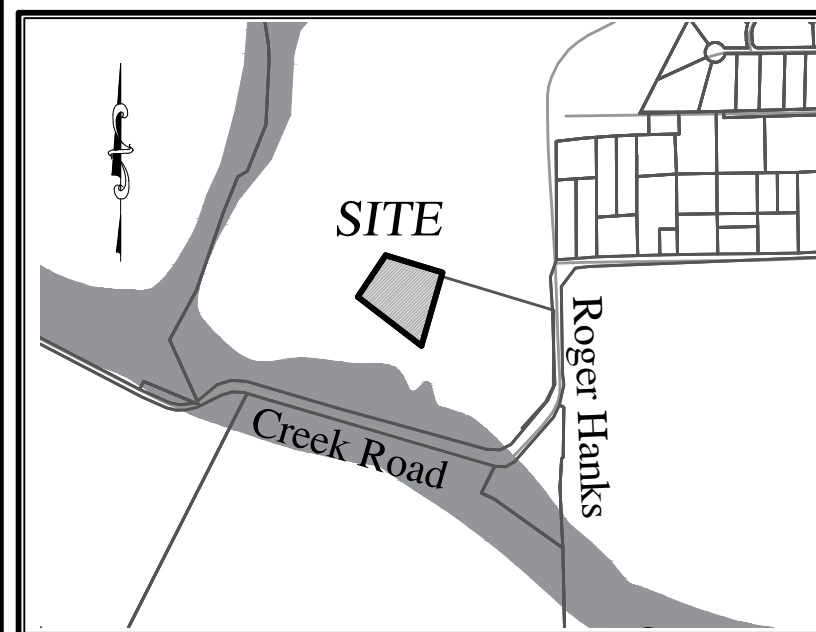


VICINITY MAP

SCALE: 1" = 1000'



**BENJAMIN F. HANNA LEAGUE SURVEY
NUMBER 28 ABSTRACT NUMBER 222
HAYS COUNTY, TEXAS**

LEGAL DESCRIPTION:

BEING LOT 4-A, OF CF RANCH SUBDIVISION, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 19014634, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY. G.F. NO.: AUT20013556, EFFECTIVE DATE: OCTOBER 1, 2020 ISSUED: OCTOBER 16, 2020.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR DEPICTION OF EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES SHOWN IN BRACKETS. []

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS.

f. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: UNITED PRODUCERS PIPE LINE COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: OCTOBER 31, 1928
RECORDING NO: VOLUME 96, PAGE 623, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [NOT SUBJECT TO-NOT SHOWN]

g. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: RECIPROCAL EASEMENT AGREEMENT
DATED: JULY 24, 1998
EXECUTED BY: DOYLE M. FELLERS ET AL
RECORDING DATE: JULY 28, 1998
RECORDING NO: VOLUME 1438, PAGE 64, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. [SUBJECT TO, AS SHOWN]

h. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON, AND EVIDENCED BY MAP/PLAT: CYPRESS FORK RANCH
RECORDING DATE: JULY 17, 1998
RECORDING NO: VOLUME 8, PAGE 167
PURPOSE: CRITICAL WATER QUALITY BUFFER ZONE
AFFECTS: SUBJECT PROPERTY [SUBJECT TO, AS SHOWN]

i. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: VACATION OF SUBDIVISION
DATED: MAY 12, 2020
EXECUTED BY: TODD PURCELL, MAYOR OF DRIPPING SPRINGS, TEXAS
RECORDING DATE: MAY 29, 2020
RECORDING NO: DOCUMENT NO. 20020847, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, WHICH PROVIDES FOR, AMONG OTHER THINGS: VACATION OF SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME B, PAGE 167, PLAT RECORDS OF HAYS COUNTY, TEXAS.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. [NOT SUBJECT TO]

m. BUILDING SETBACK LINES AS SET OUT IN PLAT RECORDED IN DOCUMENT NO. 19014634, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [SUBJECT TO, AS SHOWN]

FLOODPLAIN NOTE:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN SHADED ZONE 'X', AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48209C 0105F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYORS NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204] NAD83 (2011), EPOCH 2010. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00002409. UNITS: U.S. SURVEY FEET.

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

SURVEYOR'S CERTIFICATE:

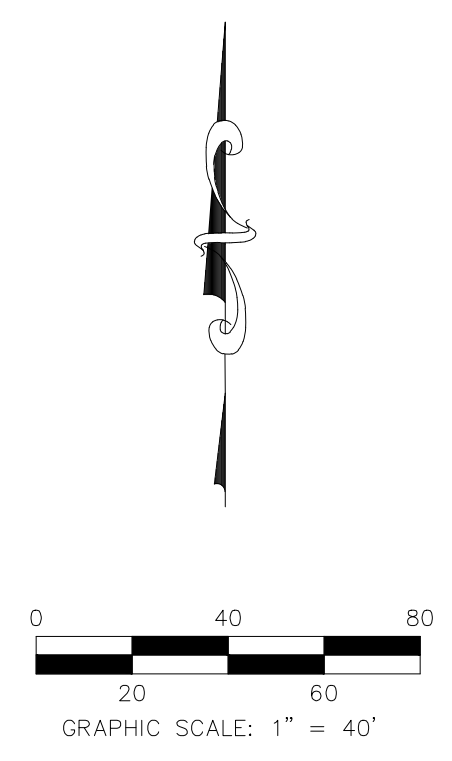
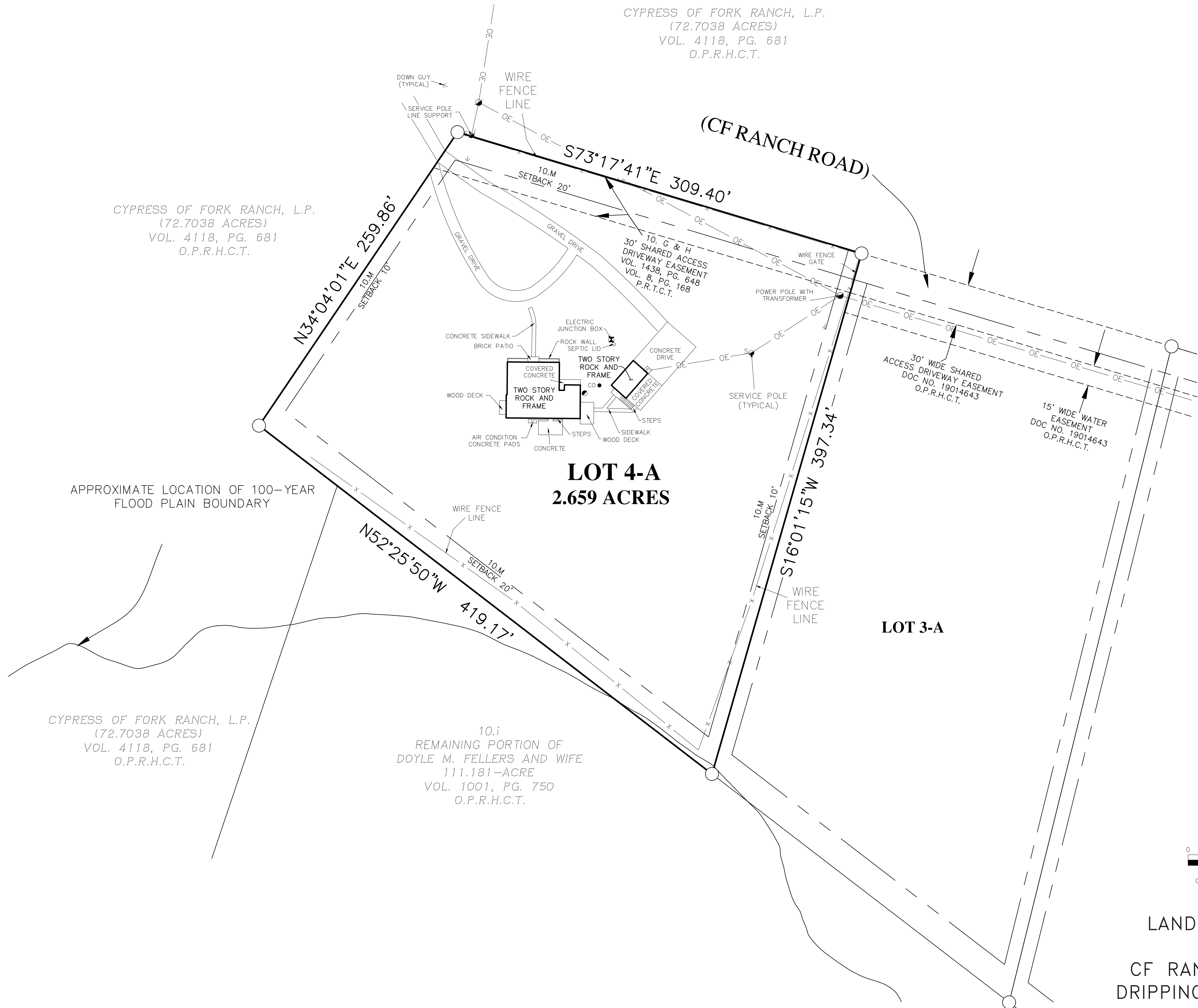
TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY.

I, GARRETT CAVAIUOLO, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY.

Garrett Cavaiuolo
DATE: 10/1/2020
GARRETT CAVAIUOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES
GCAVAIUOLO@DOUCETENGINEERS.COM



| LEGEND | |
|--------------|---|
| — | PROPERTY LINE |
| - - - | EXISTING PROPERTY LINE |
| - - - | EXISTING R.O.W. LINE |
| - - - | EXISTING EASEMENT |
| ● | 1/2" IRON ROD FOUND (UNLESS NOTED) |
| ↓ | GUY ANCHOR |
| ○ | WATER VALVE |
| ▲ | SIGN (AS NOTED) |
| ○ | POWER POLE |
| x | WIRE FENCE LINE [UNLESS NOTED] |
| ○ | CLEAN OUT |
| ⊠ | ELECTRIC JUNCTION BOX |
| — | OVERHEAD ELECTRIC |
| □ | ELECTRIC METER |
| DOC. NO. | DOCUMENT NUMBER |
| P.O.B. | POINT OF BEGINNING |
| VOL. | VOLUME |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| B.L. | BUILDING SETBACK LINE |
| P.R.H.C.T. | PLAT RECORDS, HAYS COUNTY, TEXAS |
| R.P.R.H.C.T. | REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS |
| O.P.R.H.C.T. | OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS |
| D.R.H.C.T. | DEED RECORDS, HAYS COUNTY, TEXAS |



**LAND TITLE SURVEY
LOT 4-A
CF RANCH SUBDIVISION
DRIPPING SPRINGS, TEXAS**

| | |
|---|-------------------|
| DA DOUCET & ASSOCIATES Civil Engineering - Planning - Geospatial 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetengineers.com TBPELS Firm #10105800 / TBPE Firm #3937 | Date: 10/21/2020 |
| | Scale: 1"=40' |
| | Drawn by: JRT |
| | Reviewer: GC |
| | Project: 1039-003 |
| | Sheet: 1 of 1 |
| | Field Book: |
| Party Chief: AM | |
| Survey Date: 09/2020 | |

X:\Information Systems\Projects\1039-003-001-A_Comp\Drawings\Title\Map\LOT 4-A.dwg