



0 60 120



GRAPHIC SCALE

1" = 60'

HAYS COUNTY, TX

LEGAL DESCRIPTION

LOT 44

CYPRESS CREEK ACRES

VOL. 1, PG. 85

PLAT RECORDS, HAYS COUNTY, TX

LEGEND

- 1/2" IRON ROD FOUND
- METAL FENCE POST FOUND
- POWER POLE
- OE — OE — OE — OE — OVERHEAD UTILITY LINE
- X — X — WIRE FENCE
- - - - - BUILDING SETBACK LINE
- — — — — ADJOINER TRACT BOUNDARY
- — — — — SUBJECT TRACT BOUNDARY**

SURVEYOR'S NOTES:

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. UNITS = US SURVEY FEET.

2. ONLY VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF UTILITIES WERE LOCATED.

3. SUBJECT TRACT LIES WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C0238F, DATED SEPTEMBER 2, 2005. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.

4. ONLY THOSE SURVEY RELATED EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE 'B' OF THE TITLE COMMITMENT NO. 2254638-WIM, EFFECTIVE DATE: DECEMBER 29, 2022, ISSUED DATE: JANUARY 10, 2023 BY TITLE RESOURCES GUARANTY COMPANY, AND RELISTED BELOW WERE REVIEWED FOR THIS SURVEY. NO ADDITIONAL RESEARCH FOR EASEMENTS OR RESTRICTIONS AFFECTING THIS TRACT WAS PERFORMED BY WHITECAP SURVEY COMPANY, LLC.

1) THOSE RESTRICTIVE COVENANTS ITEMIZED IN VOLUME 230, PAGE 529, DEED RECORDS, VOLUME 1021, PAGE 827, VOLUME 1031, PAGE 474, VOLUME 1070, PAGE 155, VOLUME 1070, PAGE 179 (LOT 44, ET AL), VOLUME 1074, PAGE 716 (LOT 44, ET AL), VOLUME 1074, PAGE 763, VOLUME 1117, PAGE 495, VOLUME 1125, PAGE 12, DOCUMENT NO. 19013340, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

10f) BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 230, PAGE 529, DEED RECORDS AND VOLUME 1070, PAGE 155 AND VOLUME 1074, PAGE 763, DOCUMENT NO. 19013340, OFFICIAL RECORDS, HAYS COUNTY, TEXAS

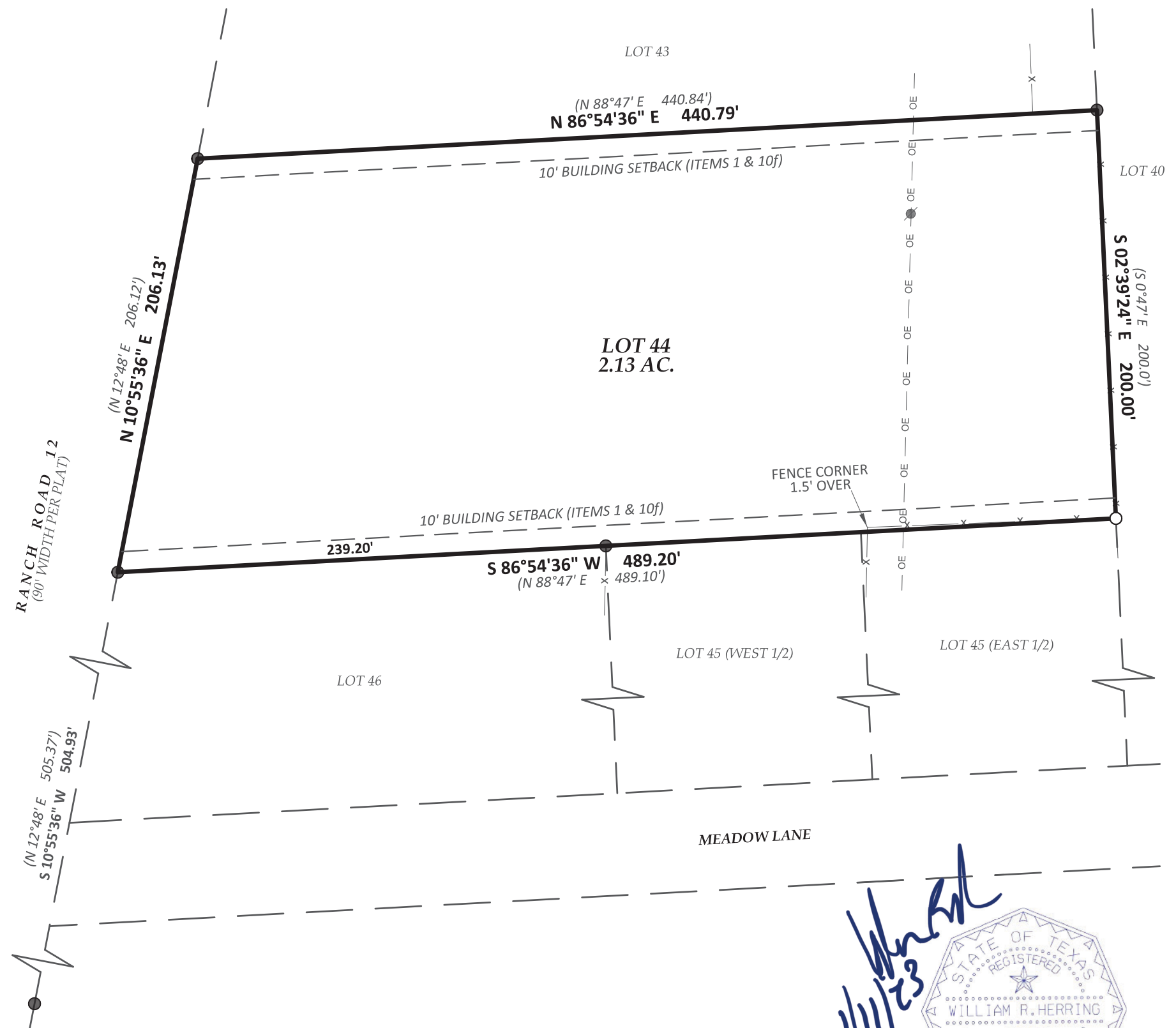
- DOES AFFECT, AS SHOWN HEREON

10g) EASEMENT:

RECORDED: VOLUME 231, PAGE 288, DEED RECORDS, HAYS COUNTY, TEXAS

PURPOSE: ELECTRIC AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINES AND SYSTEMS

- DOES AFFECT, BLANKET EASEMENT NOT PLOTTABLE



William R. Herring
 1/11/23
 STATE OF TEXAS
 REGISTERED
 WILLIAM R. HERRING
 6355
 PROFESSIONAL
 LAND SURVEYOR

WHITECAP SURVEY COMPANY

WHITECAP SURVEY COMPANY, LLC
 TBPELS FIRM NO. 10194424
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 DRIPPING SPRINGS, TX 78620
 (512) 808-0102
 EMAIL: INFO@WHITECAPSURVEY.COM

LAND TITLE SURVEY
LOT 44, CYPRESS CREEK ACRES

PROJECT NAME: LOT 44, CYPRESS CREEK
CLIENT: RODNEY HUBAND
JOB NUMBER: 2300106
SURVEY DATE: JANUARY 11, 2023
SURVEYOR: WH
TECHNICIAN: WH,LH

TO: RODNEY HUBAND (BUYER), MARK D. WAGNER AND CHRISTOPHER S. WAGNER (RECORD TITLE TO LAND), AND TITLE RESOURCES GUARANTY COMPANY (TITLE COMPANY):

I, WILLIAM R. HERRING, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.