MHR Engineering, LLC
TBPE REGISTRATION NO. F-12026
TBPLS REGISTRATION NO. F-10193913

16845 Blanco Road, Suite 106, San Antonio, TX 78232
PH: (210)641-0543, FAX: 210-497-2227
www.mhreng.com

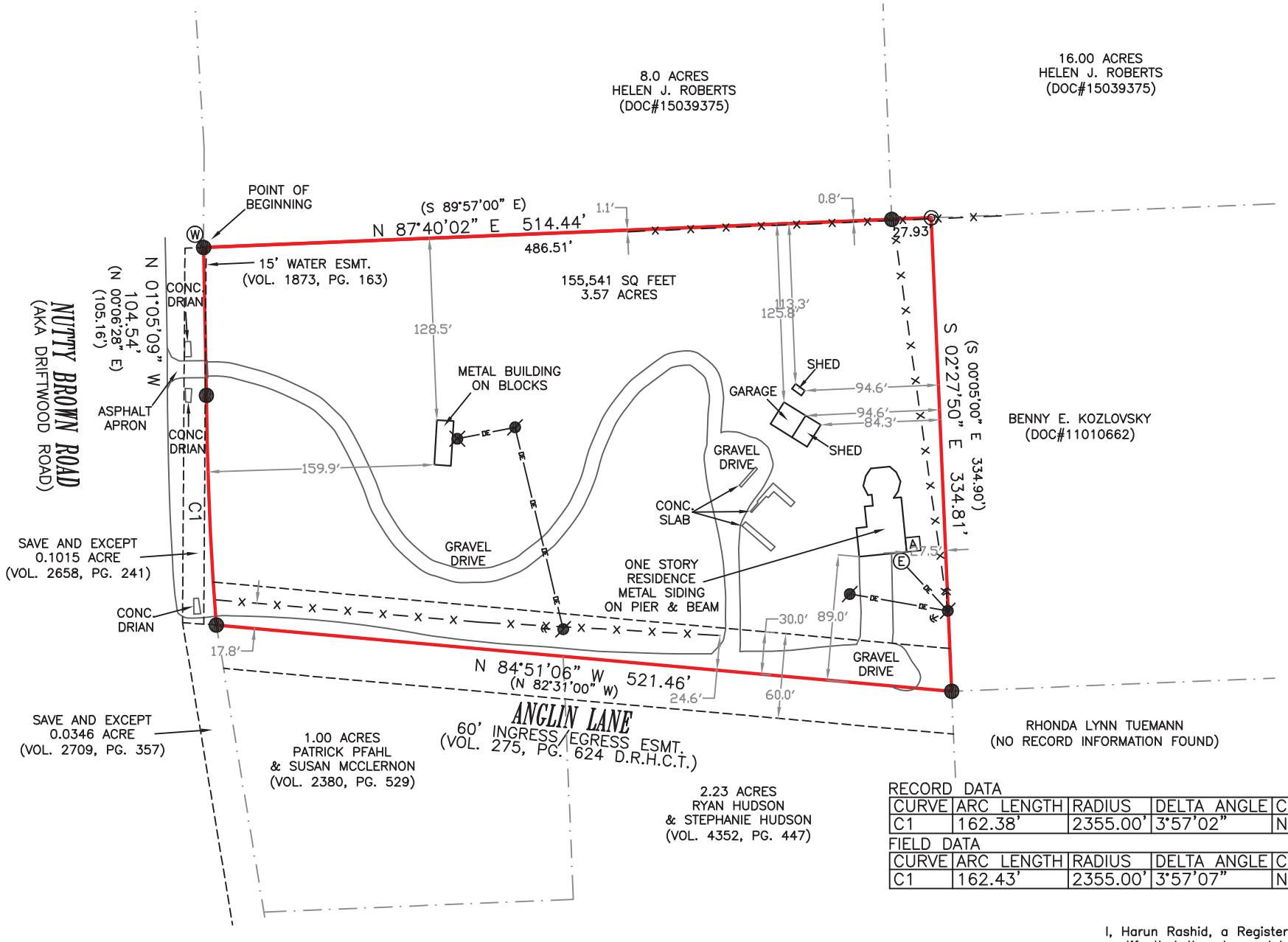
LEGAL DESCRIPTION

A 3.57 ACRE TRACT OF LAND OUT OF JOHN SELLERS SURVEY #3, HAYS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 3.68 ACRE TRACT OF LAND CONVEYED TO JOHN R. LIGHTFOOT BY DEED RECORDED IN VOLUME 733, PAGE 702 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.1015 ACRE TRACTG OF LAND CONVEYED TO HAYS COUNTY BY DEED RECORDED IN VOLUME 2658, PAGE 241, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (SEE ATTACHED DESCRIPTION)

BORROWER/OWNER: CHRISTOPHER M CANO
ADDRESS: 4 ANGLIN LANE
CITY, STATE, ZIP: AUSTIN, TEXAS, 78737
TITLE COMPANY: PATTEN TITLE COMPANY
GF NUMBER: 9991-20-11925

LEGEND

- BOUNDARY
- EASEMENTS
- MISC-CONCRETE
- ADJOINER
- WIRE FENCE
- OVERHEAD ELECTRIC
- PROPERTY CORNER
- FOUND IRON ROD
- ( ) RECORD INFORMATION
- A/C PAD
- WATER METER
- ELECTRIC METER
- SET IRON ROD
- POWER POLE
- METER POLE
- GUY WIRE ANCHOR



SCALE
1" = 100'

RECORD DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	162.38'	2355.00'	3°57'02"	N 01°52'23" W	162.34

FIELD DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	162.43'	2355.00'	3°57'07"	N 02°29'57" W	162.40'

NOTES

1. ALL FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

B1) RESTRICTIONS RECORDED IN VOLUME 275, PAGE 624, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

10C) EASEMENT FOR INGRESS AND EGRESS PURPOSES AS SET OUT, DESCRIBED AND RESERVED IN THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 275, PAGE 624, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (APPLIES)

10D) EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 232, PAGE 277 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (COULD NOT LOCATE THE EASEMENT BY THE DESCRIPTION PROVIDED)

10E) EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 232, PAGE 279 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (COULD NOT REVIEW – ILLEGILBE DOCUMENT

10F) EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 233, PAGE 388 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (BLANKET TYPE EASEMENT)

10G) RIGHT OF WAY EASEMENT GRANTED TO HILL COUNTRY WATER SUPPLY CORPORATION, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 1873, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (APPLIES)

10H) TERMS, CONDITIONS, STIPULATIONS, EASEMENTS AND/OR RIGHTS-OF WAY CONTAINED IN THAT CERTAIN DEED, AS SET FORTH BY INSTRUMENT FILED FOR RECORD IN VOLUME 2658, PAGE 241 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (APPLIES)

3. THE ORIGINAL SURVEY REPORT WAS DONE UNDER THE SUPERVISION OF CAESAR A. GARCIA RPLS # 5904 ON JANUARY 25, 2021, AS EVIDENCED BY ALLIANCE LAND SURVEYORS, LLC RECORDS AND ON JUNE 7, 2021 THIS SURVEY REPORT IS REVISED (TO CHANGE A BUILDING LABEL FROM "ONE STORY RESIDENCE METAL SIDING MANUFACTURED HOME" TO "METAL BUILDING ON BLOCKS" ONLY), UNDER THE SUPERVISION OF HARUN RASHID RPLS # 6411, AS REQUESTED BY CLIENT AND THOSE ADDRESSED IN THE CERTIFICATION FOR THE SOLE PURPOSE OF PROVIDING THIS REVISION. THIS REVISED SURVEY REFLECTS CONDITIONS ON THE GROUND AT THE TIME OF THE ORIGINAL SURVEY ON JANUARY 25, 2021.

ACCORDING TO FEMA MAP NO. 48209C0128F WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2005, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

_____

_____

STATE OF TEXAS
REGISTERED
HARUN RASHID
6411
PROFESSIONAL
LAND SURVEYOR

I, Harun Rashid, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under the supervision of Caesar A. Garcia RPLS # 5904 on January 25, 2021, and amended on June 7, 2021 (to change a building label from "one story residence metal siding manufactured home" to "metal building on blocks" ONLY) I do hereby certify that the revision was made under my supervision, on date as shown, of the property herein described, and I do declare there are no conflicts known to me except as shown.

_____

HARUN RASHID
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6411

DATE: 01/25/2021	JOB NO. 210109472	FIELD: D.D.	BOUNDARY: V.E.	DRAWN: V.E.	REVIEW: C.G.	REVISION DATE: 06/07/2021	TO CHANGE BUILDING LABEL PER CLIENT REQUEST