

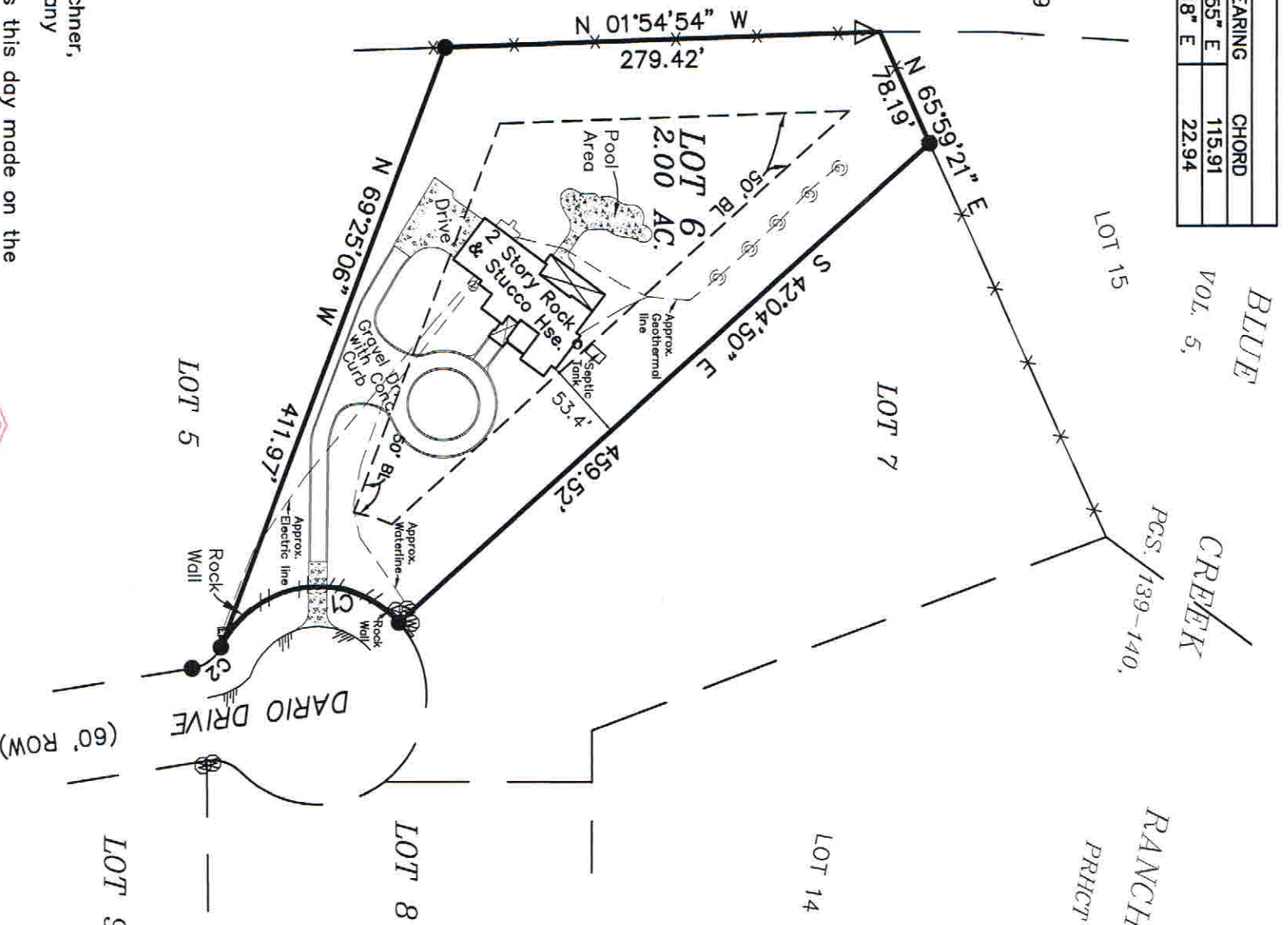
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
1	111°46'10"	70.00'	136.55'	S 07°44'55" E	115.91
2	54°37'24"	25.00'	23.83'	S 36°19'18" E	22.94

LEGEND

- 5/8" IRON ROD FOUND W/CAP-6/16/09
- ▲ 60d NAIL FOUND-6/16/09
- ELECTRIC METER
- ⊗ WATER METER
- ⊙ WATER VALVE OR SPIGOT
- ⊕ FIRE HYDRANT
- X- WIRE FENCE
- TRANSFORMER PAD
- /- WOOD FENCE
- ▨ EDGE OF PAVEMENT
- ⊙ GEOTHERMAL WELL
- CLEAN OUT
- CONCRETE
- BL BUILDING SETBACK LINE

NORTH
REF. BEARING PLAT: VOL. 13, PG. 263-265, PRHCT

165.05 Acres
Joe G. Kanetzky & Sally Page Kanetzky
Vol. 270, Pg. 513, DRHCT



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 Austin Title Company, Title Commitment GF No. 2464000266, effective November 4, 2011, issued by Fidelity National Title Insurance Company, November 16, 2011. The following is a partial listing of specific exceptions cited on Schedule B of said Title Commitment, and their effect on the property shown hereon.

- 1) Restrictive Covenants: Vol. 13, pg. 263, PRHCT, Vol. 2041, Pg. 548, Vol. 2463, Pg. 705, and Vol. 3048, Pg. 89, OPRHCT.
- 10b) Drainage and utility easement 30 feet along all roadway property lines, Vol. 13, Pg. 263, PRHCT, as stated hereon.
- Utility Easement, 10 feet in width along the rear and side property lines, Vol. 13, Pg. 263, PRHCT, as stated hereon.
- Building setback lines, Vol. 13, Pg. 263, PRHCT, as stated hereon.
- 10c) Building setback lines, Vol. 3048, Pg. 89, OPRHCT, as shown hereon.

APPEARS TO BE VESTED IN:

William Blane Leuschner and Marianne Michelle Leuschner

ADDRESS:

645 Dario Dr.
Dripping Springs, Tx 78620

FLOOD PLAN 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, Maps Number 48209C0085F and Number 48209C0095F, dated September 2, 2005.

DRAINAGE AND UTILITY EASEMENT NOTE: Vol. 13, Pgs. 263-265, PRHCT

There shall be a thirty (30) foot wide drainage and utility easement reserved along all roadway property lines and a ten (10) foot wide utility easement reserved along all other property lines.

BUILDING SETBACK LINES NOTE: Vol. 13, Pgs. 263-265, PRHCT

Minimum front building setback lines shall be at least thirty (30) feet. Corner lots shall have at least the minimum thirty (30) foot setback required on sides fronting streets

LOT 9 Minimum rear yard depths of thirty (30) feet shall be required.

Minimum side yard widths of ten (10) feet shall be required on each side of interior lots and on the interior side of corner lots.

STATE OF TEXAS
COUNTY OF HAYS

To: William Blane Leuschner and Marianne Michelle Leuschner,
Austin Telco Federal Credit Union and Austin Title Company

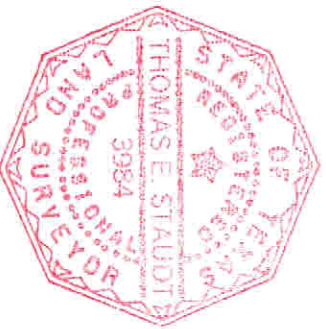
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and that to the best of my knowledge and belief is correct, and does declare that on the ground there are no apparent or visible: discrepancies, deed line conflicts, overlapping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

NOT A PLAN ORIGINAL

Thomas E. Staudt

Registered Professional Land Surveyor No. 3984

Date 12/6/11

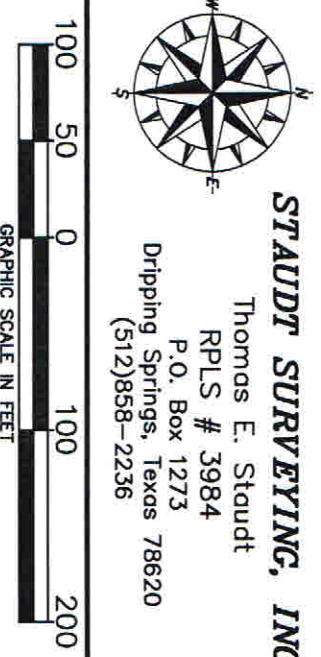


STAUDT SURVEYING, INC.

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

PLAT SHOWING SURVEY OF
LOT 6

CREEK ROAD RANCH
SECTION THREE
VOL. 13, PGS. 263-265, PRHCT
HAYS COUNTY, TEXAS



Rev:	Date: DECEMBER 6, 2011
Dr. By: TES	Job #: 11157
	DWG #: 11157b