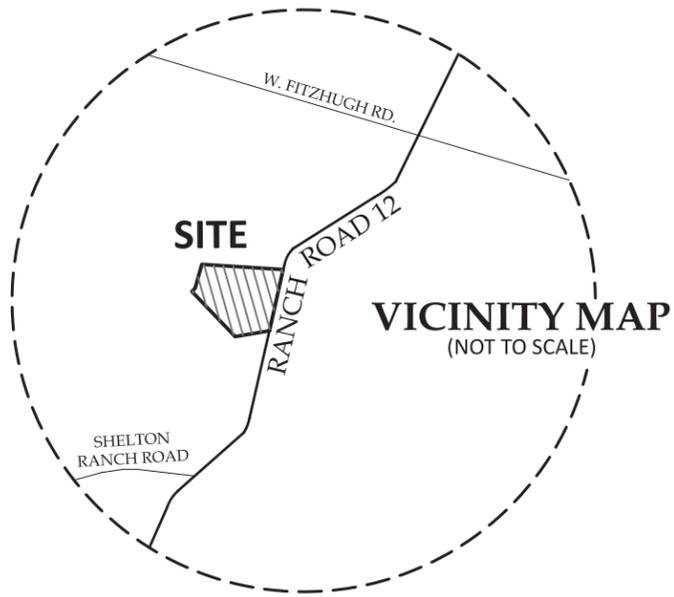


GRAPHIC SCALE  
1" = 80'  
ANTHONY G. DAVY SURVEY, A-148  
HAYS COUNTY, TX

# PLAT AND PLANS FOR 30305 CAT CLAW MESA, A COMMERCIAL CONDOMINIUM

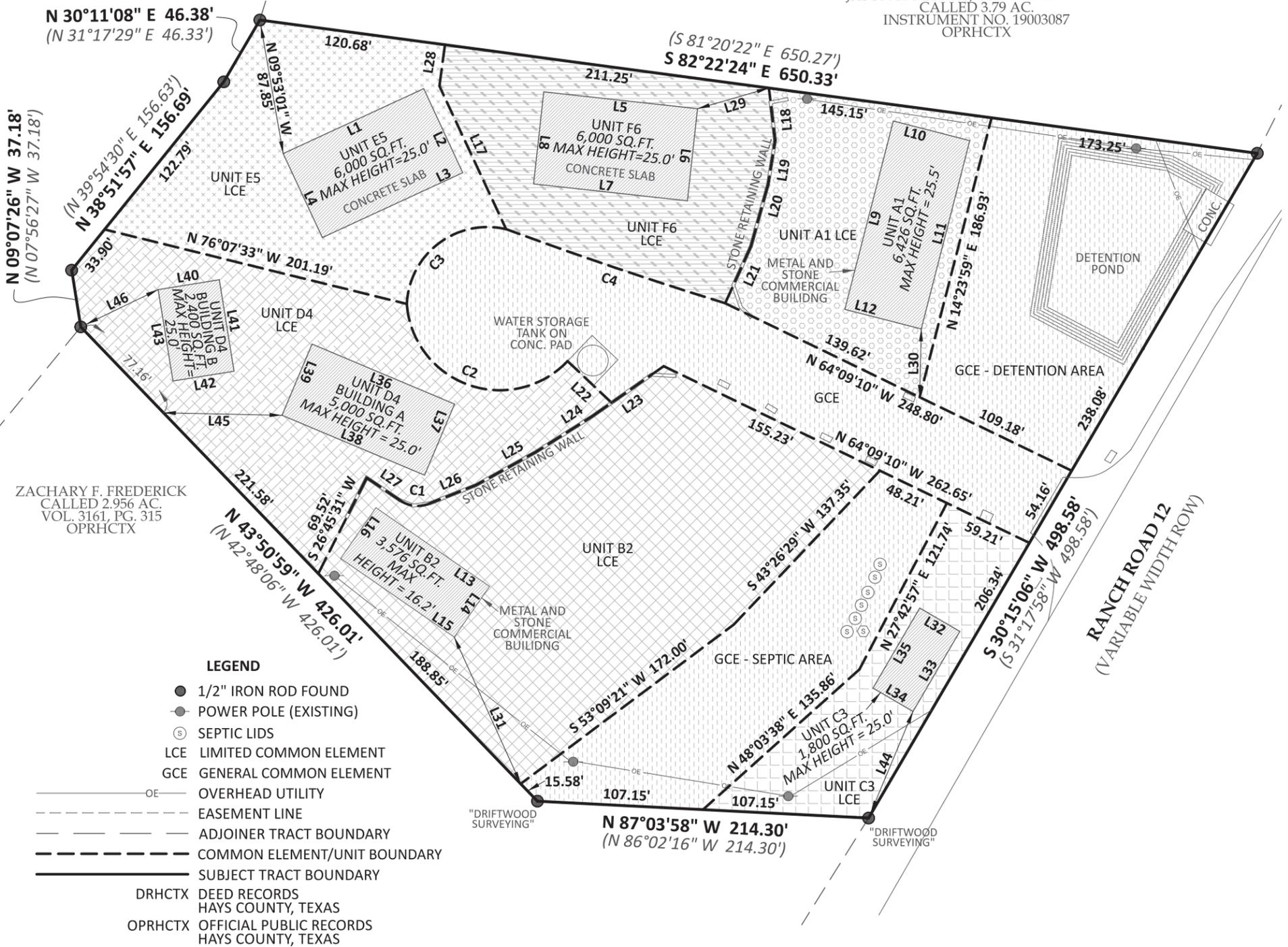


## SHEET INDEX

SHEET 1 BOUNDARY / SHEET INDEX / DETAIL  
SHEET 2 NOTES

JOHN L. HILL, JR.  
CALLED 139.16 AC.  
VOL. 330, PG. 273  
DRHCTX

CASEY L. AICKLEN, UNMARRIED WOMAN AND  
JASON R. MATHIS, UNMARRIED MAN  
CALLED 3.79 AC.  
INSTRUMENT NO. 19003087  
OPRHCTX



SHEET 1  
OF 2

# WHITECAP — SURVEY COMPANY —

PROJECT NAME: CAT CLAW MESA CONDO
CLIENT: BRUMAX ENTERPRISES
JOB NUMBER: 2000155
SURVEY DATE: JUNE 8, 2022
SURVEYOR: WH
TECHNICIAN: WH, LH

WHITECAP SURVEY COMPANY, LLC  
TBPLS FIRM NO. 10194424  
PO BOX 1225  
DRIPPING SPRINGS, TX 78620  
(512) 808-0102  
EMAIL: INFO@WHITECAPSURVEY.COM

**SURVEYOR'S NOTES:**

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. UNITS = US SURVEY FEET
2. SITE ADDRESS - 30307 RANCH ROAD 12, DRIPPING SPRINGS, TX 78620
3. SYMBOLS MAY BE EXAGGERATED FOR CLARITY.
4. SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C0105F, DATED SEPTEMBER 2, 2005. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
5. THE ATTACHED PLAT AND PLANS CONTAIN ALL INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS PROPERTY CODE.
6. ALL IMPROVEMENTS AND LAND SHOWN HEREON ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS: (i) IN THE DECLARATION OF CONDOMINIUM REGIME FOR CAT CLAW MESA, A COMMERCIAL CONDOMINIUM (THE "DECLARATION") OR (ii) ON THE PLATS AND PLANS OF THE REGIME.
7. OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION.
8. EACH UNIT, BUILDING, LIMITED COMMON ELEMENT AND GENERAL COMMON ELEMENT IS SUBJECT TO "SPECIAL DECLARANT RIGHTS" RESERVED BY THE DECLARANT IN THE DECLARATION. PURSUANT TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED THE RIGHT TO EXERCISE ANY DEVELOPMENT RIGHT OR OTHER SPECIAL DECLARANT RIGHTS UNDER THE TEXAS UNIFORM CONDOMINIUM ACT (THE "ACT"), INCLUDING WITHOUT LIMITATION (i) THE RIGHT TO ADD REAL PROPERTY TO THE REGIME; (ii) THE RIGHT TO CREATE UNITS, GENERAL COMMON ELEMENTS OR LIMITED COMMON ELEMENTS WITHIN THE REGIME; (iii) THE RIGHT TO SUBDIVIDE UNITS OR CONVERT UNITS INTO COMMON ELEMENTS; (iv) THE RIGHT TO MODIFY THE SIZE BY ADDING SQUARE FOOTAGE TO A UNIT OR A BUILDING THEREON OR BY REDUCING THE SIZE OF A UNIT OR A BUILDING THEREON; AND (v) THE RIGHT TO COMPLETE IMPROVEMENTS SHOWN ON THE PLAT AND PLANS. DECLARANT HAS ALSO RESERVED THE DECLARANT'S EASEMENT RIGHTS AS SET FORTH IN THE DECLARATION.
9. IF ANY UNIT CONTAINS A LIMIT ON ITS MAX HEIGHT, THAT UNIT'S UPPER BOUNDARY IS A HORIZONTAL PLANE PARALLEL TO THE FINISHED GRADE OF SUCH UNIT AT THE MAX HEIGHT LISTED FOR SUCH UNIT ABOVE THE FINISHED GRADE FOR SUCH UNIT.
10. THE CONDOMINIUM REGIME CONSISTS OF SIX UNITS: UNIT A1, UNIT B2, UNIT C3, UNIT D4, UNIT E5 AND UNIT F6. UNITS A1 AND B2 HAVE PREVIOUSLY BEEN CONSTRUCTED. UNITS E5 AND F6 ARE UNDER CONSTRUCTION AT THE TIME OF SURVEY. THE UNITS NOT YET BUILT, BEING UNITS C3 AND D4, "NEED NOT BE BUILT".
11. ONLY THOSE SURVEY RELATED EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE 'B' OF THE TITLE COMMITMENT GF NO. 8993-21-22616, EFFECTIVE DATE: DECEMBER 20, 2021, ISSUED DATE: DECEMBER 29, 2021, BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, AND RELISTED BELOW WERE REVIEWED FOR THIS SURVEY. NO ADDITIONAL RESEARCH FOR EASEMENTS OR RESTRICTIONS AFFECTING THIS TRACT WAS PERFORMED BY WHITECAP SURVEY COMPANY, LLC.
  - 10d) ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 3855, PAGE 863, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
    - DOES NOT AFFECT, UTILITY HAS BEEN REMOVED
  - 10e) UTILITY EASEMENT(S), GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS SET FORTH AND DESCRIBED/DEFINED BY INSTRUMENT FILED FOR RECORD UNDER HAYS COUNTY CLERK'S FILE NO.(S) 21034709.
    - BLANKET EASEMENT, DOES AFFECT
  - 10f) UTILITY EASEMENT(S), GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS SET FORTH AND DESCRIBED/DEFINED BY INSTRUMENT FILED FOR RECORD UNDER HAYS COUNTY CLERK'S FILE NO.(S) 21046490.
    - BLANKET EASEMENT, DOES AFFECT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 65°08'41" E	100.00'
L2	S 24°55'34" E	60.00'
L3	N 65°08'41" E	100.00'
L4	S 24°55'34" E	60.00'
L5	S 83°43'34" E	100.00'
L6	S 06°12'50" W	60.00'
L7	S 83°43'34" E	100.00'
L8	S 06°12'50" W	60.00'
L9	N 14°23'59" E	126.00'
L10	S 75°36'01" E	51.00'
L11	N 14°23'59" E	126.00'
L12	S 75°36'01" E	51.00'
L13	S 55°12'17" E	89.40'
L14	S 34°47'43" W	40.00'
L15	S 55°12'17" E	89.40'
L16	S 34°47'43" W	40.00'
L17	S 24°55'34" E	102.25'
L18	S 06°39'35" E	34.19'
L19	S 09°04'00" W	28.81'
L20	S 15°24'32" W	41.51'
L21	S 24°14'34" W	40.60'
L22	N 46°30'53" W	39.18'
L23	S 54°51'29" W	56.24'
L24	S 57°39'03" W	43.97'
L25	S 60°58'06" W	43.54'
L26	S 68°25'08" W	31.86'
L27	N 55°48'23" W	25.87'
L28	N 07°37'36" E	26.99'
L29	N 73°47'17" E	48.09'
L30	S 01°19'51" W	44.22'
L31	S 24°19'56" E	104.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L32	S 59°44'54" E	30.00'
L33	S 30°15'06" E	60.00'
L34	S 59°44'54" E	30.00'
L35	S 30°15'06" E	60.00'
L36	S 67°09'19" E	100.00'
L37	S 22°50'41" W	50.00'
L38	S 67°09'19" E	100.00'
L39	S 22°50'41" W	50.00'
L40	N 80°50'13" E	40.00'
L41	S 09°09'47" E	60.00'
L42	N 80°50'13" E	40.00'
L43	S 09°09'47" E	60.00'
L44	S 22°34'18" W	74.83'
L45	N 88°48'44" W	76.60'
L46	S 64°12'31" W	55.55'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	20.74'	19.53'	60°50'15"	N 84°22'12" W	19.78'
C2	139.34'	60.28'	132°26'54"	N 70°22'21" W	110.32'
C3	91.75'	52.24'	109°40'03"	N 52°56'57" E	80.41'
C4	149.51'	2791.76'	02°03'08"	S 71°16'18" E	149.51'

THE ATTACHED PLAT AND PLANS CONTAIN ALL INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS PROPERTY CODE.

SURVEYED BY:

  
 WILLIAM R. HERRING  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6355 - STATE OF TEXAS

6/8/22  
 DATE



SHEET 2  
 OF 2

PROJECT NAME: CAT CLAW MESA CONDO
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**—SURVEY COMPANY—**

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