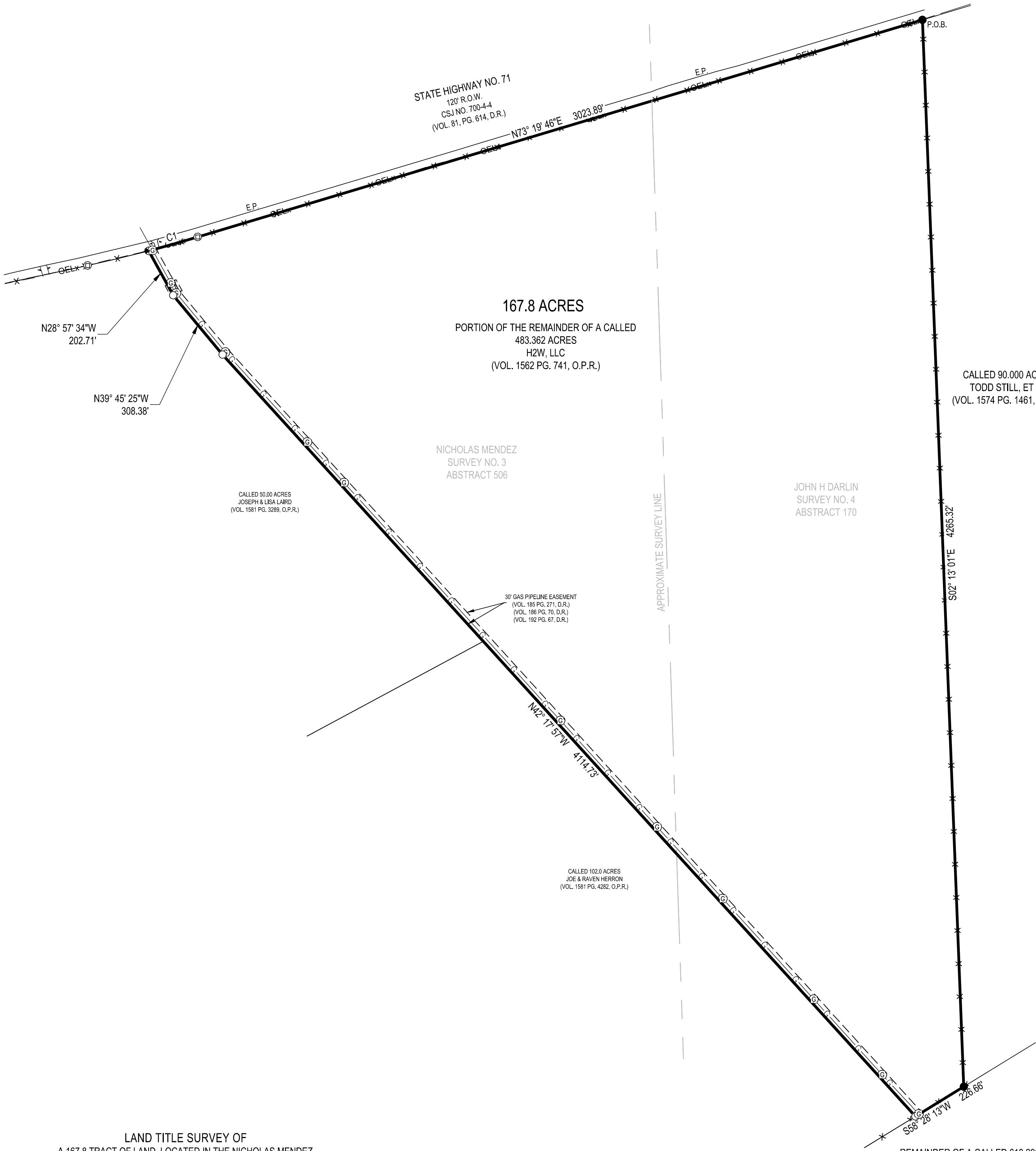
LEGAL DESCRIPTION OF LAND:
BEING 165.0 ACRES OF LAND, MORE OR LESS, OUT OF THE NICHOLAS MENDEZ SURVEY NO. 3, ABSTRACT 506, TO BE SURVEYED OUT OF 483.362 ACRES, LLANO COUNTY, TEXAS.

SCHEDULE B:
RESTRICTIVE COVENANTS OF RECORD:
-NONE LISTED

10.
d. VOLUME 255, PAGE 637, D.R. - MAY APPLY
- EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. -
INSTRUMENT LACKS SUFFICIENT DESCRIPTION OR LANGUAGE TO ACCURATELY LOCATE THE EASEMENT - EASEMENT APPEARS TO BE ON THE NORTH SIDE OF HWY 71 NEAR THE AIRPORT LANDING STRIP
e. VOLUME 185, PAGE 284, D.R. - APPLIES
- SURFACE EASEMENT TO LOWER COLORADO RIVER AUTHORITY - SHOWN
f. VOLUME 1558, PAGE 1966, O.P.R. - NOT A SURVEY MATTER
- OIL, GAS AND OTHER MINERAL RESERVATION -
g. VOLUME 1564, PAGE 76, O.P.R. - AFFECTS
- DEVELOPMENT AGREEMENT -
h. VOLUME 291, PAGE 171, D.R., AND VOLUME 16, PAGE 470 AND VOLUME 17, PAGES 5 AND 23, COMMISSIONERS COURT MINUTES -
- SUBDIVISION REGULATIONS -

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CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

LAND TITLE SURVEY OF
A 167.8 TRACT OF LAND, LOCATED IN THE NICHOLAS MENDEZ SURVEY NO. 3, ABSTRACT 506, AND THE JOHN H. DARLIN SURVEY NO. 4, ABSTRACT 170, LLANO COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 483.362 ACRE TRACT OF LAND AS CONVEYED TO H2W, LLC., OF RECORD IN VOLUME 1562 PAGE 741 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.

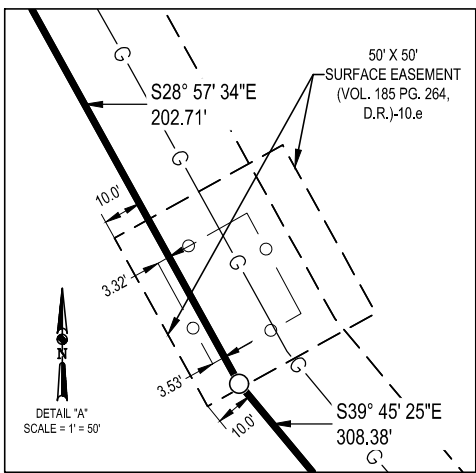


LEGEND

TX.D.O.T.
P.O.B.
E.P.
R.O.W.
VOL.
PG.
D.R.

TEXAS DEPARTMENT OF TRANSPORTATION
POINT OF BEGINNING
EDGE OF PAVEMENT
RIGHT-OF-WAY
VOLUME
PAGE(S)
DEED RECORDS
SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
FOUND 1/2" IRON ROD
FOUND TX.D.O.T. R.O.W. MARKER
SET PK NAIL WITH A WASHER "MATKIN-HOOVER ENG. & SURVEY"
WIRE FENCE
ELECTRIC (OVERHEAD)
FENCE TIE
GAS
GAS BREATHER PIPE OR 3" PVC

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	5789.65'	203.67'	2°00'56"	N74° 13' 42"E



I HEREBY CERTIFY TO GREGORY SAHA, H2W, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY, AND CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.
FIELD WORK PERFORMED IN JUNE, 2018.

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKIN-HOOVER.COM
JOB NO. 18-4078 - 167.8 AC. TITLE SURVEY

DATE: MARCH 18, 2021

