

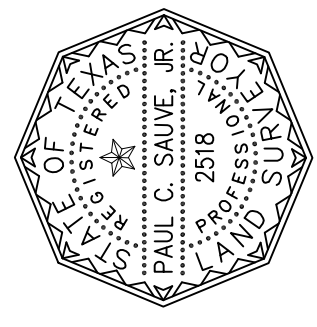
TITLE COMMITMENT NOTES:
 This survey reflects and is limited to those easements visible on the ground, and those easements of record listed in schedule "BB" below. The following survey matters were listed in Schedule B of a commitment for title insurance issued by First American Title Insurance Company GF No. 19-0341-C, Effective Date, March 8, 2019 and issued March 14, 2019.

Record title to the land on the Effective Date appears to be vested in:
HANCOCK/HANKS INVESTMENTS, LTD., a Texas limited partnership

Legal description of land:
 Lot 7A, of the REPLAT OF LOT 7, CANNON ESTATES WEST, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 13, Page 66, Plat Records of Hays County, Texas.

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
 - a. Volume 1, Page 293, and Volume 13, Page 66, Plat Records of Hays County, Texas, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
 10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
 - e. Building setback lines set out on plats recorded in Volume 1, Page 293, and Volume 13, Page 66, Plat Records of Hays County, Texas. (affects subject property as shown).
 - f. 10' utility easement along easterly property line, shown on on plats recorded in Volume 1, Page 293, and Volume 13, Page 66, Plat Records of Hays County, Texas. (affects subject property as shown).
 - g. 30' drainage and utility easement along all roadway property lines, reserved on plat recorded Volume 13, Page 66, Plat Records of Hays County, Texas. (affects subject property as shown).
 - h. 10' utility easement along all non-roadway property lines, reserved on plat recorded Volume 13, Page 66, Plat Records of Hays County, Texas. (affects subject property as shown).
 - i. Easement rights contained in Deed dated December 17, 1912, recorded in Volume 63, Page 175, Deed Records of Hays County, Texas. (does not affect subject tract).

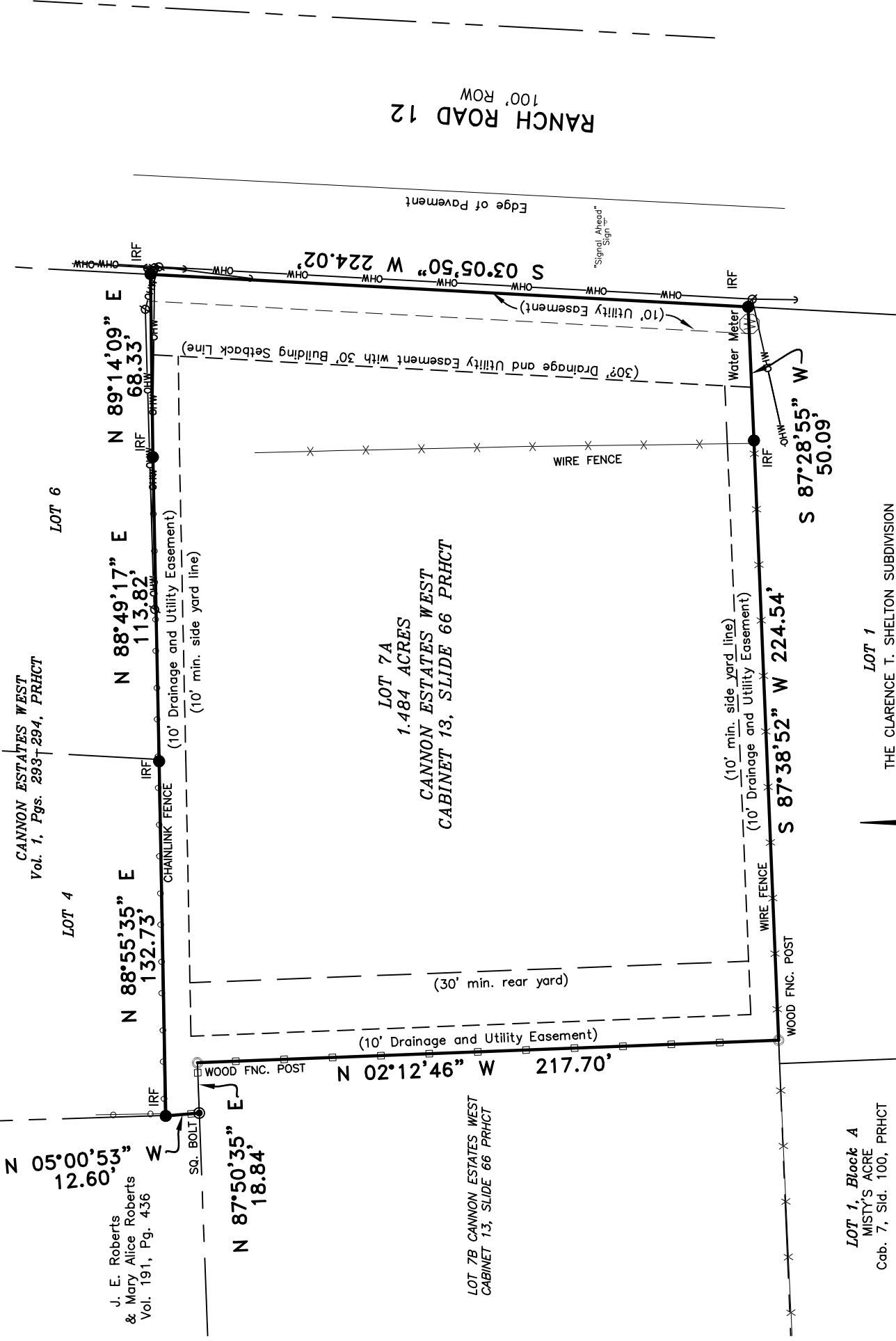
FLOOD NOTE:
 (For insurance purposes only, not for construction, permitting, or other uses.)
 No portion of the property shown hereon lies within a flood hazard area as shown on FEMA Flood Insurance Rate Map Panel No. 48209C0105 F, Dated 09/02/05



I HEREBY STATE THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MARCH, 2019. GRID BEARINGS INDICATED HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD83(4204).

Paul C. Sauve, Jr.
 PAUL C. SAUVE, JR., RPLS NO. 2518
 DATE 04-01-2019

SURVEYORS STATEMENT:



LEGEND

- 1/2" IRON ROD FOUND (IRF)
- POWER POLE WITH GUY AND OVERHEAD WIRES
- () RECORD PLAT EASEMENT INFORMATION
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS HAYS COUNTY, TEXAS

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| | AUSTIN SPATIAL TECHNOLOGIES, LLC LAND SURVEYORS - GEOMATIC SPECIALISTS 3815 South Capital of Texas Hwy., Austin, Texas 78704 ph. 512-573-8730 FIRM REGISTRATION NO. 10173100 | | | DATE : FEB. 2019 SCALE : 1"=50' CHECKED BY: PCS DRAFTED BY: SAR | REVISIONS DATE BY | LAND TITLE SURVEY LOT 7A, CANNON ESTATES WEST CABINET 13, SLIDE 66 PRHCT CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS | SHEET 1 OF 1 |
| | CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS | | | | | | |