

**RESTRICTIONS**

30 FOOT ROADWAY EASEMENT IN VOL. 172, PG. 436 AND VOL. 172, PG. 437, DOES NOT AFFECT.  
 SUBJECT TO A BLANKET TYPE WATER LINE EASEMENT GRANTED TO JACKIE RAY SCHAWA IN VOL. 344, PG. 841.  
 SUBJECT TO A BLANKET TYPE PIPELINE EASEMENT GRANTED TO ALL AMERICAN PIPELINE COMPANY IN VOL. 562, PG. 878.  
 SUBJECT TO A BLANKET TYPE WATER LINES EASEMENT GRANTED TO GO FORTH WATER SUPPLY CORPORATION IN VOL. 1252, PG. 831.

**LEGAL DESCRIPTION**

BEING 6.59 ACRES OF LAND OUT OF AND A PORTION OF THE THOMAS B. WESTBROOK SURVEY, ABSTRACT NO. 468 IN HAYS COUNTY, TEXAS, ALSO KNOWN AS A PORTION OF TRACT A, 35 SOUTH RANCHES, AN UNRECORDED SUBDIVISION IN HAYS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE DEED RECORDED IN VOLUME 1260, PAGE 388, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**BEARING BASIS:**  
 BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE (4204) NAD83 HARN HORIZONTAL CONTROL.

FRANK LEDESMA & JOHN M. MITROMARAS  
 5.03 ACRES - TRACT B  
 UNRECORDED 35 RANCHES  
 (DOC. 19008061)

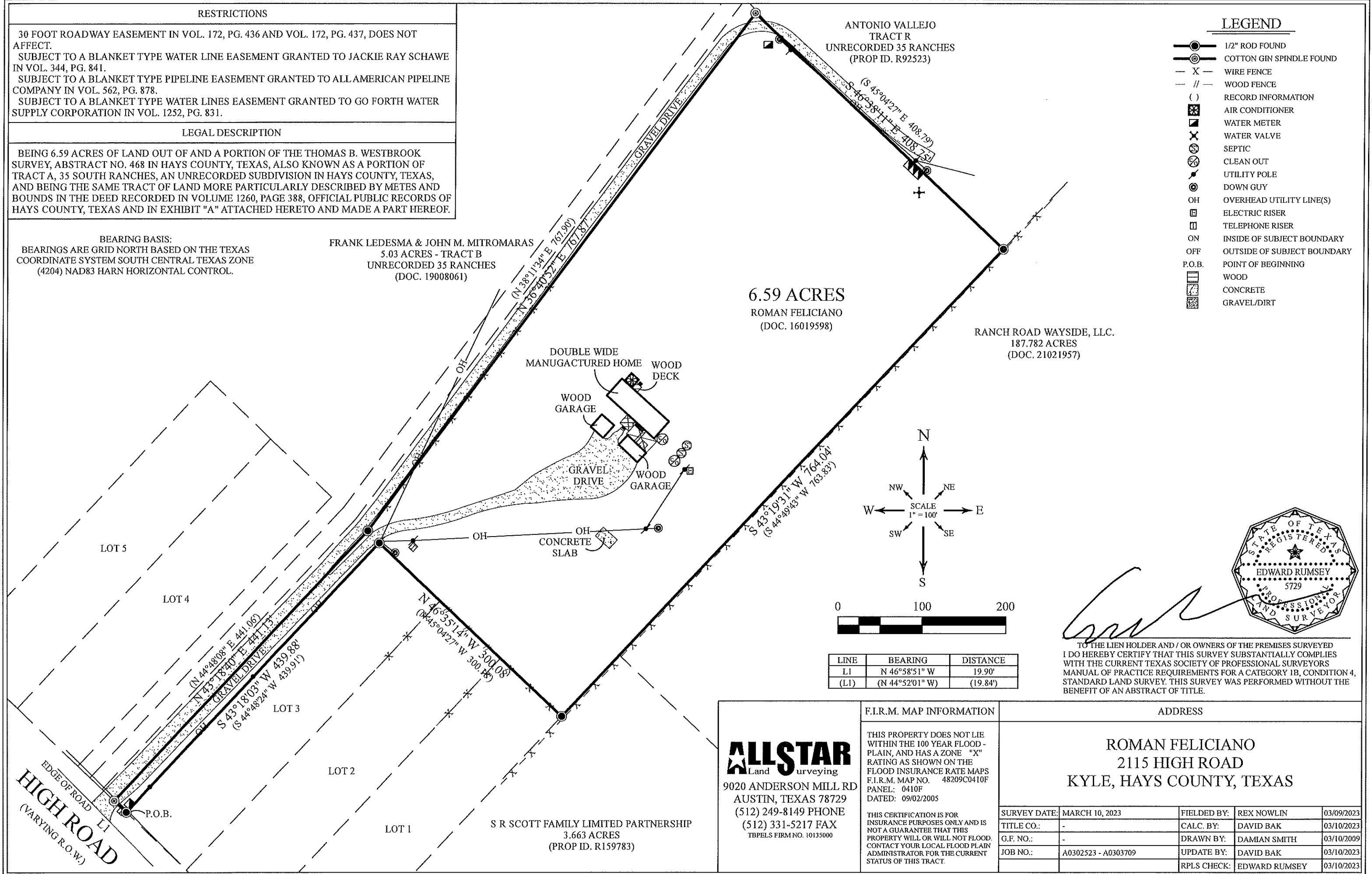
6.59 ACRES  
 ROMAN FELICIANO  
 (DOC. 16019598)

RANCH ROAD WAYSIDE, LLC.  
 187.782 ACRES  
 (DOC. 21021957)

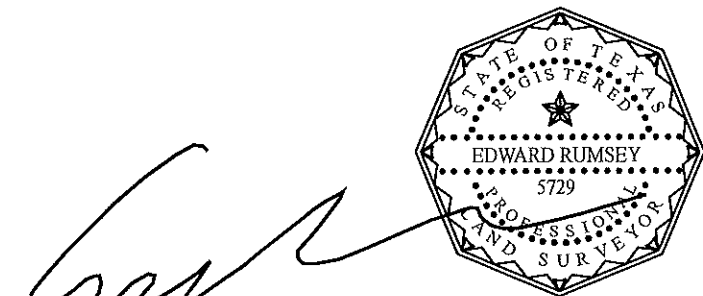
S R SCOTT FAMILY LIMITED PARTNERSHIP  
 3.663 ACRES  
 (PROP ID. R159783)

**LEGEND**

- 1/2" ROD FOUND
- ⊙ COTTON GIN SPINDLE FOUND
- X - WIRE FENCE
- // - WOOD FENCE
- ( ) RECORD INFORMATION
- ⊠ AIR CONDITIONER
- ⊡ WATER METER
- ⊗ WATER VALVE
- ⊙ SEPTIC
- ⊙ CLEAN OUT
- ⊙ UTILITY POLE
- ⊙ DOWN GUY
- OH OVERHEAD UTILITY LINE(S)
- ⊠ ELECTRIC RISER
- ⊠ TELEPHONE RISER
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY
- P.O.B. POINT OF BEGINNING
- ▨ WOOD
- ▨ CONCRETE
- ▨ GRAVEL/DIRT



LINE	BEARING	DISTANCE
L1	N 46°58'51" W	19.90'
(L1)	(N 44°52'01" W)	(19.84')



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 4, STANDARD LAND SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

<p><b>ALLSTAR</b> Land Surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBPELS FIRM NO. 10135000</p>	<p><b>F.I.R.M. MAP INFORMATION</b></p> <p>THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48209C0410F PANEL: 0410F DATED: 09/02/2005</p> <p>THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.</p>	<p><b>ADDRESS</b></p> <p>ROMAN FELICIANO                  2115 HIGH ROAD                  KYLE, HAYS COUNTY, TEXAS</p>	
		<p><b>SURVEY DATE:</b> MARCH 10, 2023</p> <p><b>TITLE CO.:</b> -</p> <p><b>G.F. NO.:</b> -</p> <p><b>JOB NO.:</b> A0302523 - A0303709</p>	<p><b>FIELD BY:</b> REX NOWLIN</p> <p><b>CALC. BY:</b> DAVID BAK</p> <p><b>DRAWN BY:</b> DAMIAN SMITH</p> <p><b>UPDATE BY:</b> DAVID BAK</p> <p><b>RPLS CHECK:</b> EDWARD RUMSEY</p>