

JANUARY, 2018
HAYS COUNTY, TEXAS

NOTES:

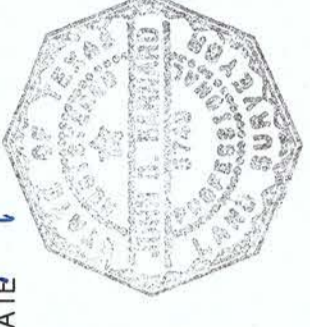
1. A METES AND BOUNDS DESCRIPTION WAS PREPARED AS AN ATTACHMENT TO ACCOMPANY THE SURVEY OF THE 187,744 ACRE TRACT SHOWN HEREON. FN2108(dz)
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY TITELINK, INC. ON JANUARY 11, 2018 AND DATED EFFECTIVE DECEMBER 27, 2017.
3. THE BEARINGS SHOWN HEREON ARE GRID NORTH, TEXAS COORDINATE SYSTEM OF 1983 (SOUTH CENTRAL ZONE), REFERENCE FRAME: NAD 83(CORS09S)(EPOCH:2002.0000). BASED ON GPS OBSERVATIONS MADE SEPTEMBER 13, 2006.
4. ITEM 106 AS LISTED IN SCHEDULE B, A ROADWAY EASEMENT ALONG THE SOUTHWEST SIDE AS EVIDENCED BY DEED FILED FOR RECORD IN VOLUME 123, PAGE 1, AND IN VOLUME 246, PAGE 183, DEED RECORDS OF HAYS COUNTY, TEXAS, MAY AFFECT THE SAID 203.34 ACRE TRACT. THE 203.34 ACRE TRACT ADJOINS COUNTY ROAD 127 (HIGH ROAD) ON THE SOUTHWEST, A PORTION OF WHICH WAS CONVEYED TO HAYS COUNTY IN VOLUMES 430, PAGE 678; HAYS COUNTY DEED RECORDS.
5. ITEM 107 AS LISTED IN SCHEDULE B, A MINERAL AND/OR ROYALTY INTEREST RESERVED IN VOLUME 123, PAGE 1, HAYS COUNTY DEED RECORDS, MAY AFFECT THE SAID 203.34 ACRE TRACT.
6. ITEM 108 AS LISTED IN SCHEDULE B, THE PROPERTY IS INCLUDED WITHIN PLUM CREEK CONSERVATION DISTRICT BY NOTICE RECORDED IN VOLUME 1703, PAGE 596, OFFICE PUBLIC RECORDS OF HAYS COUNTY, TEXAS. DOES AFFECT THE SAID 203.34 ACRE TRACT, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED ON THE SURVEY.

SURVEYOR'S CERTIFICATION

TO AUS-TEX PARTS & SERVICE, LTD., PLAINCAPITAL BANK, S. R. SCOTT FAMILY LIMITED PARTNERSHIP AND STEWART TITLE GUARANTY COMPANY, PARTIES TO A COMMERCIAL MORTGAGE LOAN NO. 1755426-COM, ISSUED JANUARY 11, 2018 AND DATED EFFECTIVE DECEMBER 27, 2017.

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING JANUARY 2018, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO APPARENT ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS WITH THE DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON; AND THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY.

DATE: 2/16/2018
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 - STATE OF TEXAS



ABBREVIATIONS

- A ANCHOR
- AD ASPHALT DRIVE
- CA CONCRETE APRON
- CM CORRUGATED METAL PIPE
- CH CHICKEN HOUSE
- CP CONCRETE PAVEMENT
- FI FIRE HYDRANT
- FP FIRE PIT
- PR PROPERTY
- P/T PAVEMENT
- TP TELEPHONE PEDESTAL
- UTMP UTILITY TIE
- WM WATER MAIN
- WV WATER VALVE
- WH WATER HOUSE
- CH CHICKEN HOUSE

LEGEND

- M&S 1/2" STEEL PIN WITH PLASTIC CAP STAMPED "M&S" FOUND
- SCHULTE 1/2" STEEL PIN FOUND (UNLESS OTHERWISE NOTED)
- BYRN 1/2" STEEL PIN WITH PLASTIC CAP STAMPED "SCHULTE RPLS 5761" FOUND
- KENT 1/2" STEEL PIN WITH PLASTIC CAP STAMPED "BYRN SURVEY FOUND"
- IRON PIPE FOUND AS NOTED
- 4" X 4" CONCRETE MONUMENT
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BOG" SET
- WIRE FENCE
- FENCE REMAINS
- OVERHEAD UTILITY LINE
- (0°00'00") DENOTES RECORD BEARING - SUBJECT TRACT
- [0°00'00"] DENOTES RECORD BEARING - ADJOINING TRACT
- [0.000"] DENOTES RECORD DISTANCE - ADJOINING TRACT
- DN DOCUMENT NO. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

187,744 ACRES
ADDRESS OF PROPERTY: 2210 HIGH ROAD

Bowman CONSULTING

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
www.bowmanconsulting.com | Bowman Consulting Group, Ltd.

Job #: 090297 | DRAWING #: L15
DATE: 1-19-18 | CHECKED BY: J.D.B.
SCALE: 1" = 100' | DRAWING #: L15
JOB #: 090297 | DRAWING #: L15

REVISION

NO.	BY	DATE

PLANNING DATE: Feb 06, 2018 @ 3:25:59 PM

PLAN #: 7500B

LAND TITLE SURVEY

187,744 ACRES OF LAND OUT OF THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 458 AND THE I. & G. N. R.R. COMPANY SURVEY, ABSTRACT NO. 577 HAYS COUNTY, TEXAS