



GRAPHIC SCALE
1" = 80'

RECORD TITLE TO LAND
KATHY ANN HUEY GREEN, AS INDEPENDENT EXECUTRIX
OF THE ESTATE OF RUTHIE MAE CRUMLEY HUEY

- LEGEND**
- 5/8" IRON ROD WITH "WHITECAP SURVEY" CAP SET
 - 1/2" IRON ROD FOUND
 - 1/2" IRON PIPE FOUND
 - 60D NAIL FOUND
 - POB POINT OF BEGINNING
 - () RECORD INFORMATION
 - x—x— WIRE FENCE
 - — — ADJOINER TRACT BOUNDARY
 - — — SUBJECT TRACT BOUNDARY

(REMAINDER OF)
RUTHIE MAE HUEY
CALLED 32.16 ACRES
VOL. 1014, PG. 552
OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TX

PATRICIA SHIELD AYERS
CALLED 6687.58 ACRES
DOCUMENT NO. 2008204553
OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY, TX

~SURVEY~
11.98 AC.
(PORTION OF)
RUTHIE MAE HUEY
CALLED 32.16 ACRES
VOL. 1014, PG. 552
OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TX

WATER STORAGE
TANK/CISTERN

(REMAINDER OF)
RUTHIE MAE HUEY
CALLED 32.16 ACRES
VOL. 1014, PG. 552
OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TX

LYNN A. RUTTER
CALLED 22.15 ACRES
VOL. 2234, PG. 17
OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TX

N 58°47'52" W 71.63'
(N 57°38' W 1301.78')
IN FENCE POST
IN 26" LIVE OAK
N 58°47'52" W 30.36'
N 82°04'13" W 35.09'
(N 81°07' W 34.85')

N 55°31'47" W 619.71'
(N 54°10' W)

HAYS COUNTY ROAD 101
FITZBUGH ROAD
(NO RECORD INFORMATION FOUND)

POB S 55°31'47" E 5.02'

S 35°14'08" W 790.38'

S 63°42'40" E 356.79'

(S 58°05' E 338.48')
S 59°22'06" E 337.75'

N 34°36'44" E 734.34'

N 63°42'40" W 288.79'

(S 62°18' E 644.87')

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. SITE ADDRESS - NO ADDRESS LISTED ON HAYS COUNTY APPRAISAL DISTRICT SITE
4. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
5. SUBJECT TRACT LIES WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C0107E, 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.
6. ONLY THOSE SURVEY RELATED EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE 'B' OF THE TITLE COMMITMENT GF NO. 2121497-DRP, EFFECTIVE DATE: MARCH 25, 2021, ISSUED DATE: APRIL 12, 2021 BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND LISTED BELOW WERE REVIEWED FOR THIS SURVEY. NO ADDITIONAL RESEARCH FOR EASEMENTS OR RESTRICTIONS AFFECTING THIS TRACT WAS PERFORMED BY WHITECAP SURVEY COMPANY, LLC.
 - 10a) EASEMENT:
RECORDED: VOLUME 97, PAGE 404, DEED RECORDS, HAYS COUNTY, TEXAS.
TO: SHELL PIPE LINE CORPORATION
PURPOSE: PIPE LINE
ASSIGNMENT(S) OF INTEREST AS SET FORTH IN VOLUME 156, PAGE 505 AND VOLUME 156, PAGE 588, DEED RECORDS, HAYS COUNTY, TEXAS.
- NO EVIDENCE OF PIPE LINE FOUND AT TIME OF SURVEY, DOES NOT AFFECT.
 - 10b) EASEMENT:
RECORDED: VOLUME 97, PAGE 497, DEED RECORDS, HAYS COUNTY, TEXAS.
TO: SHELL PIPE LINE CORPORATION
PURPOSE: PIPE LINE
ASSIGNMENT(S) OF INTEREST AS SET FORTH IN VOLUME 156, PAGE 505 AND VOLUME 156, PAGE 588, DEED RECORDS, HAYS COUNTY, TEXAS.
PARTIAL RELEASE OF EASEMENT AS SET FORTH IN VOLUME 1505, PAGE 794, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
- NO EVIDENCE OF PIPE LINE FOUND AT TIME OF SURVEY, DOES NOT AFFECT.
 - 10c) EASEMENT:
RECORDED: VOLUME 145, PAGE 205, DEED RECORDS, HAYS COUNTY, TEXAS.
TO: HUMBLE PIPE LINE CORPORATION
PURPOSE: PIPE LINE
- NO EVIDENCE OF PIPE LINE FOUND AT TIME OF SURVEY, DOES NOT AFFECT.
 - 10d) EASEMENT:
RECORDED: VOLUME 145, PAGE 357, DEED RECORDS, HAYS COUNTY, TEXAS.
TO: HUMBLE PIPE LINE CORPORATION
PURPOSE: PIPE LINE
- NO EVIDENCE OF PIPE LINE FOUND AT TIME OF SURVEY, DOES NOT AFFECT.
 - 10e) BOUNDARY LINE AGREEMENT AS SET FORTH IN THE INSTRUMENT RECORDED IN VOLUME 123, PAGE 63, DEED RECORDS, HAYS COUNTY, TEXAS.
- DOES NOT AFFECT
 - 10f) BOUNDARY LINE AGREEMENT ENTERED INTO ON FEBRUARY 3, 1944, BY AND BETWEEN J.G STRICKLAND, W.W. ROACH AND GERALD GIBSON AS REFERENCED BY INSTRUMENT RECORDED IN VOLUME 138, PAGE 506, DEED RECORDS, HAYS COUNTY, TEXAS.
- DOES NOT AFFECT



W. R. Herring
4/22/21

TO: HALF-TON LLC (BORROWER), KATHY ANN HUEY GREEN (SELLER) AND OLD REPUBLIC NATIONAL TITLE INSURANCE 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.

WHITECAP
SURVEY COMPANY

WHITECAP SURVEY COMPANY, LLC
TBPELS FIRM NO. 10194424
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM

LAND TITLE SURVEY
OF 11.98 AC. OUT OF THE
JOHN BARTON SURVEY NO. 80, THE
HERMAN BENSON SURVEY NO. 139, AND
THE JOHN BOLLINGER SURVEY,
HAYS COUNTY, TX

PROJECT NAME: 42 AC. HUEY TRACTS
CLIENT: HALF-TON LLC
JOB NUMBER: 2100146
SURVEY DATE: APRIL 13, 2021
SURVEYOR: WH
TECHNICIAN: WH, LH

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