

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

A portion of this property is located in a Special Flood Hazard Area (Zone A - a Special Flood Area Inundated by a 100-Year Flood) as identified by the Federal Emergency Management Agency Flood Insurance Rate Map for Hays County, Texas, and Incorporated Areas, Map Number 48209C00105 E, dated February 18, 1998. The 100-Year Flood Plain is contained within the Floodplain Drainage Easement (FDE), shown hereon. The Floodplain Drainage Easement shown was SCALED from the subdivision plat, Vol 9, Pg. 71-82, PRHCT, and Staudt Surveying does not accept any responsibility for its completeness or accuracy.

NOTE:

Not all rock work on this property shown on this survey.

LEGEND

- 3/8" IRON ROD FOUND W/CAP
- 5/8" IRON ROD SET
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE TV PEDESTAL
- ⊕ WATER METER
- ⊕ SEPTIC
- EDGE OF CONCRETE FENCE
- () RECORD INFORMATION VOL. 10, PG. 86, PRHCT
- BL. BUILDING SETBACK LINE VOL. 10, PG. 86, PRHCT
- BL. VOL. 1653, PG. 282, OPRHCT
- BL. VOL. 2072, PG. 785, OPRHCT
- PUE PUBLIC UTILITY EASEMENT VOL. 10, PG. 86, PRHCT
- BL. VOL. 1653, PG. 282, OPRHCT
- BL. VOL. 2072, PG. 785, OPRHCT
- FDE FLOODPLAIN DRAINAGE EASEMENT VOL. 10, PG. 86, PRHCT
- BL. VOL. 9, PG. 71, PRHCT
- DE DRAINAGE EASEMENT VOL. 10, PG. 86, PRHCT
- BL. VOL. 9, PG. 71, PRHCT

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 in First American Title Insurance Co., Title Commitment of No. TX04-479082-AL35, effective October 6, 2004, at 5:00 P.M., issued October 18, 2004, at 5:00 P.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.

- 10a) Restrictive Covenants Vol. 9, Pg. 71, PRHCT; Vol. 10, Pg. 86, PRHCT, Doc. No. 9928686, Vol. 1634, Pg. 177, Vol. 1653, Pg. 282, and Vol. 2072, Pg. 785, all OPRHCT.
- 10b) Easement for drainage, 10 feet along the southwest side line, as shown hereon.
- 10c) Building setback Provisions, Vol. 9, Pg. 71, and Vol. 10, Pg. 86, PRHCT, Vol. 1634, Pg. 177, Doc. No. 9928686, Vol. 1653, Pg. 282, and Vol. 2072, Pg. 785, all OPRHCT, as shown hereon.
- 10d) Easement for public utility as shown on recorded plat, 15 feet along all streets as shown hereon.
- 10e) Easement for public utility as shown on recorded plat, 7.5 feet along side property lines, as shown hereon.
- 10h) Drainage easement as shown on recorded plat, as shown hereon.

STATE OF TEXAS
COUNTY OF HAYS

To: James L. Williams and Kathy S. Williams, National City Mortgage and First American Title Insurance 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
Registered Professional Land Surveyor No. 3984

Date: 1/20/03
Update: 8/19/05



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

PLAT SHOWING SURVEY OF
HOMESITE 4R
A REPLAT OF HOMESITES 1, 2, 3, 4, 5, 6, 7,
8, 9 & 10 IN LA VENTANA, PHASE 1
HAYS COUNTY, TEXAS

Rev: FINAL B/19/05 Date: JANUARY 20, 2003
Dr. By: YES Job #: S04097 DWG #: S04097b

C-1
Δ = 11°06'22"
R = 705.00'
L = 136.65'
CB = N 51°01'31" E
C = 136.44'

(Δ = 11°06'13")
(R = 705.00')
(L = 136.63')
(CB = N 51°00'31" E)
(C = 136.41')

NORTH
REF. BEARING PLAT: STAUDT SURVEY 11/21/02-LIT 3R
REF. BEARING PLAT: VOL. 10, PG. 86, PRHCT
REF. BEARING PLAT: VOL. 9, PG. 71, PRHCT

APPEARS TO BE VESTED IN:
James L. Williams and
Kathy S. Williams
Vol. 2160, Pg. 835, OPRHCT

ADDRESS:
829 Ranchers Club Lane

GARAGES

C-2
Δ = 16°21'32"
R = 700.00'
L = 199.86'
CB = S 40°52'20" W
C = 199.18'

(Δ = 16°22'13")
(R = 700.00')
(L = 200.00')
(CB = S 40°53'06" W)
(C = 199.32')