

LOCATION MAP
N.T.S.

TRACT NO. TWO
260.12 ACRES
ROBERT NANCE & MARTHA JANE ALLEN
VOLUME 135, PAGE 456 D.R.H.C.T.
AUGUST, 1946

LIMEKILN ROAD
AVERAGE 17.6 - FOOT PAVEMENT
N 171°21' W 598.98'
N 15°49'08" W 270.68'
N 171°433' W 1808.14'

1971.29 ACRES
THE STATE OF TEXAS
VOLUME 2755, PAGE 820 D.R.H.C.T.
AUGUST 24, 2005

195.14 ACRES

195.27 ACRES
WILLIAM REED HAWN & RICHARD REED HAWN
VOLUME 1201, PAGE 659 O.P.R.H.C.T.
JANUARY, 1996

TRACT 1
135.78 ACRES
KY-TEX PROPERTIES, INC.
VOLUME 254, PAGE 848 D.R.H.C.T.
NOVEMBER, 1972

- NOTES:
- UNLESS OTHERWISE NOTED, ALL SET 1/2" IRON RODS INCLUDE A VICKREY & ASSOCIATES, INC. PROPERTY CAP.
 - NO SUBSURFACE ISSUES OTHER THAN THOSE LISTED IN THE TITLE COMMITMENT OR VISUALLY OBSERVED WERE REVIEWED IN THE PREPARATION OF THIS SURVEY.
 - SEPARATE METES & BOUNDS OF EVEN DATE ACCOMPANIES AND IS A PART OF THIS SURVEY.
 - THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT OF NO. 0246722500K ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MARCH 24, 2006.
 - MATTERS LISTED UNDER ITEM 10, b. THRU L., OF TITLE COMMITMENT OF NO. 0058672500K, ARE LISTED BELOW:

10. The following systems and all items of the equipment creating or affecting conditions of the systems:
- Utility and appurtenant easements on or across property described in Schedule A
 - Easement:
 - Suburban pipe line
 - Recorded in Volume 136, Page 170, of the Deed Records, Hays County, Texas. (Does Not Apply)
 - Easement:
 - Telephone: Buried communication cable
 - Recorded in Volume 737, Page 710, of the Deed Records, Hays County, Texas. (Blanket Type - Not Platable)
 - Easement and Right-of-Way:
 - Telephone: Down and related facilities
 - Recorded in Volume 851, Page 16, of the Official Public Records, Hays County, Texas. (Blanket Type)
 - Terms, Conditions, and Specifications in Lease Agreement:
 - Lessee: A.W. Orwig
 - Lessor: Texas Telephone, Inc.
 - Recorded in Volume 1267, Page 638 and corrected in Volume 1372, Page 759, of the Official Public Records, Hays County, Texas. (Does Not Apply)
 - Terms, Conditions and Specifications in Lease Agreement:
 - Lessee: F.D. Gilman, Jr.
 - Lessor: The Texas Pipe Line Company
 - Recorded in Volume 141, Page 844, of the Deed Records, Hays County, Texas. (Does Not Apply)
 - Mineral and/or royalty interest:
 - Recorded in Volume 165, Page 391, of the Deed Records, Hays County, Texas
 - By: A.W. Orwig and Riddle Orwig
 - To: KY-TEX PROPERTIES, INC.
 - Mineral and/or royalty interest:
 - Title to said interest has not been investigated subsequent to the date of the abovesaid instrument. (Not Survey Related)
 - Recorded in Volume 197, Page 632, of the Deed Records, Hays County, Texas.
 - Mineral and/or royalty interest:
 - Title to said interest has not been investigated subsequent to the date of the abovesaid instrument. (Not Survey Related)
 - Recorded in Volume 110, Page 86, of the Deed Records, Hays County, Texas.
 - Terms, Conditions, and Specifications in Lease Agreement:
 - Recorded in Volume 305, Page 833, of the Deed Records, Hays County, Texas. (Not Survey Related)

11. THE RIGHT-OF-WAY DATA FOR THE COUNTY ROADS SHOWN ON THIS SURVEY WERE PROVIDED TO VICKREY AND ASSOCIATES BY THE HAYS COUNTY ROAD AND BRIDGE DEPARTMENT.

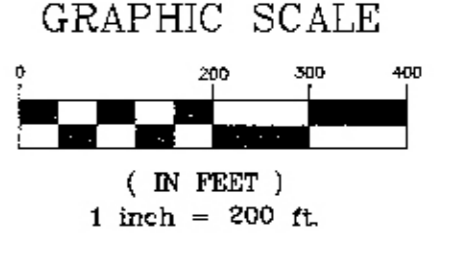
12. COORDINATES OBTAINED IN THIS SURVEY WERE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 SOUTH CENTRAL ZONE GRID, WITH 7-STATIONS CIPED IN SURFACE USING A CONVERSION SCALE FACTOR OF 1.000700.

13. BEARING REFERENCE FOR THIS SURVEY IS BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 SOUTH CENTRAL ZONE HOLDING SAN MARCOS CORNERS 014-100-103M AND AUSTIN CORNERS STATION 124M.

UTAH
L&E: N 20°10'00" E 202.00'
L&E: W 87°34'00" E 202.00'

TEXAS
L&E: N 32°19'42" E 209.85'
L&E: W 87°42'22" E 211.11'

- LEGEND**
- FOUND CEDAR FENCE POST (UNLESS OTHERWISE NOTED)
 - SET 1/2" IRON ROD W/ VICKREY & ASSOC., INC. PROPERTY CORNER CAP
 - UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - ⊗ TELEPHONE PEDESTAL
 - SIGN
 - X — BARR WIRE FENCE
 - ○ — METAL FENCE
 - — — OVERHEAD UTILITY LNE
 - — — DGF OF PAVEMENT
 - — — C.M.P. CORRUGATED METAL PIPE
 - — — D.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS
 - — — O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
 - N.T.S. NOT TO SCALE
 - () RECORD INFORMATION



GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

POINT OF BEGINNING
SIC: N = 13.9° 3.246 00
C = 2,378.259 92

COUNTY ROAD NO. 136
OLD AUSTIN-SAN ANTONIO ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
AVERAGE 22.0 - FOOT PAVEMENT

NO.	DATE	DESCRIPTION	REVISIONS
4			
3			
2			
1			

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway, San Antonio, Texas 78216
Telephone: (210) 349-3271

PREPARED FOR:
TEXAS GENERAL
LAND OFFICE
1700 N. CONGRESS AVE.
SUITE 840
AUSTIN, TEXAS
78707-1426

SURVEY PLAT FOR
FOR A 195.14 ACRE TRACT OF LAND
OUT OF THE ONE-FOURTH LEAGUE SURVEY NO. 14
SAMUEL PHARASS, ABSTRACT 360
HAYS COUNTY, TEXAS

DATE: _____

SCALE:
Vertical 1" = 200'
Horizontal 1" = 200'

SHEET	OF
1	1

PROJ. NO. 2042-003-104
counter 88619

HAL B. LANE III, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.

This the 17th Day of MAY, 2006.

Hal B. Lane III
Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration No. 4690
Vickrey & Associates, Inc.



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