



Fitzhugh Road (Hays County Rd. 101)

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A CUSTOM RESIDENCE FOR
R.G. & DEBRA KEEN
 FITZHUGH ROAD
 HAYS COUNTY, TEXAS

VENTURE FOUR ARCHITECTS

ARCHITECTURE ■ PLANNING ■ GRAPHICS ■ CONSTRUCTION MANAGEMENT ■
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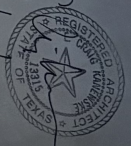


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SITE PLAN
 LEGAL DESCRIPTION
 SURVEY BY:

41 ACRES OF LOT 1 OF JOHN BARTON SURVEY NO. 80
 HAYS COUNTY, TEXAS

WEST SURVEYORS, INC.
 1240 HEMLOCK DRIVE
 AUSTIN, TEXAS 78750
 512-250-6542

CONSTRUCTION SETS
 APPROVED ON 1/25/03
 Venture Four Architects

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FIELDNOTE DESCRIPTION

BEING a 41.077 acre tract of land out of both, the Charles Wilcox Survey No. 36, Abstract No. 490 and the John Barton Survey No. 80, Abstract No. 70 in Hays County, Texas and being a portion of that certain 114.89 acres described in Volume 526, Page 627 of the Real Property Records of Hays County, Texas, said 41.077 acres being the same tract previously described as "FITZHUGH PLACE, SECTION TWO" recorded in Book 4, Page 392 Plat Records and then Vacated in Vol. 855, Pg. 435 and the same tract of land as described in Vol. 1128, Page 867 Official Records Hays County, Texas, said tract being more particularly described by mates and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the South R.O.W. line of Fitzhugh Road (Hays County Road 101) 60' R.O.W. width, for the Northwest corner of Lot 25 of "FITZHUGH PLACE" a subdivision recorded in Book 4, Page 151 Plat Records;

THENCE with the West boundary line of said Fitzhugh Place the following three (3) courses:

South 28° 13' 21" West, a distance of 807.06 feet to a 1/2 inch iron rod found;

South 7° 09' 02" East, a distance of 1,410.46 feet to a 1/2 inch iron rod found;

South 22° 12' 45" West, a distance of 414.05 feet to a 1/2 inch iron rod found for corner in a barbed wire fence line marking the southwest corner of Lot 15 of said Fitzhugh Place and being in the Northeast line of Lot 24 of Triple Creek Ranch, Section One, a subdivision recorded in Book 6, Page 231 Plat Records;

THENCE with the East line of said Triple Creek Ranch, Section One and the general line of a barbed wire fence line, the following Eleven (11) courses:

North 67° 45' 13" West, a distance of 451.83 feet to a 1/2 inch iron rod found;

North 38° 17' 37" West, a distance of 747.06 feet to a 1/2 inch iron rod found;

North 10° 08' 47" West, a distance of 379.77 feet to a 60d nail found in the base of a 14 inch Cedar Elm tree;

North 27° 10' 40" West, a distance of 188.85 feet to a 1/2 inch iron rod found;

North 17° 21' 23" East, a distance of 639.48 feet to a 1/2 inch iron rod found;

41.077 acres continued

North 21° 38' 49" West, a distance of 54.33 feet to a 60d nail found;

North 36° 11' 14" West, a distance of 44.32 feet to a 60d nail found;

North 64° 35' 11" West, a distance of 10.44 feet to a 1/2 inch iron rod found;

North 4° 51' 49" West, a distance of 65.39 feet to a 1/2 inch iron rod found;

North 21° 10' 55" West, a distance of 145.66 feet to a 1/2 inch iron rod found;

North 22° 41' 21" West, a distance of 64.45 feet to a 1/2 inch iron rod found for the Southwest corner of Lot 1 of FITZHUGH ACRES, a subdivision recorded in Book 5, Page 391 Plat Records;

THENCE with the South, then East line of said Fitzhugh Acres, the following Four (4) courses:

North 77° 53' 03" East, a distance of 85.97 feet to a 1/2 inch iron rod found at the base of a 17 inch liveoak tree;

South 66° 26' 17" East, with the general line of a barbed wire fence, a distance of 128.20 feet to a 60d nail found at the base of a 19 inch liveoak tree;

South 59° 37' 03" East with said fence, a distance of 821.77 feet to a 1/2 inch iron rod found;

North 28° 12' 45" East with said fence, a distance of 772.69 feet to a 1/2 inch iron rod found in the aforesaid South R.O.W. line of Fitzhugh Road;

THENCE with the said South R.O.W. line of Fitzhugh Road, North 88° 26' 54" East, a distance of 69.32 feet to the POINT OF BEGINNING and containing a calculated area of 41.077 acres of land.

This Fieldnote Description was prepared from an actual on-the-ground survey performed by West Surveyors, Inc. September 19, 1995. This description is to accompany a 24"x 36" Survey Plat of same.



Gregory E. West
9-29-95

**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: 04/28/2026 GF No. _____
Declarant: Debra Keen and Robert G Keen
Description of Property: 15425 Fitzhugh Road, Dripping Springs, TX 78620
County Hays County, Texas
Date of Survey: 11/25/2003

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications(such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

Pole barn, barn

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Debra Keen</u> My date of birth is <u>02/23/1953</u> and my address is <u>15425 Fitzhugh Rd., Dripping Springs, TX 78620</u>	My name is <u>Robert G Keen</u> My date of birth is <u>12/01/1951</u> and my address is <u>15425 Fitzhugh Rd., Dripping Springs TX 78620</u>
I declare under penalty of perjury that the foregoing is true and correct.	I declare under penalty of perjury that the foregoing is true and correct.
Executed in <u>Hays</u> County, State of <u>Texas</u> , on the <u>29th</u> day of <u>April</u> , <u>2026</u> .	Executed in <u>Hays</u> County, State of <u>Texas</u> , on the <u>29th</u> day of <u>April</u> , <u>2026</u> .
Signed: <div style="border: 1px solid black; padding: 2px; display: flex; justify-content: space-between; align-items: center;"> <i>Debra Keen</i> dotloop verified 04/29/26 7:53 AM CDT TNFV-VHYF-B2FH-DLTY </div> Declarant	Signed: <div style="border: 1px solid black; padding: 2px; display: flex; justify-content: space-between; align-items: center;"> <i>Robert G Keen</i> dotloop verified 04/29/26 9:00 AM CDT L6IV-LGPZ-E9QK-AEFT </div> Declarant