



SCHEDULE A
 Record title to this land on the Effective Date appears to be vested in:
 Carter LT 17, LLC a Texas limited liability company

Legal description of land:
 17.185 acres of and out of the Philip A. Smith Survey in Hays County, Texas and being a portion of that certain (100.02 acre) tract of land conveyed to H. C. Carter (as trustee) in a deed as recorded in Volume 1084, Page 673, of the Official Public Records of Hays County, Texas, and more particularly described by notes and bounds.

TITLE COMMITMENT NOTE:
 This survey reflects and is limited to those easements visible and apparent on the ground, and those easements of record called out on Official Public Records of Hays County, Texas. This survey is not intended to create or extinguish any easements. The following is a partial listing of specific exceptions cited on Schedule I of said Title Commitment, and their effect on the property shown hereon.

SCHEDULE B
 1. The following restrictive covenants of record limited to show:
 DELETED

10. The following matters and all terms of the documents creating or offering evidence of the matters:
 g. Pipeline easement as granted to Lower Colorado River Authority by Marguerite Hammark in instrument recorded in Volume 254, Page 181 Deed Record in Hays County, Texas.
 May affect subject tract; No evidence of pipeline.

FLOODPLAIN NOTE: (FOR INSURANCE PURPOSES ONLY, NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES.)
 ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480321, MAP NUMBER 48209C0105 F, MAP REVISED SEPTEMBER 2, 2005, THE PROPERTY DEPICTED HEREON LIES WITHIN THE FOLLOWING AREA DEFINED AS FOLLOWS:
 Zone X: Areas determined to be outside the 0.2% annual chance flood.

If this site is not within an identified special flood hazard zone, this flood element does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

NOTES:
 1. INTERNAL FENCES NOT LOCATED FOR THIS SURVEY.
 2. THERE ARE MULTIPLE DEED REFERENCES TO A SURVEY PRODUCED BY FORREST SCOTT INDICATING THE EAST LINE OF THE 17.07 ACRE TRACT SHOWN HEREON IS THE WEST LINE OF THE "SCOTT 200 ACRE" TRACT. THE "SCOTT SURVEY" IS NOT OF PUBLIC RECORD.

STATE OF TEXAS
 COUNTY OF HAYS

Exclusively To: Costa Holding Company, Inc., and Old Republic Title Insurance Company,

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and that to the best of my knowledge and belief it is correct, and does declare that on the ground there are no apparent or visible discrepancies, deed line conflicts, overlapping of improvements, utility easements, or roadways, except as shown hereon, and that said property adjoins a dedicated roadway

Bryan D. Newsome 13 October 2017
 Bryan D. Newsome Date
 Registered Professional Land Surveyor No. 6557

THIS SURVEY IS ACCOMPANIED BY STAUDT SURVEYING, INC.'S FIELDNOTE DESCRIPTION: FN1701-01R1 17.07ac.docx

REVISIONS:
 12 OCTOBER, 2017:
 ADDED NORTHERN ADJOINING SUBDIVISION
 ADDED DEED HISTORY FOR APPARENT 200 ACRE TRACT CONFLICT
 13 OCTOBER, 2017:
 CORRECTED ADJOINER STREET NAME



LEGEND
 ○ IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 ● IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 ● IRON ROD WITH CAP FOR UNMARKED "AWARD SURVEYING" (UNLESS OTHERWISE NOTED)
 ▲ CALCULATED POINT
 SEARCHED FOR, NOT FOUND
 RECORD DEED INFORMATION:
 DOCUMENT NO. 2016-18 108041
 VOL. 3030, PAGE 809, OF PRHCT
 VOL. 857, PAGE 328, OF RHCT
 VOL. 888, PAGE 278, OF RHCT
 VOL. 730, PAGE 152, OF RHCT
 VOL. 125, PAGE 402 & VOL. 171, PAGE 229, DRHCT
 CABINET 2, SLIDES 17-11, PRHCT
 DOCUMENT NO. 1700751, PRHCT
 DEED RECORDS, HAYS COUNTY, TEXAS
 REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
 OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
 PLAT RECORDS, HAYS COUNTY, TEXAS

MARJORIE VIRGINIA HAMMACK OWENS
 TO CITY OF DRIPPING SPRINGS
 <<10.36 ACRES>>
 VOL. 730, PAGE 152, PRHCT

MARJORIE VIRGINIA HAMMACK OWENS
 TO CITY OF DRIPPING SPRINGS
 <<3.03 ACRES>>
 VOL. 71, PAGE 152, PRHCT

J.M. POUND AND WIFE, SARAH D. POUND
 TO
 A.J. JONES
 VOL. 5, PAGE 487, DRHCT

J.M. POUND
 TO
 R.S. CAVETT
 VOL. 44, PAGE 101, DRHCT

R.S. CAVETT AND WIFE, MARY CAVETT
 TO
 FRANK R. CALVERT
 VOL. 46, PAGE 559, DRHCT

FRANK R. CALVERT, AND WIFE, JULIA CALVERT
 TO
 FLETCHER ANDERSON
 VOL. 47, PAGE 414, DRHCT

LUCILLE MAYBERRY, ET ALIA
 TO
 HATTIE C. ANDERSON
 VOL. 122, PAGE 504, DRHCT

HATTIE C. ANDERSON
 TO
 JOHN W. IRELAND
 VOL. 125, PAGE 402, DRHCT

JOHN W. IRELAND AND LILLIE S. IRELAND
 TO
 WILLIAM R. SCOTT AND BESSIE E. SCOTT
 [CALLED 200 ACRES]
 VOL. 171, PAGE 229, DRHCT

	STAUDT SURVEYING, INC. Bryan D. Newsome RPLS # 6557 P.O. Box 1273 18748 Filzhugh Rd., Ste. 103 Dripping Springs, Texas 78620 (512) 858-2256 Firm Reg. # 10091700	LAND TITLE SURVEY 17.07 ACRES IN THE P. A. SMITH LEAGUE SURVEY NO. 26, A-415 CITY OF DRIPPING SPRINGS HAYS COUNTY, TEXAS
	Rev: _____ Date: 13 October, 2017-09-08 Dr. By: SAR/BDH Job # 171-01 DWG # 1107102 Carter.Avg	

