

**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 National Investors Title Insurance Company, Title Commitment GF No. 1321626-DRP, effective July 12, 2013, at 8:00 A.M. issued by Independence Title, July 30, 2013, at 8:00 A.M. The following is a partial listing of specific exceptions cited on Schedule B of said Title Commitment, and their affect on the property shown hereon.

1) Restrictive Covenants: Vol. 8, Pg. 41, PRHCT; Vol. 1353, Pg. 466, Vol. 1403, Pg. 45, Vol. 1458, Pg. 371, and Vol. 4632, Pg. 701, OPRHCT.

10b) Road easement as shown on plat Vol. 8, Pg. 41, PRHCT, described in Vol. 806, Pg. 211, RPRHCT, modified by agreement Vol. 1363, Pg. 362, OPRHCT, is contained within Old Red Ranch Road as shown hereon.

10c) Building setback lines, Vol. 1353, Pg. 466, OPRHCT, 100 feet on front, 20 feet on the rear, and 20 feet on the interior side, as shown hereon.

10e) Easement to Pedernales Electric Cooperative, Inc., Vol. 1292, Pg. 790, OPRHCT, is a "Blanket Easement" and does affect this tract.

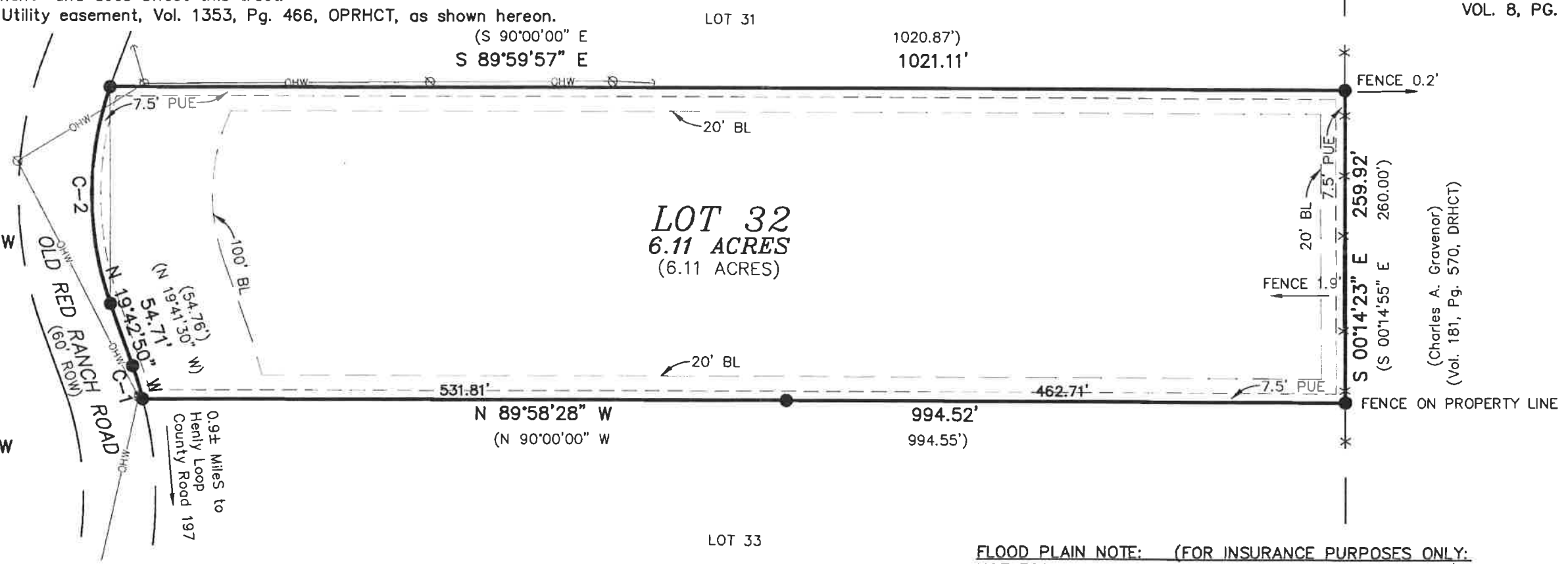
10f) Easement to Pedernales Electric Cooperative, Inc., Vol. 1360, Pg. 706, OPRHCT, is a "Blanket Easement" and does affect this tract.

10h) Utility easement, Vol. 1353, Pg. 466, OPRHCT, as shown hereon.

NORTH  
REF. BEARING PLAT: VOL. 8, PG. 41-45, PRHCT

**C-2**  
 $\Delta = 39^{\circ}01'41''$   
 $R = 270.00'$   
 $L = 183.91'$   
 $CB = N 00^{\circ}13'00'' W$   
 $C = 180.38'$   
 (R = 270.00')  
 (L = 184.29')  
 (CB = N 00^{\circ}08'18'' W)  
 (C = 180.73')

**C-1**  
 $\Delta = 05^{\circ}01'08''$   
 $R = 330.00'$   
 $L = 28.91'$   
 $CB = N 17^{\circ}10'54'' W$   
 $C = 28.90'$   
 (R = 330.00')  
 (L = 29.11')  
 (CB = N 17^{\circ}10'24'' W)  
 (C = 29.00')



**APPEARS TO BE VESTED IN:**

Lloyd A. George  
& Janet H. George

- LEGEND**
- 1/2" IRON ROD FOUND
  - 5/8" IRON ROD SET
  - X- WIRE FENCE
  - o- CHAIN LINK FENCE
  - OHW- OVERHEAD UTILITY WIRE
  - ⊗ UTILITY POLE
  - GUY WIRE
  - BL BUILDING SETBACK LINE
  - PUE PUBLIC UTILITY EASEMENT
  - ( ) VOL. 1353, PG. 466, OPRHCT RECORD INFORMATION
  - VOL. 8, PG. 41-45, PRHCT

**FLOOD PLAIN NOTE: (FOR INSURANCE PURPOSES ONLY: NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES.)**

This tract is not within an identified Special Flood Hazard Area inundated by 100-Year Flood as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map for Hays County, Texas, and Incorporated Areas, Map Number 48209C0100F, dated September 2, 2005.

STATE OF TEXAS  
COUNTY OF HAYS

To: John Gravenor and Tamara Gravenor, & Independence Title Company

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and that to the best of my knowledge and belief 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, except as shown hereon.

*Thomas E. Staudt*  
 Thomas E. Staudt  
 Registered Professional Land Surveyor No. 3984

8/7/13  
 Date



**STAUDT SURVEYING, INC.**  
 Thomas E. Staudt  
 RPLS # 3984  
 P.O. Box 1273  
 Dripping Springs, Texas 78620  
 (512)858-2236

PLAT SHOWING SURVEY OF  
**LOT 32**  
**VISTA GRANDE**  
 VOLUME 8, PAGES 41-45, PLAT RECORDS  
 HAYS COUNTY, TEXAS

Rev: \_\_\_\_\_ Date: AUGUST 7, 2013

Dr. By: STS-TES Job #: 13128 DWG #: 13128Bb