

**NOTES**

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 550 OF 700, COMMUNITY PANEL NO. 48299C0550C, DATED MAY 2, 2012.
- THE TRACT SHOWN HEREON IS SUBJECT TO ALL LLANO COUNTY ORDINANCES AND RESTRICTIONS.
- METES AND BOUNDS WERE PREPARED BY SEPARATE INSTRUMENT.
- FENCES ALONG BOUNDARY LINE MEANDER.
- SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A RED CAP STAMPED "MATKIN-HOOVER ENGINEERING AND SURVEYING".
- ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION OR LOCATION OF ANY UNDERGROUND UTILITY.
- NO ATTEMPT HAS BEEN MADE SURVEYOR TO CONTACT T.X.D.O.T. IN REGARDS TO PERMISSIBLE ACCESS POINTS IN REFERENCE TO THIS TRACT.
- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO.: 18188, EFFECTIVE DATE MAY 1, 2018, ISSUED DATE xxxxxxxx, 2018.

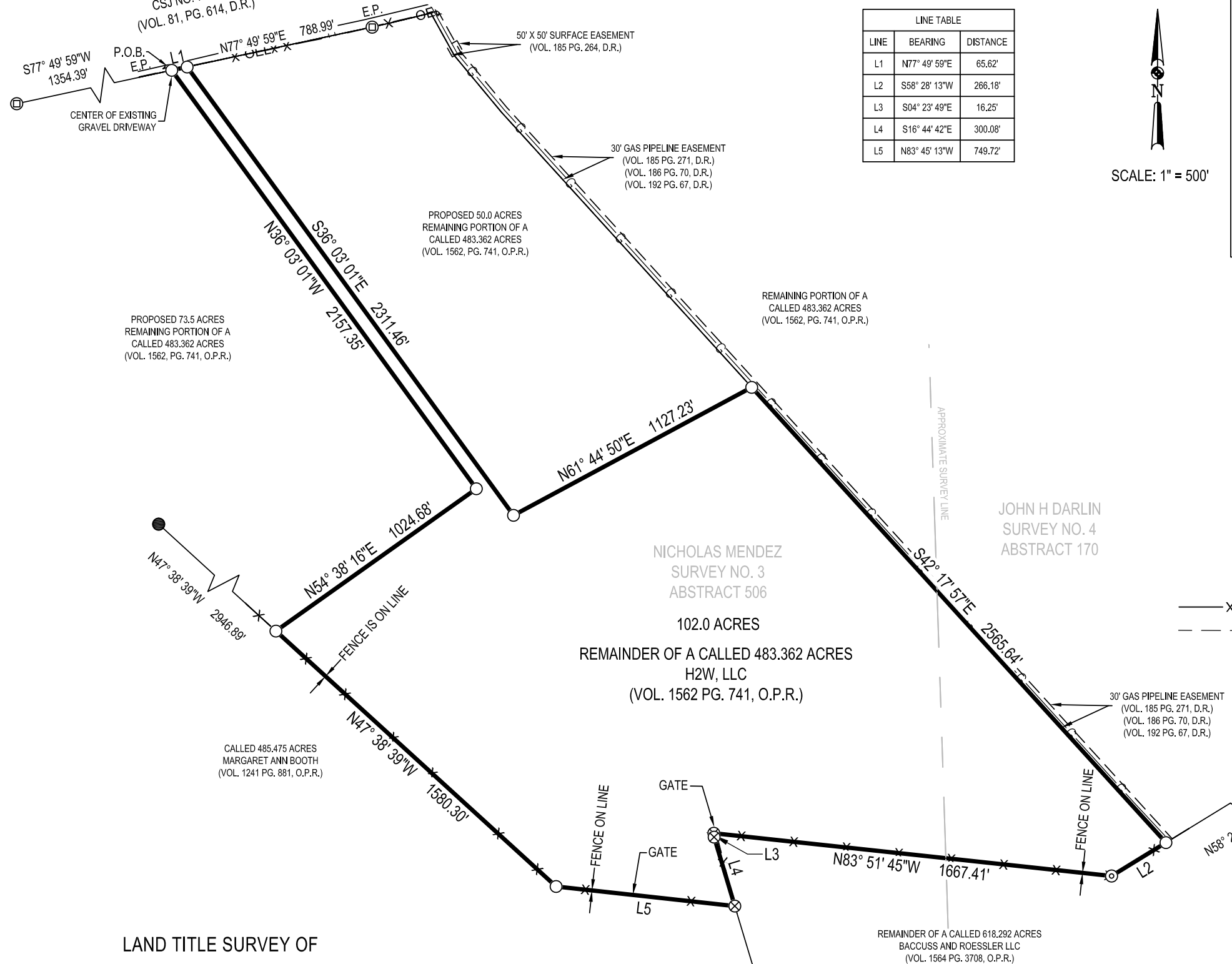
**LEGAL DESCRIPTION OF LAND:**

xxxxxxxxxxxx

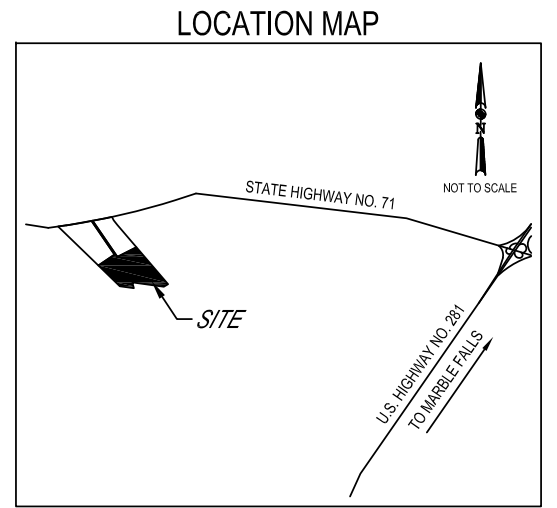
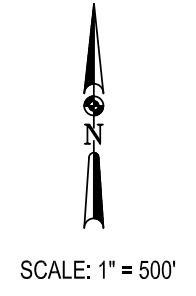
**SCHEDULES:**

- RESTRICTIVE COVENANTS:
  - VOLUME 1574, PAGE 1560, O.P.R.
- c. VOLUME 81, PAGE 614, D.R. - DOES NOT APPLY
    - RIGHT-OF-WAY GRANTED TO STATE OF TEXAS - SHOWN (DOES NOT CROSS SUBJECT TRACT)
  - d. VOLUME 255, PAGE 637, D.R. - MAY APPLY
    - PEDERNALES ELECTRIC COOPERATIVE, INC. EASEMENT - INSTRUMENT LACKS SUFFICIENT DESCRIPTION OR LANGUAGE TO ACCURATELY PLACE EASEMENT
  - e. VOLUME 185, PAGE 264, D.R. - DOES NOT APPLY
    - SURFACE EASEMENT TO LOWER COLORADO RIVER AUTHORITY - DOES NOT CROSS SUBJECT TRACT
  - f. VOLUME 185, PAGE 271 AND VOLUME 186, PAGE 70, AS CORRECTED IN VOLUME 192, PAGE 67, D.R. - DOES NOT APPLY
    - RIGHT-OF-WAY AGREEMENTS - LOWER COLORADO RIVER AUTHORITY - SHOWN (DOES NOT CROSS SUBJECT TRACT)
  - g. VOLUME 1558, PAGE 1966, O.P.R. - NOT A SURVEY MATTER
    - RESERVATION OF INTEREST TO OIL, GAS AND OTHER MINERALS
  - h. VOLUME 1564, PAGE 76, O.P.R. - APPLIES
    - DEVELOPMENT AGREEMENT
  - j. VOLUME 291, PAGE 171, D.R., VOLUME 16, PAGE 470 AND VOLUME 17, PAGES 5 AND 23, RESPECTIVELY, LLANO COUNTY COMMISSIONERS COURT MINUTES - MAY APPLY
    - LLANO COUNTY SUBDIVISION REGULATIONS - DOCUMENT NOT PROVIDED

STATE HIGHWAY NO. 71  
120' R.O.W.  
CSJ NO. 700-4-4  
(VOL. 81, PG. 614, D.R.)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77° 49' 59"E	65.62'
L2	S58° 28' 13"W	266.18'
L3	S04° 23' 49"E	16.25'
L4	S16° 44' 42"E	300.08'
L5	N83° 45' 13"W	749.72'



- LEGEND**
- TX.D.O.T. TEXAS DEPARTMENT OF TRANSPORTATION
  - P.O.B. POINT OF BEGINNING
  - E.P. EDGE OF PAVEMENT
  - R.O.W. RIGHT-OF-WAY
  - VOL. VOLUME
  - PG. PAGE(S)
  - D.R. DEED RECORDS
  - O.P.R. OFFICIAL PUBLIC RECORDS
  - SET 1/2" IRON ROD WITH A RED PLASTIC CAP
  - FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 3103"
  - ⊗ FOUND 1/2" IRON ROD
  - ⊕ FOUND TX.D.O.T. R.O.W. MARKER
  - ⊙ FOUND 3" PIPE FENCE POST
  - X — X — X — WIRE FENCE
  - - - - OELx - - - - ELECTRIC (OVERHEAD) FENCE TIE
  - FT

**LAND TITLE SURVEY OF**  
A 102.0 TRACT OF LAND, OUT OF THE NICHOLAS MENDEZ SURVEY NO. 3, ABSTRACT 506, AND THE JOHN H. DARLIN SURVEY NO. 4, ABSTRACT 170, LLANO COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 483.362 ACRE TRACT OF LAND AS CONVEYED TO H2W, LLC., OF RECORD IN VOLUME 1562 PAGE 741 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.

**MATKINHOOVER**  
ENGINEERING & SURVEYING  
P.O. BOX 54  
8 SPENCER ROAD SUITE 300  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0099  
TEXAS REGISTERED ENGINEERING FIRM F-004512  
TEXAS REGISTERED SURVEYING FIRM F-10024000  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.  
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."  
KYLE L. PRESSLER DATE: JUNE 01, 2018  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6528  
KYLE.PRESSLER@MATKINHOOVER.COM  
JOB NO. 18-4078 - 73.5 AC. TITLE SURVEY