

Legend of Lines & Symbols

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|--|--------------------------|--|-----------------------|
| | ELEVATION BENCHMARK | | PROPERTY LINE |
| | UG ELECTRIC BOX | | COUNTY LINE |
| | TRAFFIC FLOW | | OTHER FENCE |
| | FLAG POLE | | GAS/OIL PIPELINE |
| | SLOPE DIRECTION | | EASEMENT UTILITY |
| | GAS VALVE | | PLANT LOT LINES |
| | IRRIGATION CONTROL VALVE | | WETLAND BOUNDARY LINE |
| | WATER VALVE | | BUILDING |
| | FIRE HYDRANT | | CONCRETE AREA |
| | TEL./COM PEDESTYL | | CONCRETE SURFACE |
| | STORM SEWER MANHOLE | | ASPHALT SURFACE |
| | SANITARY SEWER MANHOLE | | GRAVEL SURFACE |
| | RAINWATER SEWER CLEANOUT | | STONE SURFACE |
| | RAIN GUTTER DOWNSPOUT | | WOODEN SURFACE |
| | REGULAR PARKING SPACES | | WATER SURFACE |

Surveyor's Notes

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARK, TREES, LANDS, FENCIBLES, SEWERLINES, OR INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO SCHMIDT LANE, A PUBLIC RIGHT-OF-WAY. THE BOUNDARY LINE OF THE SUBJECT TRACT COINCIDES WITH THE LINE OF THE PUBLIC RIGHT-OF-WAY LEAVING TO DAVIS, LOGAN, OR HANUS.
3. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTHMOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, OR STREET OR SIDEWALK REPAIRS.
4. THERE WAS NO OBSERVABLE EVIDENCE THAT THIS SITE HAS BEEN USED AS A WASTE DUMP, SOLID WASTE DUMP OR SANITARY LANDFILL.
5. THE INFORMATION CONTAINED ON THIS SURVEY MAY BE BASED ON THE CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY INDEPENDENCE TITLE OF NO. 191890000, ISSUED MAY 23, 2020 AND EFFECTIVE MAY 13, 2019. ALL REFERENCES HEREIN TO SCHEDULE A, "SCHEDULE B," OR "THE TITLE COMMITMENT" REFER TO THIS DOCUMENT. THE SURVEYORS DID NOT CONDUCT AN INDEPENDENT TITLE SEARCH SO THERE MAY BE MATTERS THAT AFFECT TITLE OR FOR RESTRICT THE USE OF THE SUBJECT PROPERTY THAT ARE NOT SHOWN.
6. SOME MAP SYMBOLS MAY BE SHOWN IN A SCHEMATIC FASHION FOR EASE OF READING AND TO REDUCE CLUTTER AND CONFUSION. IN SUCH A CASE, THE SYMBOL WILL NOT BE IN ITS EXACT LOCATION, BUT AS CLOSE AS POSSIBLE.
7. THE SURVEYOR HAS NO KNOW EDGE OF ANY PROPOSED OR RECENTLY COMPLETED CHANGES IN STREET RIGHT-OF-WAY LINES AND OBSERVED NO EVIDENCE OF SUCH.
8. IN SOME CASES, THERE MAY BE MULTIPLE TITLE BUILDING SETBACK REQUIREMENTS FOR THE SAME PROPERTY LINE BASED ON THE DIFFERENT ZONING ORDINANCES OF ESTABLISHMENT. IN THESE CASES, THE MOST RESTRICTIVE SETBACK REQUIREMENT IS SHOWN.
9. OTHER GENERAL NOTES CAN BE FOUND ONLINE AT WWW.SALTERENGINEERING.COM/NOTES/SHML.
10. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF A1A, NIPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
11. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
12. ACCORDING TO THE U. S. FISH & WILDLIFE SERVICE- NATIONAL WETLANDS INVENTORY WEBSITE, THE SUBJECT PROPERTY **DOES** CONTAIN WETLAND ADJACENT, AND NO WETLANDS WERE OBSERVED AT THE TIME OF THE SURVEY.
13. INFORMATION SHOWN CONCERNING ADJACENT PROPERTIES WAS OBTAINED FROM THE COUNTY APPRAISAL DISTRICT, OR ANOTHER SOURCE, AND IS NOT GUARANTEED TO BE ACCURATE OR CURRENT.
14. THE FLOOD INFORMATION SHOWN HEREON IS (1) BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE, (2) DOES NOT IMPLY THAT THE PROPERTY AND THE STRUCTURES THEREON SHALL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND (3) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

LIST OF POSSIBLE ENCROACHMENTS

1 THE SOUTHWEST GRAVEL DRIVEWAY PROTRUDES OVER THE SOUTHWEST PROPERTY LINE BY AS MUCH AS 4.12'.

BUILDING HEIGHTS AND AREAS

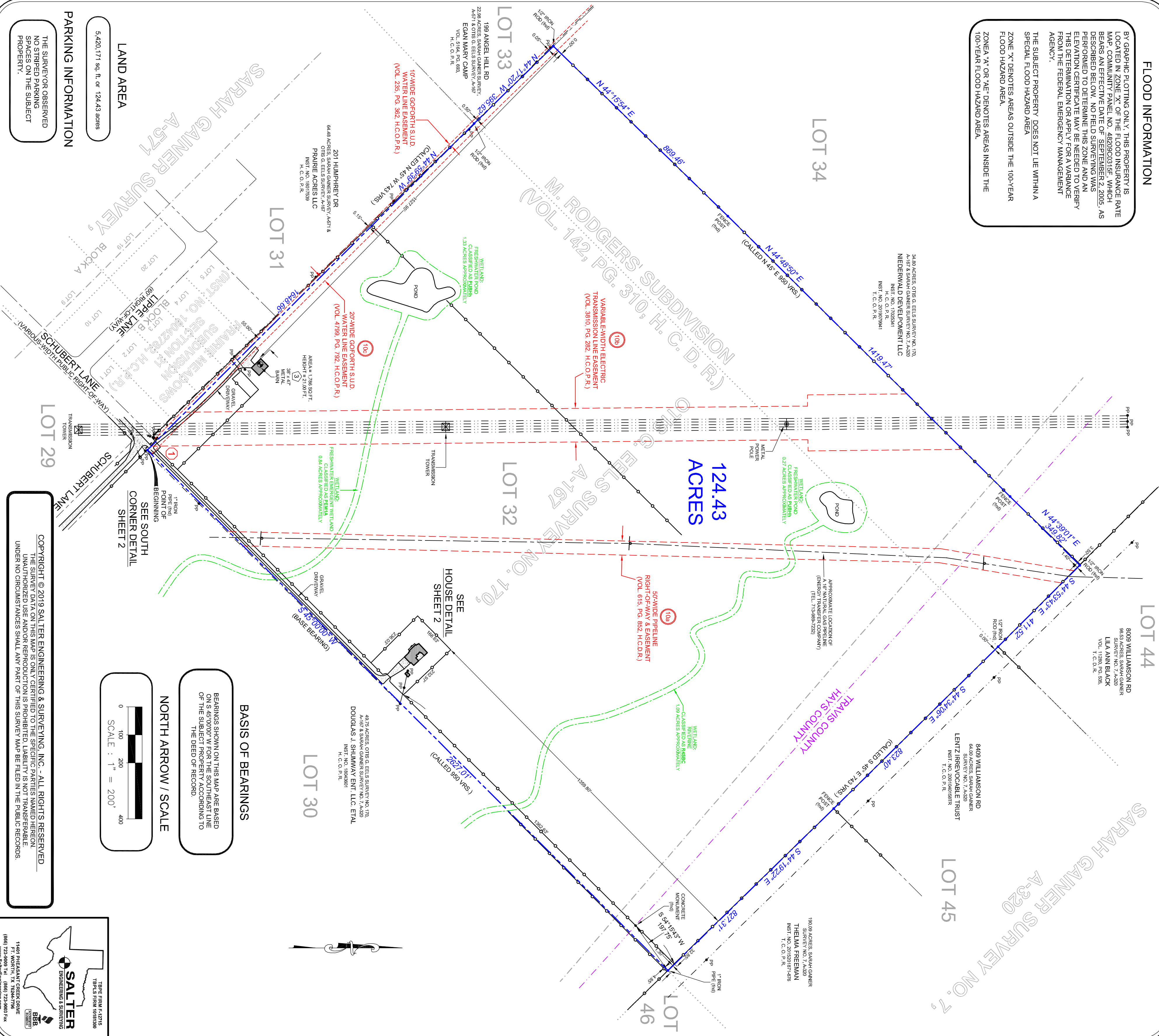
- 1 AREA = 2,784 SQ FT
HEIGHT = 20.07 FT.
- 2 AREA = 164 SQ FT.
HEIGHT = 6.50 FT.
- 3 AREA = 1,786 SQ FT
HEIGHT = 21.00 FT.

TOTAL = 4,734 SQ. FT. / MAX. HEIGHT = 21.00 FT.

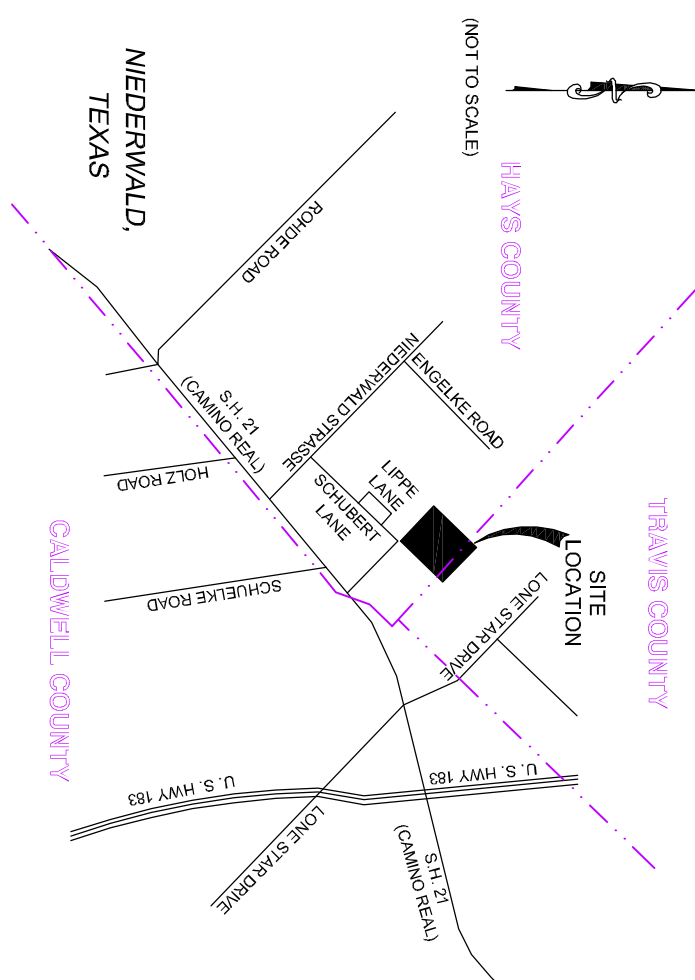
FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48290C0315F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS DESCRIBED BELOW. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREA



Location Map



Legal Description

AS-SURVEYED

A 124-43-acre tract out of Ols G. Leased Survey No. 170, Abated No. 167, Harris & Travis County, being all of Lot 32 & part of Lot 34, the Sarah Gannan Survey No. 7, Abated No. 320, Travis County, being all of Lot 32 & part of Lot 34, the Robert Gannan Survey No. 142, Rogers' Subdivision, as recorded on that certain map of said tract described in volume 142, Page 310, Harris County Plat Records, and being all of that certain tract as described in deed to William & Cagene Miller from Charles R. Ellinson, et al., on November 26, 1991, as recorded in volume 904, Page 463, Harris County Official Public Records, and as recorded in volume 11579, Page 1359, Travis County Real Records, and being more specifically described by metes and bounds as follows:

said Lot 32, being the west corner of a 49.75-acre tract as described in deed to Douglas J. Shumway Ent. LLC, et al. from Opal Mae Backe Phillips Estate on December 13, 2018, as recorded in Instrument No. 18043601, Hays County Official Public Records, and being the south corner of said Miller tract for the south corner and POINT OF BEGINNING of this tract.

THENCE NORTH 44°59'39" WEST at 66.44 feet passing the northeast right-of-way line of said Highway 101, to the intersection of said Highway 101 and the northeast corner of a 64-foot easement as described in deed to Prairie Acres LLC, from Donald & George Gadoway, on May 15, 2018, Hays County Official Public Records; and continuing along the southwest line of said lot 32, along the northeast line of said Prairie Acres tract, and along the southwest line of said Miller tract for a total distance of 1,666.66 feet, a 12-foot iron rod found being the north corner of said Prairie Acres tract, the east corner of a 9.13-acre tract as described in deed to Eggen Mary Camp from Peifer Bros. dated March 16, 2015, as recorded in Volume 5164, Page 683, Hays County Official Public Records; the west corner of said lot 32; the south corner of said lot 34; and being an angle point in the southwest line of said Miller tract for an angle point of said lot 34, and being an angle point in the southwest line of said Miller tract for an angle point of said lot 34.

THE N.E. COR. OF 44-17-20" WES1/4, 352.62' feet along the northeast line of said Camp tract, the southwest line of said Tract 34 & said Miller tract to a 1/2-inch from top found being the SOUTH corner of a 34.80-acre tract as described in deed to Niederwald Development LLC, from Joseph & Kathleen Croly on July 18, 2017 as recorded in Instrument No. 17025341, Hays County Official Public Records, and being the west corner of said Miller tract for the west corner of this tract,

THENCE leaving the northeast line of said Camp tract and the southwest line of said Lot 34, and along the southeast line of said Niederwald tract and the northwest line of said Miller tract the following calls:

NORTH 44°48'50" EAST 1,419.47 feet to a fence corner post for an angle point;

NORTH 1/4, 39th EAST 1/4, 349.82 feet to a 1.72-inch iron rod found on the southwest line of a 9.8 53.5-acre tract as described in deed to Lila Ann Black, et al, from Gene Johnson, et al, on September 26, 2019, as recorded in Volume 11280, Page 535, Travis County Official Public Records, and on the northeast line of said Lot 34, bearing the east corner of said Niederwald tract and the north corner of said Miller tract for the nth corner of this tract.

THE NC SOUTHEASTERN EASY 411.52 feet along the southwest line of said Black tract, the northeast line of said Lot 34, and the northeast line of said Miller tract not found at the east corner of said Lot 24 and the north corner of said Lot 32, being the south corner of said Black tract, the west corner of a 64.00-acre tract as described in deed to the Lantz Irrevocable Trust from Debra Lantz, et al. on March 14, 2001, as recorded in instrument No. 20010401587R, Travis County Official Public Records; and being an angle point in the northeast line of said Miller tract for an angle point in the northeast line of this tract.

THESE SOLID 44.39/90/95 EAST 823.40 feet along the southwest line of said Lenz tract, the northeast line of said Lenz tract and said Miller tract, to a fence corner post being the SOUTHWEST corner of said Lenz tract, the WEST corner of a 190.09 acre tract as described in Deed to Thelma Freeman from Arthur Freeman on December 23, 1915, as recorded in instrument No. 230,520-181-476, and Thelma Freeman Official Public Records, being a single point in the northeast line of said Lenz tract, and being an angle point in the northeast line of said Miller tract for an angle point in the northeast line of said tract.

line of said Lot 32 and the northeast line of said Miller tract to a 14-inch iron pipe found at the north corner of said Lot 30 and at the east corner of said Lot 32, being the NORTH corner of said Shumway tract, and being the EAST corner of said Miller tract for the EAST corner of this tract (a concrete monument found on the common line between Hays County & Travis County bears SOUTH 54°15'43" WEST 197.75 feet);

THENCE leaving the southwest line of said Freeman tract, SOUTH 45°00'00" WEST (base bearing) 2,627.07 feet along the northwest line of said Shumway tract, the northwest line of said Lot 30, the southwest line of said Lot 32, the southeast line of said Miller tract, and crossing said Hays/Travis County Line and the said Eels/Gainer Survey Line to the POINT OF BEGINNING and containing 124.43 acres, more or less.

THE LOCATION OF ANY UNDERGROUND UTILITIES SUCH AS ELECTRICAL PIPELINES, WATERSEWER PIPELINES, OR TELEPHONE CABLE OR OPTIC FIBER CABLES THAT ARE SHOWN ON THIS MAP ARE APPROXIMATE AND WERE LOCATED BASED UPON ABOVE-GROUND EVIDENCE OR BY MAPS PROVIDED BY THE RESPECTIVE OWNERS OR GOVERNMENT AGENCIES. THERE MAY BE ADDITIONAL UTILITIES PRESENT ON THIS PROPERTY THAT ARE NOT SHOWN. THE OWNER IS ADVISED TO CONTACT TEASX-1111 (WWW.TEASX1111.ORG) TO HAVE THE SITE MARKED PRIOR TO ANY DIGGING, TRENCHING, BORING, PUSHING, OR ANY OTHER TYPE OF SUB-SURFACE CONSTRUCTION.

Legal Description

TITLE DESCRIPTION

One Hundred Twenty-Five (125) acres of land out of the OTIS G. EELS and SARAH GARNER SURVEYS in Sayre and Travis Counties, Texas, Patent No. 221, Volume 3, and being Lot No. 32, Section 36, Township 35N, Range 14E, County of Travis, State of Texas, and being Four (4) of the C.M. ROGERS SUBDIVISION, Beginning at the east corner of Lot 32, Thence N. 45 W. 743 yards for corner, thence S. 45 W. 950 yards for corner, thence S. 45 E. 743 yards, the south corner of Lot No. 32, thence N. 45 E. 950 yards to the place of beginning, containing 125 acres of land, more or less, and being the same property conveyed to D.D. HARRIS by deed, bearing date the 14th day of May, 1920, recorded in Volume 317, Pages 14315 of the Travis County Deed Records.

*** SEE TITLE INFORMATION IN SURVEYOR'S NOTE #9 ***

Schedule B Items

SYMBOL

DESCRIPTION

- (10a) — Easement
Recorded: Volume 615, Page 682, Real Property Records, Hays County, Texas
To: Houston Type Line Company
Purpose: Electric Line
DOES AFFECT SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON
- (10b) — Easement
Recorded: Volume 3910, Page 282, Official Public Records, Hays County, in Document No. 2010015598, Official Public Records, Travis County
To: LCPA Transmission Services Corporation
Purpose: Electric Line
DOES AFFECT SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON
- (10c) — Easement
Recorded: Volume 4798, Page 752, Official Public Records, Hays County, Texas
To: Western Electric Company
Purpose: Electric Line
DOES AFFECT SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON

*** SEE TITLE INFORMATION IN SURVEYOR'S NOTE #9 ***

ALTA/NSPS Land Title Survey for

SCHUBERT ROAD, KYLE TX

SURVEYOR CERTIFICATION

SCHUBERT ROAD
1001 SCHUBERT LANE
NIEDERWALD, TX 78640
COUNTY OF HAYS & TRAVIS

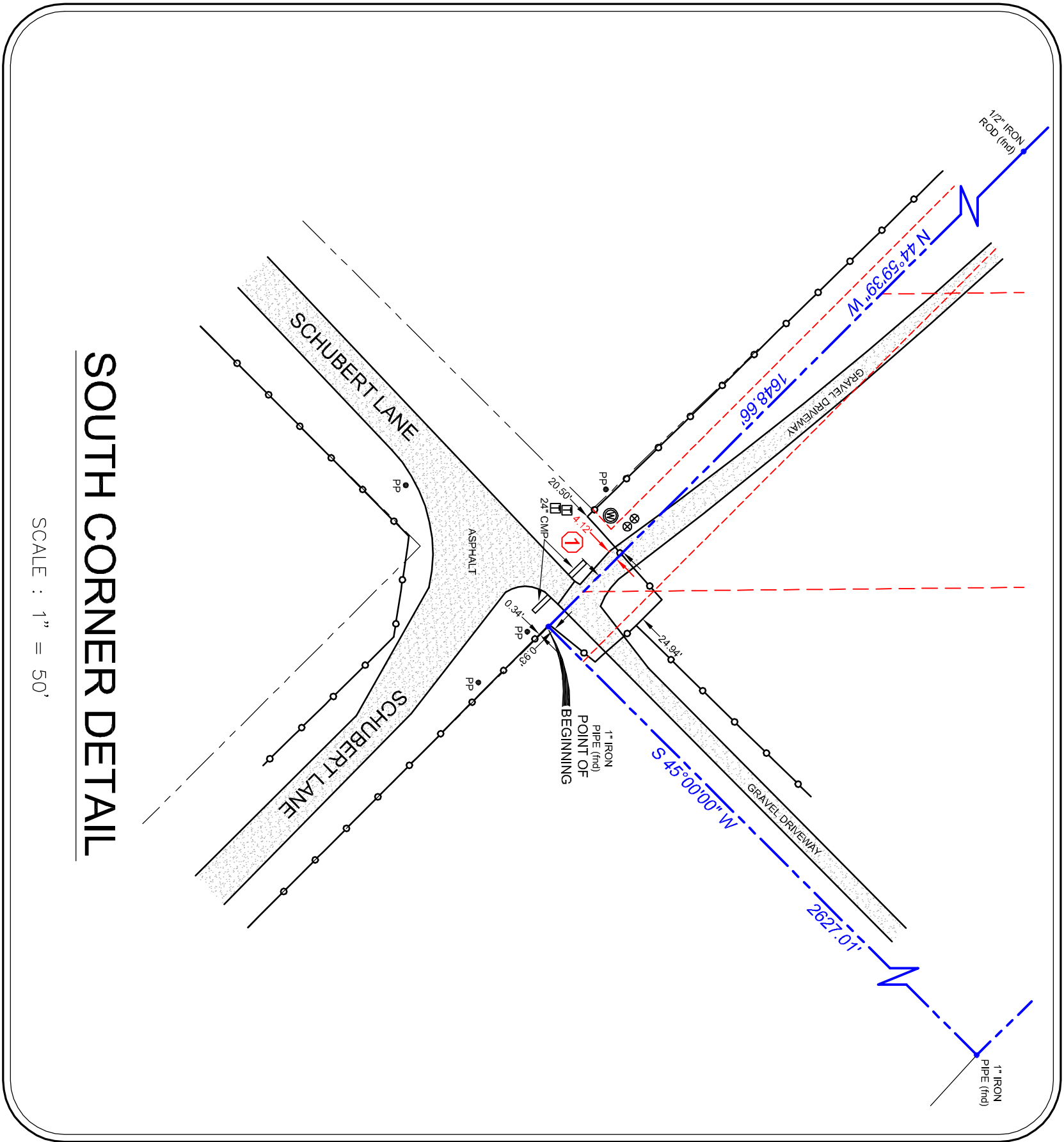
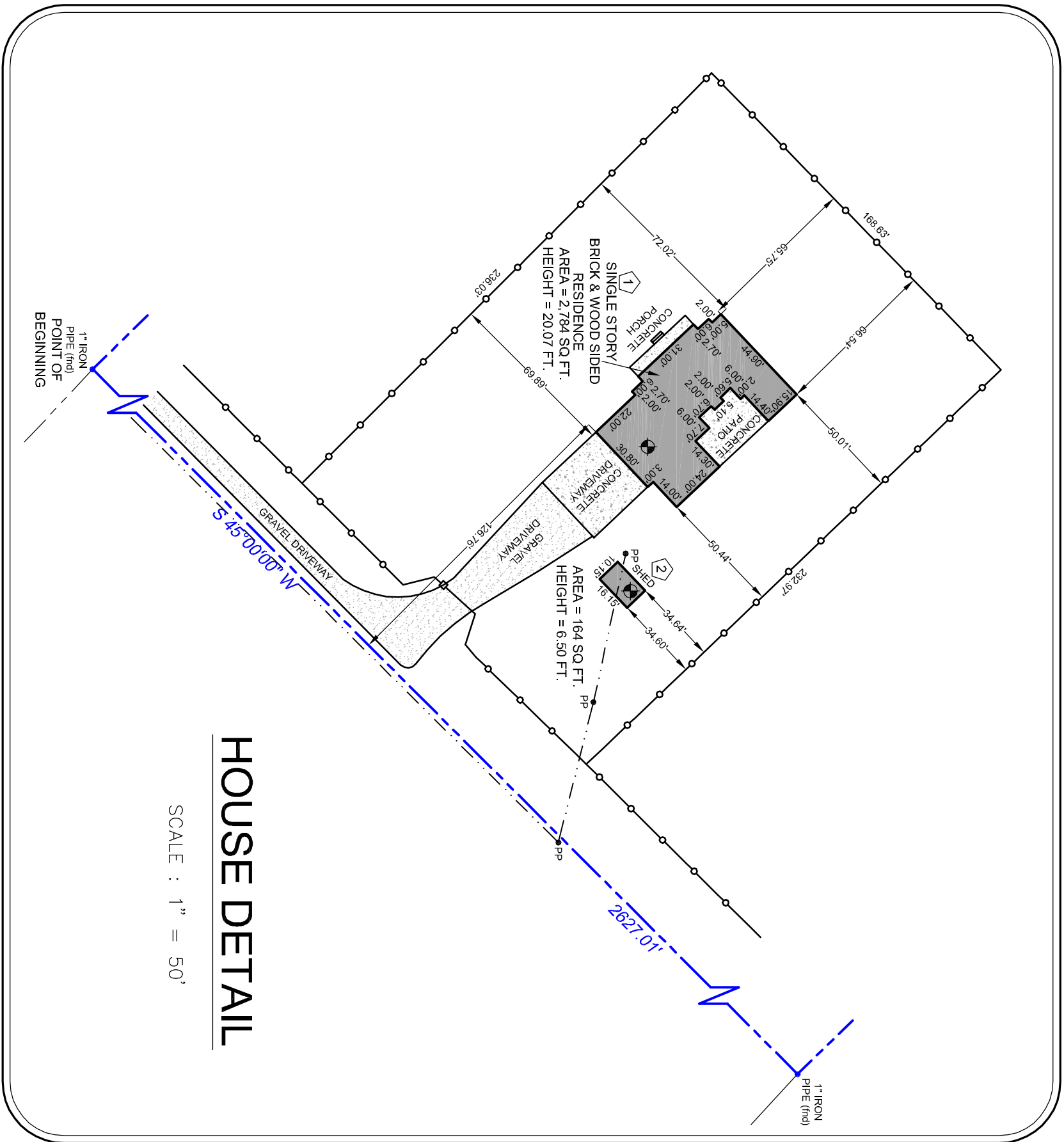
To, Independence Title, SUN ACO, LLC, a Michigan liability company, and American National, LLC. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 11, 8, 9, 11, 13, 16, 17, 19, 21 of Table A thereof.

The field work was completed on: JUNE 7, 2019

Land Surveyor Number 5597
In the State of Texas
Surveyor's License No. 5597, expires JUNE 18, 2019
Date of last revision: ---
Date of this printing: ---
Network Reference #20190750-001

Survey Prepared By:
Salter Engineering & Surveying, Inc.
1401 Pleasant Creek Drive (PO BOX 2012)
Fl. Worth, TX 75244-7126

BRIAN SALTER, PROFESSIONAL LAND SURVEYOR NO. 5597



Legend of Lines & Symbols

- ELEVATION BENCHMARK
U/LG ELECTRIC BOX
TRAFFIC FLOW
SLOPE DIRECTION
SLOPE VALVE
IRRIGATION CONTROL VALVE
WATER VALVE
FIRE HYDRANT
TEL. / COM PEDSTAL
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
RAIN GUTTER DOWNSPOUT
REGULAR PARKING SPACES
- PIPE BOLLARD
LIGHT POLE
FLAG POLE
UTILITY POLE
UTILITY POLE W/ GUY ANCHOR
ELECTRICITY METER
WATER METER
GAS METER
PIPELINE MARKER
MAIL BOX
HANDICAP PARKING SPACE
LANDSCAPE BOULDER
TREE
- PROPERTY LINE
COUNTY LINE
STORM SEWER
OTHER FENCE
GASOL PIPELINE
EASEMENT
EASEMENT LINES
FLAT LOT LINES
WETLAND BOUNDARY LINE
BUILDING
COVERED AREA
CONCRETE SURFACE
ASPHALT SURFACE
GRAVEL SURFACE
STONE SURFACE
WOODEN SURFACE
WATER SURFACE