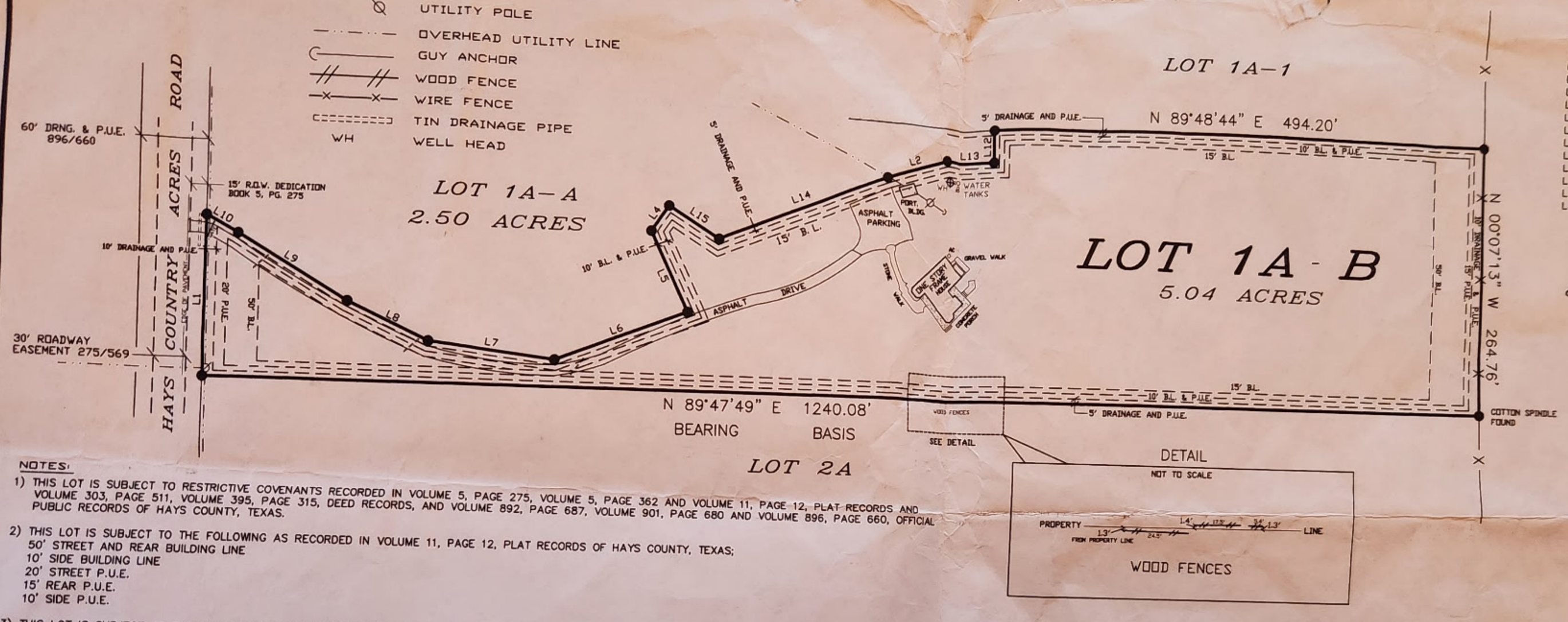
REDIVISION OF LOT 1 AND LOT 1A, CRESTVIEW RANCH
10/383-384

LEGEND

- ● 1/2" IRON ROD FOUND OR AS NOTED
- ( ) RECORD INFORMATION
- ⊘ UTILITY POLE
- OVERHEAD UTILITY LINE
- GUY ANCHOR
- WOOD FENCE
- WIRE FENCE
- TIN DRAINAGE PIPE
- WH WELL HEAD



LINE	BEARING	DISTANCE
L 1	N 00°11'33"W	150.00'
L 2	S 69°28'57"W	64.86'
L 4	S 33°15'32"W	29.35'
L 5	S 25°37'18"E	84.41'
L 6	S 68°14'39"W	133.22'
L 7	N 83°38'25"W	117.64'
L 8	N 65°27'04"W	82.83'
L 9	N 59°36'01"W	118.43'
L 10	N 61°33'58"W	33.59'
L 11	N 00°11'33"W	115.09'
L 12	S 00°11'16"E	31.26'
L 13	S 89°48'44"W	49.47'
L 14	S 67°19'15"W	173.44'
L 15	N 58°04'48"W	57.03'

NOTES:

1) THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 5, PAGE 275, VOLUME 5, PAGE 362 AND VOLUME 11, PAGE 12, PLAT RECORDS AND VOLUME 303, PAGE 511, VOLUME 395, PAGE 315, DEED RECORDS, AND VOLUME 892, PAGE 687, VOLUME 901, PAGE 680 AND VOLUME 896, PAGE 660, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

2) THIS LOT IS SUBJECT TO THE FOLLOWING AS RECORDED IN VOLUME 11, PAGE 12, PLAT RECORDS OF HAYS COUNTY, TEXAS;
50' STREET AND REAR BUILDING LINE
10' SIDE BUILDING LINE
20' STREET P.U.E.
15' REAR P.U.E.
10' SIDE P.U.E.

3) THIS LOT IS SUBJECT TO THE FOLLOWING AS RECORDED IN VOLUME 896, PAGE 660, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
10' DRAINAGE AND P.U.E. ALONG THE FRONT AND REAR LINES
5' DRAINAGE AND P.U.E ALONG ALL SIDE LINES
50' FRONT BUILDING LINE

4) 30' RIGHT OF WAY EASEMENT RECORDED IN VOLUME 275, PAGE 569, DEED RECORDS OF HAYS COUNTY, TEXAS IS LOCATED WITHIN THE RIGHT OF WAY OF HAYS COUNTRY ACRES ROAD.

5) THIS LOT IS SUBJECT TO A 10' DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE AND A 5' DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG A PORTION OF THE NORTH PROPERTY LINE AND A 50' FRONT BUILDING LINE AS RECORDED IN VOLUME 5, PAGE 362, PLAT RECORDS OF HAYS COUNTY, TEXAS.

6) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0065E, DATED FEBRUARY 18, 1998 THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN ZONE X AND IS NOT IN THE 100-YEAR FLOODPLAIN.

7) THIS LOT IS SUBJECT TO A BLANKET P.E.C. EASEMENT RECORDED IN VOLUME 908, PAGE 627, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TO:
PURCHASER: ANITA SALINAS
TITLE CO: FIRST AMERICAN TITLE INSURANCE COMPANY
GF NO: TX03-119608-AU10
LENDER OR LEINHOLDER
ADDRESS: 525 HAYS COUNTRY ACRES ROAD

CERTIFICATION

I GARY F. PENNINGTON DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING FEBRUARY 2003, OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT AS SHOWN OR NOTED HEREON. THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

02-27-2003

GARY F. PENNINGTON
R. P. L. S. NO. 4404
STATE OF TEXAS
P.O. BOX 1244
DRIPPING SPRINGS, TEXAS 78620
(512) 894-0664

STATE OF TEXAS REGISTERED GARY F. PENNINGTON 4404 PROFESSIONAL LAND SURVEYOR

SURVEY PLAT
OF
LOT 1A-B,
THE RESUBDIVISION
OF
LOT 1 AND LOT 2,
OF THE
RESUBDIVISION OF LOT 2,
CRESTVIEW RANCH,
A SUBDIVISION RECORDED IN
VOLUME 11, PAGE 12,
PLAT RECORDS OF HAYS COUNTY,
TEXAS

FILE : LONGSAC