

LOT 3, BLOCK K, THE MEADOWS AT BUDA SECTION THREE-B, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 48, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

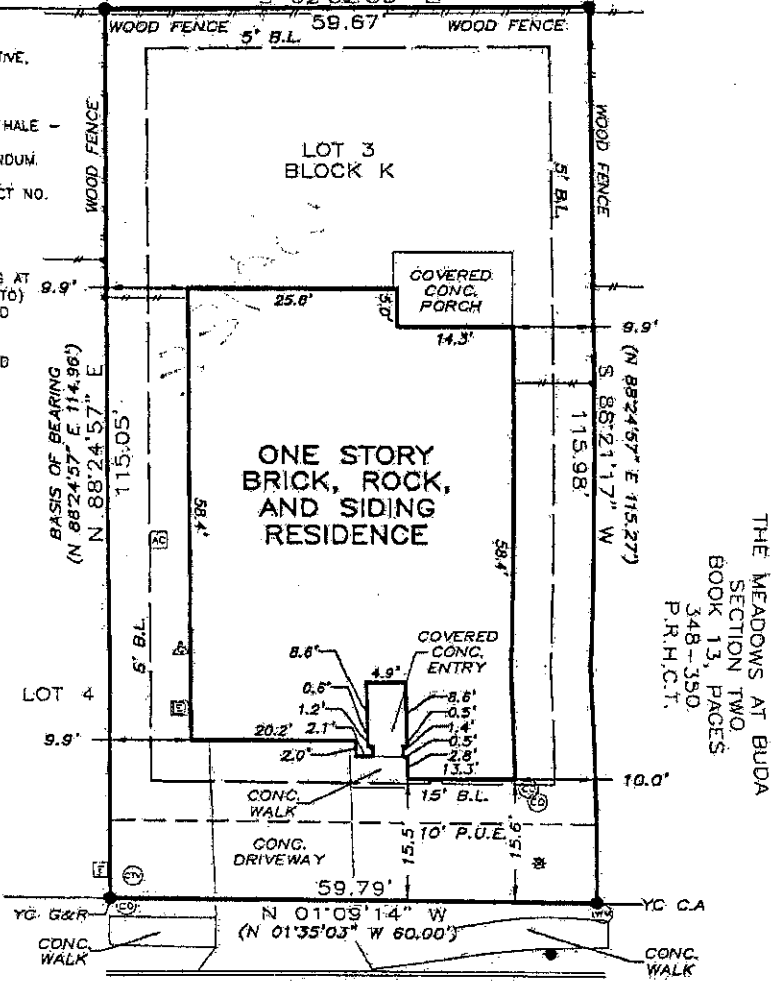
JOB NO: G619
 DRAWN: RCG
 F.C.: JG

RESTRICTIVE COVENANTS:
 ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT OF NO. 2014-04-3280, EFFECTIVE DATE OF AUGUST 26, 2014 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY

- 1) RESTRICTIVE COVENANTS - V.17/P.189, V.2484/P.696, V.2484/P.754, V.2929/P.14, V.3260/P.469, V.3148/P.658, V.3642/P.416, V.3642/P.421, V.3648/P.125, V.3661/P.938, V.3680/P.285, V.3680/P.290, V.3792/P.254, V.4188/P.5, V.4826/P.813 (SUBJECT TO)
- 13) ANY AND ALL EASEMENTS AND BUILDING SETBACK LINES - V.17/P.48 (SUBJECT TO)
- 16) 15' BUILDING SETBACK LINE ALONG FRONT PROPERTY LINES - V.17/P.48 (SUBJECT TO)
- 17) 10' UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAYS - V.17/P.48 (SUBJECT TO)
- 18) EASEMENT TO ENTEX - V.332/P.431 (SUBJECT TO)
- 19) EASEMENT GRANTED TO PECERNALES ELECTRIC COOPERATIVE, INC. - V.416/P.400 (SUBJECT TO)
- 20) EASEMENT TO GOFORTH WATER SUPPLY CORPORATION - V.1649/P.596 (SUBJECT TO)
- 21) EASEMENT EXECUTED BY CHRIS A. HALE AND BRYAN M. HALE - V.2153/P.645 (SUBJECT TO)
- 22) TERMS, CONDITIONS, AND STIPULATIONS IN THE MEMORANDUM OF EASEMENT AGREEMENT - V.2157/P.349 (SUBJECT TO)
- 23) SOUTH BUDA WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 WATERLINE EASEMENT - V.3553/P.527 (SUBJECT TO)
- 24) WORKING CAPITAL FEE OR CHARGE - V.2929/P.14, V.3148/P.558, V.3642/P.416, V.3642/P.421, V.3680/P.285, V.3680/P.290 (SUBJECT TO)
- 25) TERMS, CONDITIONS, AND STIPULATIONS IN THE MEADOWS AT BUDA DEVELOPMENT AGREEMENT - V.2484/P.754 (SUBJECT TO)
- 27) EASEMENTS FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES, DRAINAGE, ENCROACHMENTS AND PROTRUSIONS - V.2929/P.14 (SUBJECT TO)
- 28) EASEMENTS FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES, DRAINAGE, ENCROACHMENTS AND PROTRUSIONS - V.2929/P.14 (SUBJECT TO)
- 32) COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER INSTRUMENTS - V.2929/P.14 (SUBJECT TO)

CECIL H. HALE
 (122.05 ACRES)
 REMAINDER TRACT
 VOLUME 1691, PAGE 883
 D.R.H.C.T.

(N 01°52'52" W 80.00')
 S 02°02'35" E



Scale: 1" = 20'
 BEARINGS BASED ON:
 RECORDED PLAT
 VOLUME 17, PAGE 48,
 P.R.H.C.

LEGEND	
●	1/2" IRON ROD FOUND
○	RED CAP "ZWA" (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS INC."
■	FENCE POST
—	WOOD FENCE
—	PAVEMENT
D.R.H.C.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.	PLAT RECORDS OF HAYS COUNTY, TEXAS
()	RECORD INFORMATION
Ⓐ	AIR CONDITIONER
Ⓒ	CLEANOUT
Ⓓ	CABLE TV
Ⓔ	ELECTRIC
Ⓕ	FIRE HYDRANT
Ⓖ	GAS METER
Ⓗ	IRRIGATION CONTROL VALVE
Ⓜ	WATER METER
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY

RYAN D. RICE
 attorney in fact

[Signature]

NOTE:
 ALL BUILDING SETBACK LINES AND PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE PER THE PLAT OF RECORD - VOLUME 17, PAGE 48, P.R.H.C.

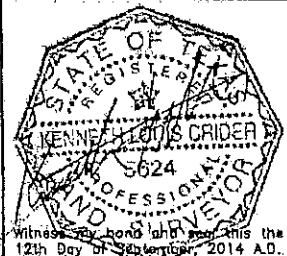
CERTIFY TO: INDEPENDENCE TITLE COMPANY / EMPIRE TITLE COMPANY / RYAN D. RICE AND AUSTIN T. WRIGHT / GFF
 2014-04-3280
 STATE OF TEXAS
 COUNTY OF WILLIAMSON
 THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARDOUS AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48209C0290F, DATED SEPT. 2, 2005. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
 (512) 930-1600 / (512) 930-9389 fax
 www.texas-ls.com
 TBPLS FIRM NO. 10058200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC., ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.



Witness my hand and seal this the 12th Day of September, 2014 A.D.

**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: 05/10/2026 GF No. _____
Declarant: Chad Sefcik
Description of Property: THE MEADOWS AT BUDA SEC THREE-B, BLOCK K, LOT 3
County Hays, Texas
Date of Survey: 9/12/2014

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.


The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications(such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

- 6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
- 7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Chad Sefcik</u>.</p> <p>My date of birth is <u>05/03/1985</u>.</p> <p>and my address is <u>877 Hot Spring Valley, Buda, TX 78610</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Hays</u> County, State of <u>Texas</u>, on the _____ day of <u>05/10/2026</u>.</p> <p>Signed:  <small>05/10/26 - 07:17 PM CDT</small> Declarant</p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____.</p> <p>Signed: _____ Declarant</p>
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