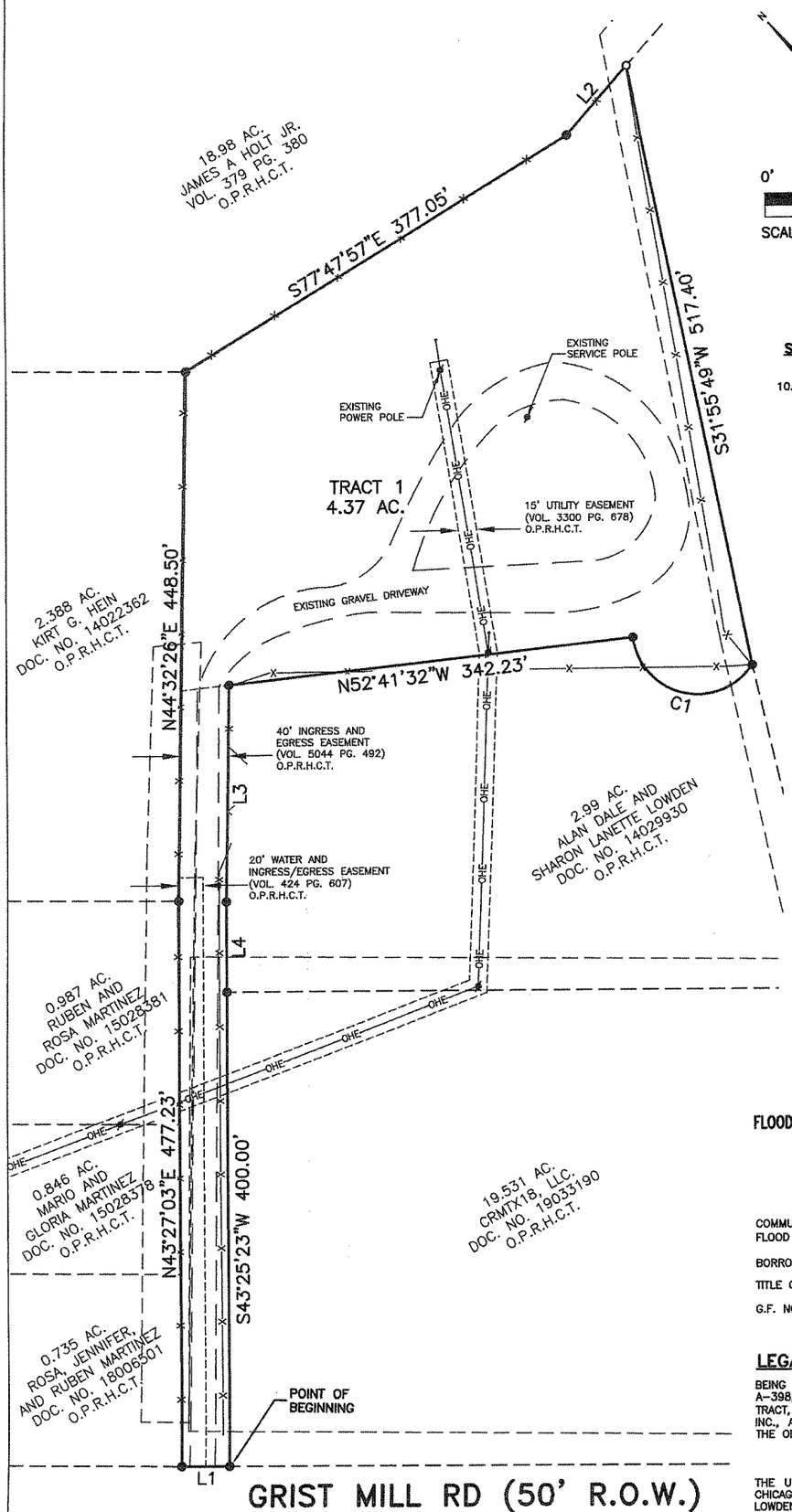
TITLE SURVEY



N

0' 100'

SCALE 1" = 100'

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- BOUNDARY LINE
- EXISTING R.O.W. LINE
- EXISTING LOT LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- EASEMENT
- FIRE HYDRANT
- POWER POLE
- GUYWIRE
- WATER METER
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- IRON ROD FENCE
- BARBED WIRE FENCE
- O.P.R.H.C.T. — OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS

SCHEDULE B:

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

f. INTENTIONALLY DELETED

g. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: STATE OF TEXAS
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING NO: VOLUME 124, PAGE 389, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS
DOES NOT AFFECT THIS TRACT.

h. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY LINE WATER SUPPLY CORPORATION
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING NO: VOLUME 268, PAGE 137, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS
DOES AFFECT THIS TRACT. UNABLE TO PLOT.

i. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: DAVID DEVINEY AND WIFE, CHARLENE DEVINEY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING NO: VOLUME 424, PAGE 607, OFFICIAL RECORDS OF HAYS COUNTY, TEXAS
DOES AFFECT THIS TRACT. SHOWN ON PLAT.

j. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PEDERNALES ELECTRIC COOPERATIVE, INC.
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: DECEMBER 17, 2007
RECORDING NO: VOLUME 3300, PAGE 678, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
DOES AFFECT THIS TRACT. SHOWN ON PLAT.

k. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: INGRESS AND EGRESS EASEMENT
EXECUTED BY: DLCL ENTERPRISES, INC.
RECORDING DATE: OCTOBER 8, 2014
RECORDING NO: VOLUME 5041, PAGE 492, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, WHICH PROVIDES FOR, AMONG OTHER THINGS: AS PROVIDED IN SAID INSTRUMENT. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
DOES AFFECT THIS TRACT. SHOWN ON PLAT.

l. INTEREST IN AND TO OIL, GAS AND OTHER MINERALS AND/OR ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS RELATING THERETO AS SET FORTH IN THE DOCUMENT
RECORDING NO.: VOLUME 100, PAGE 297, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT.
DOES NOT AFFECT THIS TRACT.

FLOOD INFORMATION: THIS SITE LIES WITHIN ZONE "X" FLOODPLAIN AREA. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOODPLAIN BOUNDARY ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS.

COMMUNITY PANEL NUMBER: 48209C 0410F
FLOOD MAP DATED: SEPTEMBER 2, 2005

BORROWER: ALAN DALE LOWDEN AND SHARON LANETTE LOWDEN

TITLE CO.: CHICAGO TITLE OF TEXAS, LLC

G.F. NO.: CTA-19A-CTA2003538ha

LEGAL DESCRIPTION

BEING A 4.37 ACRE TRACT OF LAND OUT OF THE AUGUST REUSS SURVEY A-398, AND BEING OUT OF THE REMAINDER OF THAT CERTAIN 26.891 ACRE TRACT, CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO 4C ENTERPRISES, INC., A TEXAS CORPORATION, AS RECORDED IN VOLUME 1731 PAGE 802, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

THE UNDERSIGNED DOES HEREBY CERTIFY TO CHICAGO TITLE OF TEXAS, LLC., CHICAGO TITLE INSURANCE COMPANY, ALAN DALE LOWDEN, AND SHARON LANETTE LOWDEN THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, TSPS LAND TITLE SURVEY.

STATE OF TEXAS
REGISTERED
GEORGE E. LUCAS
4160
PROFESSIONAL
LAND SURVEYOR

DATE: 7-30-2020

LINE TABLE		
Line #	Length	Direction
L1	40.08'	N46°20'57"W
L2	76.57'	N84°27'03"E
L3	183.64'	S44°35'09"W
L4	76.47'	S43°24'20"W

CURVE TABLE						
Curve #	Length	Radius	Tangent	Chord	Bearing	Delta
C1	135.02'	55.07'	153.29'	103.65'	N32°52'56"W	140°28'53"

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
OFFICE (512) 635-4857