

LEGAL DESCRIPTION:
 1.16 ACRES OF LAND, MORE OR LESS, OUT OF THE RICHARD HAILEY SURVEY, ABSTRACT NO. 244, IN HAYS COUNTY, TEXAS AND ALSO KNOWN AS LOT 5, BEAR CREEK OAKS SECTION III, AN UNRECORDED SUBDIVISION IN HAYS COUNTY, TEXAS AND THE SAME PROPERTY DESCRIBED AS TRACT 1 IN WARRANTY DEED RECORDED IN VOLUME 1120, PAGE 315, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS AND 1.306 ACRES TRACT 1, MORE PARTICULARLY DESCRIBED BY ACCOMPANYING METES AND BOUNDS DESCRIPTION.

TRACT 2:
 LOT 5 SILVER SPUR RANCHETTES, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 234, PLAT RECORDS, HAYS COUNTY, TEXAS.

TITLE COMMITMENT NOTES:
 COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, C/O NO. 21162171, EFFECTIVE DATE OF 1/23/2022, AND ISSUED ON 2/7/2022.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DETECTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES SHOWN IN BRACKETS []

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (HE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

- THE FOLLOWING AFFECTS TRACT 1:
- EASEMENT:
 RECORDED: VOLUME 304, PAGE 59 AND VOLUME 313, PAGE 446, DEED RECORDS, HAYS COUNTY, TEXAS.
 TO: REDRINKLES ELECTRIC COOPERATIVE
 PURPOSE: ELECTRIC AND/OR TELEPHONE TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM AFFECTS WITHIN RIGHT OF WAY ACCESS (AS SHOWN)
 - EASEMENT:
 RECORDED: VOLUME 328, PAGE 358, DEED RECORDS, HAYS COUNTY, TEXAS.
 PURPOSE: 10 FEET IN WIDTH ALONG THE FRONT, REAR AND SIDE PROPERTY LINES FOR UTILITIES AND DRAINAGE, EFFECTS: SHOWN HEREON
 - EASEMENT:
 RECORDED: VOLUME 331, PAGE 583, DEED RECORDS, HAYS COUNTY, TEXAS.
 PURPOSE: INGRESS AND EGRESS TO THE PROPERTY OWNERS WITHIN BEAR CREEK OAKS (AFFECTS: SHOWN HEREON)
 - ANY AND ALL EASEMENTS, BUILDING SETBACK LINES, CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN VOLUME 303, PAGE 509, VOLUME 305, PAGE 486, VOLUME 308, PAGE 416, VOLUME 321, PAGE 358 AND PROVIDED FOR IN INSTRUMENTS RECORDED IN VOLUME 303, PAGE 509, VOLUME 305, PAGE 486, VOLUME 308, PAGE 416 AND VOLUME 321, PAGE 358, DEED RECORDS, HAYS COUNTY, TEXAS, SAID CHARGES AND EASEMENTS ARE SUPERIOR TO THE TEN OF ANY FIRST MORTGAGE AS SET OUT THEREIN.
 - MINERAL AND/OR ROVABILITY INTEREST:
 RECORDED: VOLUME 231, PAGE 742, DEED RECORDS, HAYS COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT.
 - ANY AND ALL PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC PRIVATE HIGHWAY.
 - ANY CLAIM, RIGHT, OR ASSERTION OF TITLE BY THE ADDING LAND OWNER IN AND TO THAT STRIP OF LAND LOCATED BETWEEN THE PROPERTY LINE AND THE FENCE(S) AS SHOWN ON THAT SURVEY DATED 12/21/2024.
- PREPARED BY RALPH W. HARRIS, R.P.L.S. 1725. (NOT PROVIDED COPY OF SURVEY)

- AS TO TRACT 2:
- EASEMENT AS STATED ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:
 PURPOSE: PUBLIC UTILITIES
 LOCATION: FIVE (5) FEET ON EACH SIDE OF THE DIVIDING LINES, AND ALONG THE REAR OF ALL LOTS IN THE SUBDIVISION. (AFFECTS: SHOWN HEREON)
 - EASEMENT:
 RECORDED: VOLUME 242, PAGE 933 AND REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS, (LOT 8)
 TO: REDRINKLES ELECTRIC COOPERATIVE, INC.
 PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES
 AFFECTS: SHOWN HEREON
 - EASEMENT RIGHTS FOR ELECTRICAL LINES ACROSS SUBJECT PROPERTY AS SHOWN ON SURVEY DATED 12/21/2024, PREPARED BY RALPH W. HARRIS, R.P.L.S. NO. 1725.
 - ANY CLAIM, RIGHT, OR ASSERTION OF TITLE BY THE ADDING LAND OWNER IN AND TO THAT STRIP OF LAND LOCATED BETWEEN THE PROPERTY LINE AND THE FENCE(S) AS SHOWN ON THAT SURVEY DATED 12/21/2024. PREPARED BY RALPH W. HARRIS, R.P.L.S. 1725. (LIXELY AFFECTS SOUTH PROPERTY LINE. SHOWN HEREON. NOT PROVIDED COPY OF SURVEY)
 - TERMS, CONDITIONS, AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE:
 RECORDED: VOLUME 236, PAGE 187, DEED RECORDS, HAYS COUNTY, TEXAS.
 TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT.

FLOODPLAIN NOTE:
 PER FEMA, A PORTION OF THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN ZONE "A", AS SHOWN ON F.I.A.M. PANEL NO. 48020C026, HAYS COUNTY, TEXAS DATED 9/22/2006. PER FEMA ZONE "A" IS A SPECIAL FLOOD HAZARD AREA WITHOUT A DESIGNATED BASE FLOOD ELEVATION.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CONTROL NOTE:
 BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4206), NORTH AMERICAN DATUM 1983 (NAD83). HORIZONTAL AND VERTICAL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY AN UNADJUSTED COMBINED SCALE FACTOR OF 1.0000.

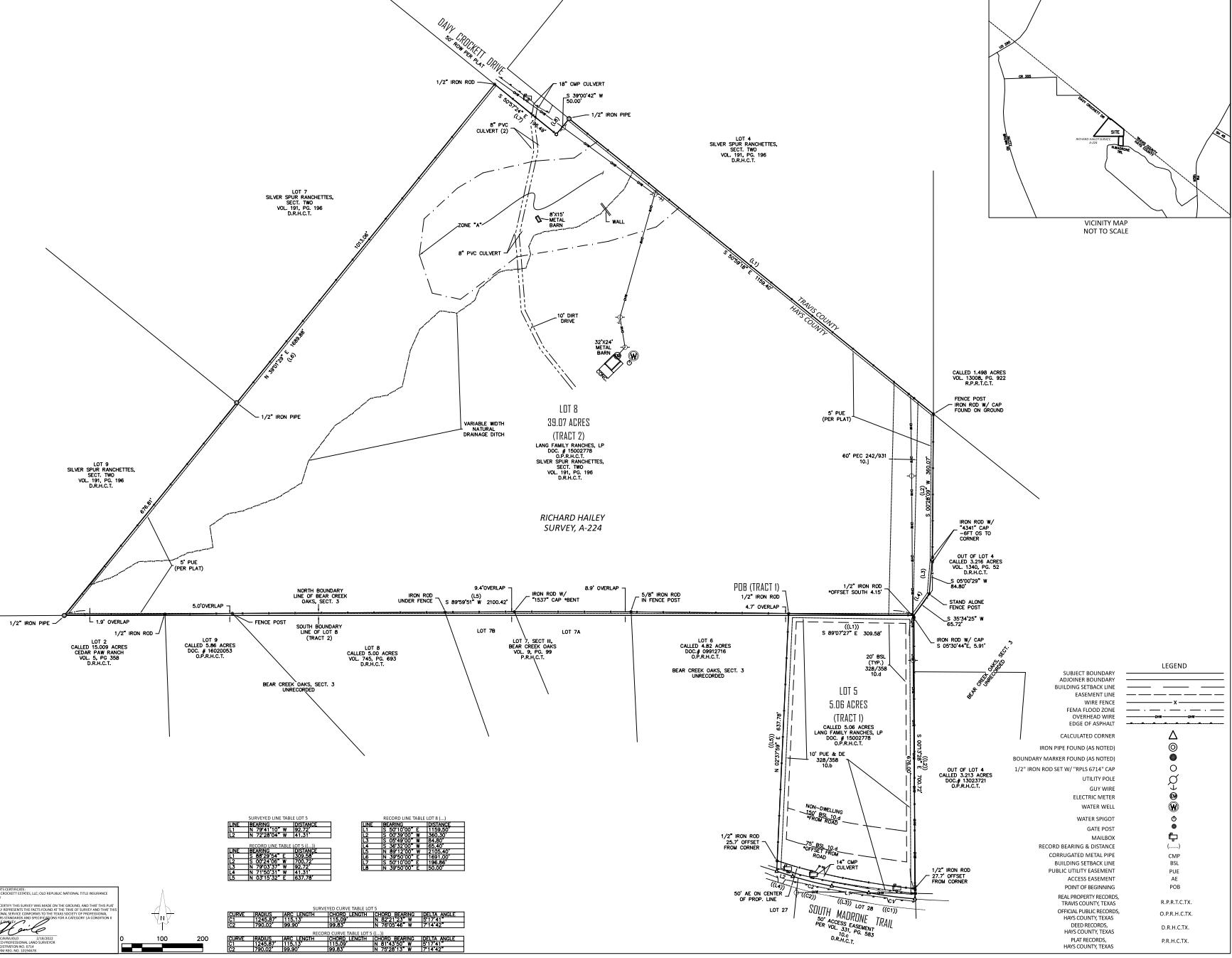
- SURVEYOR'S NOTES:
- BOUNDARY OVERLAP BETWEEN LOT 8 (TRACT 2) AND BEAR CREEK OAKS, SECTION 3, AND LOT 2 CEDAR PARK RANCH IS DIMENSIONED AND SHOWN HEREON. APPROXIMATE OVERLAP AREA 4.27 ACRES.
 - POSSIBLY SUBJECT TO ADDITIONAL BUILDING SETBACK LINES (BSL) THAT AFFECT LOT 8 (TRACT 2). NO DOCUMENT IDENTIFYING BUILDING SETBACK LINES AFFECTING LOT 8 (TRACT 2) PROVIDED.

44.13 ACRE
 LAND TITLE SURVEY
 LOT 8 SILVER SPUR RANCHETTES
 &
 A CALLED 5.06 ACRES (LOT 5)
 BEAR CREEK OAKS SECTION III
 (UNRECORDED)
 CITY OF BEAR CREEK
 HAYS COUNTY, TEXAS

DATE: 2/15/2025 OF THE SURVEY: 2025
 BY: RALPH W. HARRIS, R.P.L.S. 1725
 COUNTY: HAYS COUNTY, TEXAS

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SURVEYED LINE TABLE LOT 5

LINE	BEARING	ARC LENGTH	DISTANCE
L1	N 71°10'00" W	11.0000	11.0000
L2	N 72°28'03" W	21.7141	21.7141

RECORDING LINE TABLE LOT 5

LINE	BEARING	ARC LENGTH	DISTANCE
L1	N 71°10'00" W	11.0000	11.0000
L2	N 72°28'03" W	21.7141	21.7141

SURVEYED CURVE TABLE LOT 5

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1250.00'	99.30'	119.83'	N 76°00'48" W	97.14 42'

LEGEND

- SUBJECT BOUNDARY
- ADJOINING BOUNDARY
- BUILDING SETBACK LINE
- EASEMENT LINE
- WIRE FENCE
- FEMA FLOOD ZONE
- OVERHEAD WIRE
- EDGE OF ASPHALT
- CALCULATED CORNER
- IRON PIPE FOUND (AS NOTED)
- BOUNDARY MARKER FOUND (AS NOTED)
- 1/2" IRON ROD SET W/ 7/8" PLAS 6734" CAP
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- WATER WELL
- WATER SPRIG
- GATE POST
- MAILBOX
- RECORD BEARING & DISTANCE
- CORRUGATED METAL PIPE
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- ACCESS EASEMENT
- POINT OF BEGINNING
- BEAR CREEK OAKS, SECTION 3
- TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- DEED RECORDS, HAYS COUNTY, TEXAS
- PLAT RECORDS, HAYS COUNTY, TEXAS

R.P.R.C.T.X.
 O.P.R.H.C.T.X.
 B.S.L.
 D.R.H.C.T.X.
 P.R.H.C.T.X.