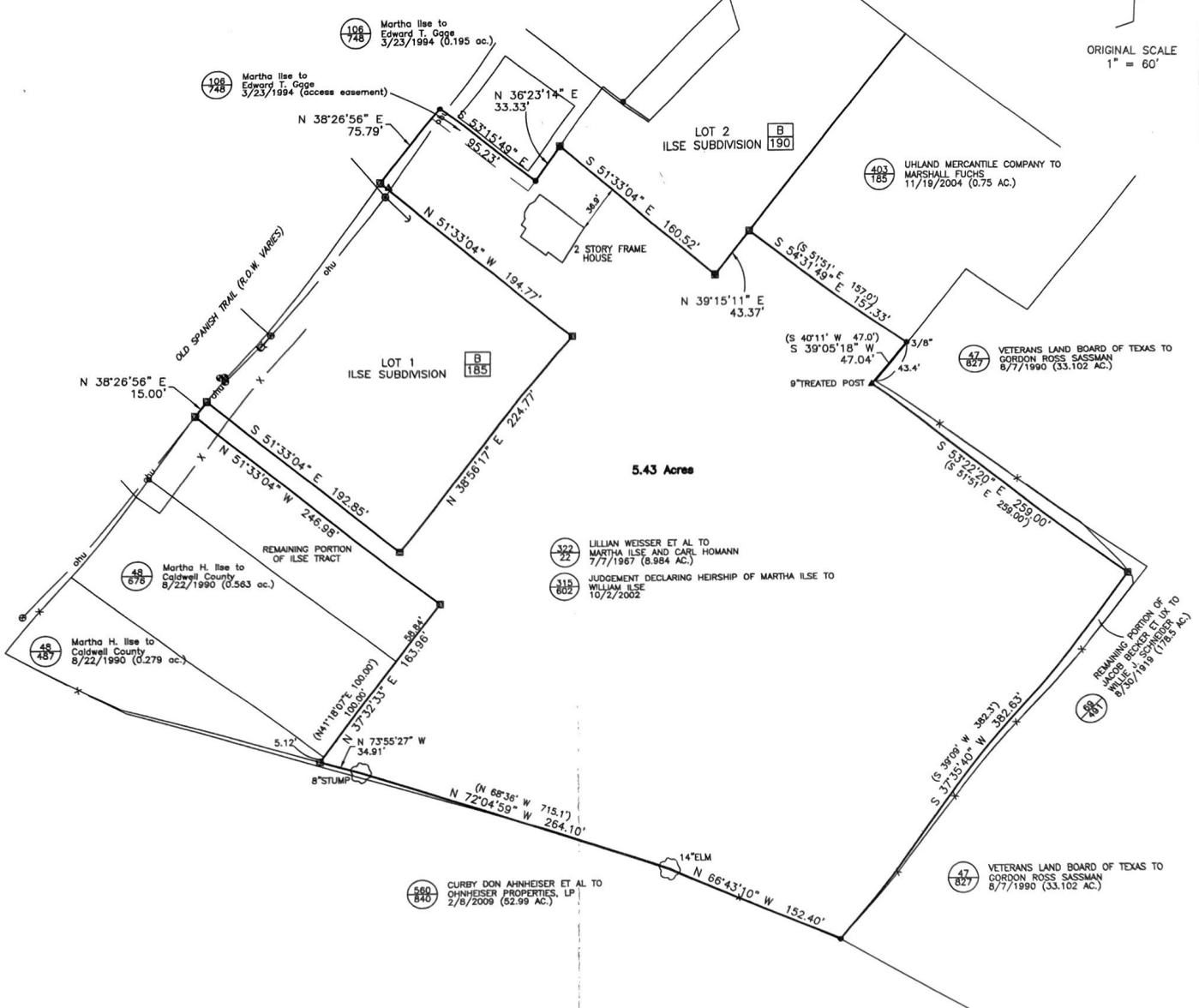


**SURVEYOR'S NOTES**

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48055C0100E, DATED JUNE 19, 2012, A PORTION OF THIS TRACT LIES WITHIN ZONE AE, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
6. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED SEPTEMBER 10, 2015 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.



5.43 Acres

- LEGEND**
- CALDWELL COUNTY DEED OR OFFICIAL PUBLIC RECORDS
  - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
  - 1/2" IRON ROD FOUND OR DIAMETER NOTED
  - FENCE POST
  - WIRE FENCE
  - UTILITY LINE, POLE AND GUY
  - TREE
  - PUBLIC UTILITY EASEMENT
  - DRAINAGE EASEMENT

322-22 LILLIAN WEISSER ET AL TO MARTHA ILSE AND CARL HOMANN 7/7/1967 (8.984 AC.)  
 819-602 JUDGEMENT DECLARING HEIRSHIP OF MARTHA ILSE TO WILLIAM ILSE 10/2/2002

TO WILLIAM ILSE, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON SEPTEMBER 10, 2015, THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

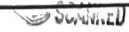


KYLE SMITH, R.P.L.S. NO. 5307

**BYRN & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS**  
 P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
 PHONE 512-398-2270 FAX 512-392-2945

PLAT OF 5.43 ACRES,  
 MORE OR LESS, IN THE L. L.  
 JOSEPH SURVEY,  
 CALDWELL COUNTY, TEXAS

CLIENT: ILSE, WILLIAM  
 DATE: 9/10/2015  
 OFFICE: K. SMITH  
 CREW: C. SMITH, HADEN, LOZANO  
 FB/PJD: 717/34  
 PLAT NO. 28644-15-c





VICINITY MAP - NOT TO SCALE

108  
748  
MARtha ISE TO EDWARD T. GAGE 3/23/1984 (0.195 AC.)

282  
22  
MARtha ISE TO COUNTY LINE WATER SUPPLY CORP. 1/18/2002 (WATERLINE EASEMENT)

BUILDING SETBACKS  
FRONT - 10'

PUBLIC UTILITY AND DRAINAGE EASEMENTS  
FRONT - 10'  
SIDE - 10'  
REAR - 20'

A VARIANCE REQUEST WAS GRANTED TO ALLOW THE FRONT BUILDING SETBACK PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE REDUCED TO 10'

*Sam Gallala*  
CITY OF UNLAW REPRESENTATIVE

SURVEYOR'S NOTES

- FENCES MEASURED.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48050C02100G, DATED JUNE 19, 2012, A PORTION OF THIS TRACT LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INSURATION BY THE 1% ANNUAL CHANCE FLOOD).
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- THIS SUBDIVISION LIES ENTIRELY WITHIN THE CITY LIMITS OF UNLAW, TEXAS.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- LOT 1 IS SUBJECT TO THAT WATERLINE EASEMENT RECORDED IN VOLUME 292 PAGE 22 OF THE CALDWELL COUNTY OFFICIAL RECORDS.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED COUNTY ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE APPROPRIATE COUNTY ROAD AND BRIDGE DEPARTMENT.
- NO LOTS ARE TO BE OCCUPIED UNTIL OSSF PERMITTED OR PUBLIC SEWER, WATER AND ELECTRICITY AND ROADS HAVE BEEN PROVIDED AND CONSTRUCTION IS COMPLETED AND APPROVED.

STATE OF TEXAS  
COUNTY OF CALDWELL

KNOW ALL MEN BY THESE PRESENTS, THAT I, WILLIAM ISE, OWNER OF 7.52 ACRES IN THE L. L. JOSEPH SURVEY, CALDWELL COUNTY, TEXAS AS CONVEYED TO ME BY DEED DATED 10/2/2002, AND RECORDED IN VOLUME 315, PAGE 802, CALDWELL COUNTY OFFICIAL RECORDS, DO HEREBY SUBDIVIDE THIS PROPERTY TO BE KNOWN AS LOT 1, ISE SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

*William Ise*  
WILLIAM ISE, OWNER

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

*William Ise* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2 DAY OF

*January*, A.D., 2015  
*Daniel R. Heesman*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF BASTROP

*Shawn Ely* REPRESENTATIVE FOR BLUEBONNET ELECTRIC COOPERATIVE, THE ELECTRIC SERVICE PROVIDER FOR THIS SUBDIVISION, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON.

*Shawn Ely*  
REPRESENTATIVE FOR BLUEBONNET ELECTRIC COOPERATIVE  
P.O. BOX 729  
BASTROP, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

*Daniel Heesman* REPRESENTATIVE FOR COUNTY LINE WATER SUPPLY CORP., THE WATER SERVICE PROVIDER FOR THIS SUBDIVISION, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON.

*Daniel Heesman*  
REPRESENTATIVE FOR COUNTY LINE WATER SUPPLY CORP.  
131 SOUTH CAMINO REAL  
UNLAW, TEXAS

STATE OF TEXAS  
COUNTY OF CALDWELL

*Vince Heuler* MAYOR OF THE CITY OF UNLAW, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF UNLAW, CALDWELL COUNTY, TEXAS ON THE 15th DAY OF November, 2015

*Samuel Dickson Hunter*  
CITY OF UNLAW - MAYOR Pro-Team

STATE OF TEXAS  
COUNTY OF CALDWELL

I, CAROL HOLCOMB, COUNTY CLERK OF CALDWELL COUNTY, TEXAS, CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS 31st DAY OF March, A.D., 2015 AT 10:45 O'CLOCK AM AND DULY RECORDED ON THE 3rd DAY OF March, 2015 IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS IN VOLUME 315 PAGE 802

*Carol Holcomb*  
CAROL HOLCOMB  
COUNTY CLERK, CALDWELL COUNTY  
by: *Allison Ferry*  
Deputy Clerk

STATE OF TEXAS  
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



*Kyle Smith*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
KYLE SMITH, R.P.-L.S. NO. 6307

10/30/14  
DATE

**BYRN & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS  
P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
PHONE 512-396-2270 FAX 512-392-2945

PLAT OF LOT 1,  
ISE SUBDIVISION  
BEING 1.00 ACRE, MORE OR LESS, IN THE L. L. JOSEPH SURVEY, CALDWELL COUNTY, TEXAS

DESCRIPTION OF 1.00 ACRE, MORE OR LESS, IN THE L. L. JOSEPH SURVEY, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 8.984 ACRES IN A DEED FROM LILLIAN WEISSER ET AL TO MARtha ISE AND CARL HOMANN, DATED JULY 7, 1967 AND RECORDED IN VOLUME 322, PAGE 22 OF THE CALDWELL COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET IN THE COMMON SOUTHEAST LINE OF OLD SPANISH TRAIL AND THE NORTHWEST LINE OF THE ISE 8.984 ACRE TRACT, FROM WHICH A 1/2" IRON ROD SET FOR THE NORTH CORNER OF THAT TRACT DESCRIBED AS 0.563 OF AN ACRE IN A DEED FROM MARtha ISE TO CALDWELL COUNTY, DATED AUGUST 22, 1990 AND RECORDED IN VOLUME 48, PAGE 878 OF THE CALDWELL COUNTY OFFICIAL RECORDS BEARS S 38°28'56" W 77.75 FEET;

THENCE WITH THE COMMON NORTHWEST LINE OF THE ISE /HOMANN TRACT AND THE SOUTHWEST LINE OF OLD SPANISH TRAIL, N 38°28'06" E 224.78 FEET TO A 1/2" IRON ROD SET, FROM WHICH A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF THAT TRACT DESCRIBED AS 0.195 OF AN ACRE IN A DEED FROM MARtha ISE TO EDWARD T. GAGE, DATED MARCH 23, 1984 AND RECORDED IN VOLUME 108, PAGE 748 OF THE CALDWELL COUNTY OFFICIAL RECORDS BEARS N 38°28'56" E 75.79 FEET;

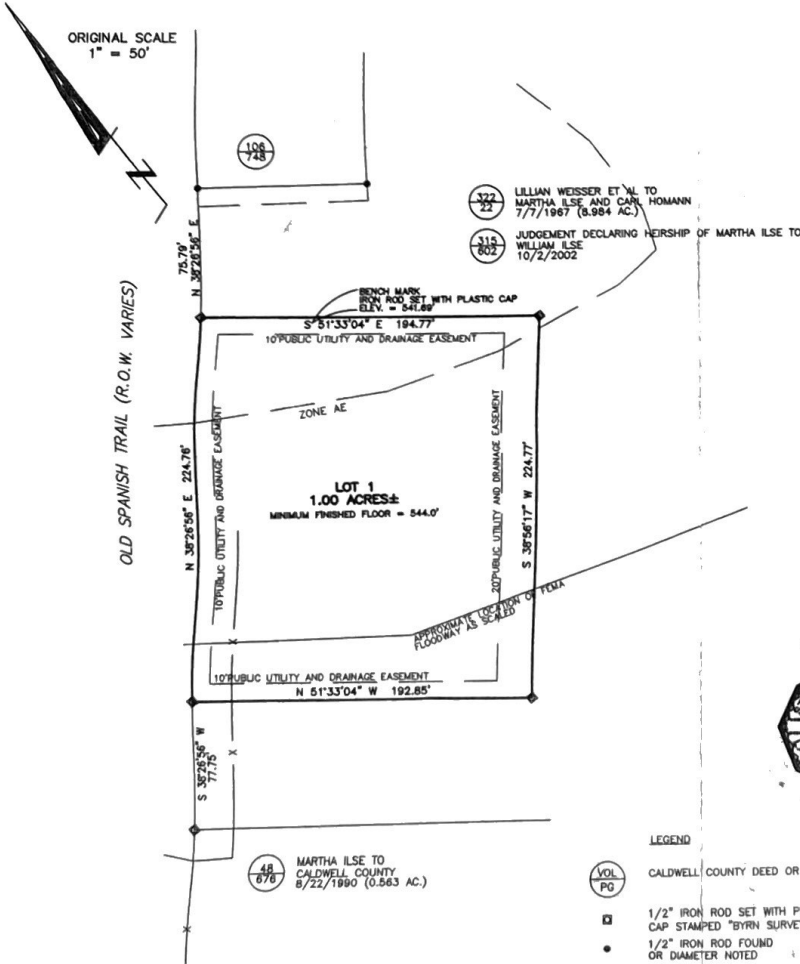
THENCE LEAVING OLD SPANISH TRAIL AND ENTERING THE ISE/HOMANN TRACT S 51°33'04"E 194.77 FEET TO A 1/2" IRON ROD SET;

THENCE S 38°56'17" W 224.77 FEET TO A 1/2" IRON ROD SET;

THENCE N 51°33'04" W 192.85 FEET TO THE PLACE OF BEGINNING.

THERE ARE CONTAINED WITHIN THESE METES AND BOUNDS 1.00 ACRE, MORE OR LESS OF LAND AREA AS PREPARED FROM PUBLIC RECORDS AND A SURVEY MADE ON THE GROUND ON OCTOBER 4, 2012 BY BYRN & ASSOCIATES, INC. OF SAN MARCOS, TEXAS.

THE BEARING BASIS FOR THIS DESCRIPTION WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, SOUTH CENTRAL ZONE.



ORIGINAL SCALE  
1" = 50'

OLD SPANISH TRAIL (R.O.W. VARIES)

377  
22  
LILLIAN WEISSER ET AL TO MARtha ISE AND CARL HOMANN 7/7/1967 (8.984 AC.)

315  
802  
JUDGEMENT DECLARING HEIRSHIP OF MARtha ISE TO WILLIAM ISE 10/2/2002

LOT 1  
1.00 ACRES±  
MINIMUM FINISHED FLOOR = 544.0'

48  
878  
MARtha ISE TO CALDWELL COUNTY 8/22/1990 (0.563 AC.)

LEGEND

- CALDWELL COUNTY DEED OR OFFICIAL PUBLIC RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- UTILITY LINE, POLE AND GUY
- WATER METER
- WATER VALVE
- SIGN

CLIENT: ISE, WILLIAM  
DATE: 10/4/2012  
OFFICE: K. SMITH  
CREW: C. SMITH, HADEN  
FB/PG: 717/34  
PLAT NO. 28644-12-e-LOT 1

UTILITIES:  
ELECTRIC-BLUEBONNET ELECTRIC  
TELEPHONE-AT&T  
WATER-COUNTY LINE WATER SUPPLY CORP.  
SEWER-INDIVIDUAL ON-SITE SEWAGE FACILITIES