



SCALE: 1" = 30'

# CRAMPTON COVE (CUL-DE-SAC)

LOT 24  
LOT 25

I HEREBY CERTIFY THAT THE ELEVATIONS AND DRAINAGE PATTERN SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THE ABOVE DESCRIBED PROPERTY PERFORMED ON THE DATE SHOWN, AND ACCURATELY AND TRULY DEPICT THE ELEVATIONS AS THEY EXISTED ON THE DATE OF SAID SURVEY. THE RELATIVE ELEVATIONS AS DEPICTED HEREON MAY CHANGE SUBSEQUENT TO THE DATE HEREOF, DUE TO THE SUBSIDENCE AND UPHEAVAL OF THE SOIL ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN, EROSION BY WIND OR WATER OR OTHER FACTOR, THEREFORE, THIS SURVEY MAY NOT ACCURATELY DEPICT THE ELEVATIONS AND DRAINAGE PATTERN OF THE ABOVE PROPERTY AFTER THE DATE OF THE SURVEY. THE ELEVATIONS AND DRAINAGE PATTERN SHOWN ABOVE ARE THE REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFIED FINDINGS OF THE FINISHED GROUND GRADES AROUND YOUR RESIDENCE ON THE DATE SHOWN HEREON. YOU THE HOME OWNER, MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM YOUR HOUSE. THE BUILDER OF YOUR HOUSE WILL NOT COVER DAMAGE TO YOUR HOME CAUSED AS THE RESULT OF CHANGES MADE IN THE FINISHED GRADES. IN ADDITION, THE H.O.W. PROTECTION ON YOUR RESIDENCE PROVIDED BY YOUR BUILDER WILL NOT COVER STRUCTURAL DAMAGE CAUSED AS RESULT OF CHANGES MADE IN THE FINISHED DRAINAGE GRADE. THEREFORE, IT IS YOUR RESPONSIBILITY TO MAINTAIN THE GRADES AS SET BY THE BUILDER AND AS CERTIFIED BY THE SURVEYOR.

SIGN AND DATE

*Chris Caddell*  
*Bryn Caddell*  
10/29/17

BLOCK "B"

## LEGEND

- //-- WOOD FENCE
- WV WATER VALVE
- GM GAS METER
- EM ELECTRIC METER
- EB ELECTRIC BOX
- CP CABLE TV PEDESTAL
- WM WATER METER
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- ⊙ CONTROL MONUMENT
- XXX.X' SPOT ELEVATION
- ↗ DRAINAGE ARROW

LOT 27

109.7

N 88°51'44" E 195.17'

N 34°28'45" E 30.51'

TWO STORY BRICK & FRAME #228  
F.F. HOUSE=111.42'  
F.F. GARAGE=106.90'

CONC. DRIVE  
CONC. WALK  
COV'D CONC.  
FLAGSTONE PATIO & PERGOLA

LOT 26

N 50°31'56" W 146.85'

LOT 38

### NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 14, PG. 477, H.C.P.R., VOL. 2218, PG. 1, VOL. 2620, PG. 408, VOL. 3553, PG. 294, H.C.O.P.R.
- 2) BUILDING LINE RESTRICTIONS BY VOL. 3462, PG. 644, H.C.O.P.R. AND BASED ON PLOT PLAN PROVIDED BY HIGHLAND HOMES.
- 3) TELECOMMUNICATIONS EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY BY VOL. 701, PG. 497, H.C.D.R. AND BY VOL. 1113, PG. 804, H.C.O.P.R. DOES NOT AFFECT SUBJECT PROPERTY.
- 4) CHANNEL EASEMENT TO THE LOWER COLORADO RIVER AUTHORITY BY VOL. 1674, PG. 92, H.C.O.P.R. DOES NOT AFFECT SUBJECT PROPERTY.
- 5) SUBJECT TO EASEMENT RIGHTS BY VOL. 2218, PG. 1, H.C.O.P.R.
- 6) ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION OF 100.00' AT A MAG NAIL SET IN ASPHALT.

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 165HL.

SURVEY OF LOT 26, BLOCK B, BELTERRA, PHASE 5, SECTION 10, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOL. 14, PAGES 177-180, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND AS CORRECTED IN VOL. 3462, PG. 644, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480321 0128 F, REVISED SEPTEMBER 02, 2005. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER CHRIS CADDELL AND BRYN CADDELL

LENDER CO.