

Reference restrictions as recorded in Volume 3554, Page 241, Volume 3758, Page 248, Volume 3830, Page 391, Volume 4471, Page 387, and 4508, Page 638. Hays County Official Public Records.

Reference a 10' wide utility and drainage easement along all interior lot lines as per plat.

Reference a 20' wide vegetative buffer easement along all interior lot line as per plat.

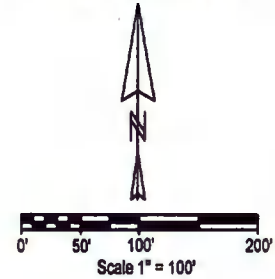
Reference a 30' utility, drainage and embankment/backslope easement and a 15' pedestrian and equestrian easement along front lot lines as per plat.

Reference building setback lines of 75' wide along the front line as per plat.

Easements granted to Pedemales Electric Cooperative, Inc., as recorded in Volume 382, Page 115, and in Volume 384, Page 770, Hays County Deed Records, have no apparent direct effect on this property.

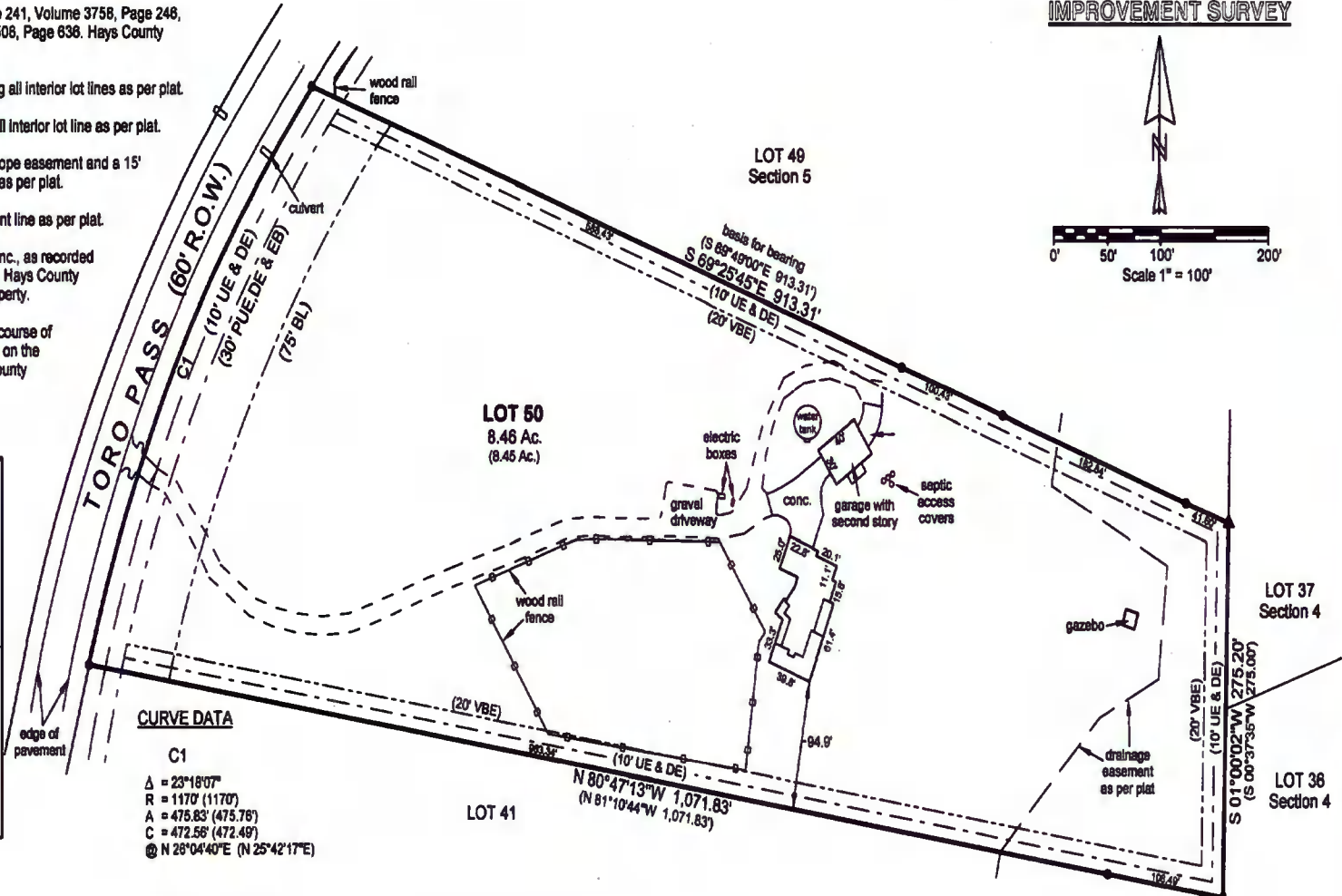
Reference an electrical easement, 15' in width along the course of the underground electrical line, as installed, and depicted on the document recorded in Document No. 17009896, Hays County Official Public Records.

IMPROVEMENT SURVEY



- = 1/2" Iron pin found unless otherwise noted
- ▲ = record location (submerged)
- *— = wire fence
- BL = building setback line
- EB = embankment/backslope easement
- DE = drainage easement
- PUE = public utility easement
- VBE = vegetative buffer easement
- (XXXX) = recorded data

Vol = Hays County Plat Records
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CURVE DATA

C1
 Δ = 23°18'07"
 R = 1170' (1170)
 A = 475.83' (475.78)
 C = 472.58' (472.49)
 @ N 26°04'40"E (N 25°42'17"E)

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CLIENT: Walter Louis Drott III and Mary Lore Drott	TITLE COMPANY: Capital Title	G.F. No.: 18-380069-LT
LEGAL DESCRIPTION: All of Lot 50, MUSTANG VALLEY, SECTION SIX, Hays County, Texas, according to the map or plat thereof recorded in Volume 16, Page 388-389, Plat Records of Hays County, Texas.	DATE: September 27, 2018	SCALE: 1" = 100'
ADDRESS: 951 Toro Pass Wimberley, Texas 78676	50MV.ZAK	



THIS DRAWING HAS BEEN REDUCED FROM ITS ORIGINAL SIZE

JOB NUMBER: 18-101 JJ

EAGLE LAND SURVEYING
 (512) 847-1079
 P.O. Box 2284 Wimberley, TX. 78676

I hereby certify that this plat correctly represents a survey made upon the ground under my supervision, on September 27, 2018, and there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso
 Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm #10079300