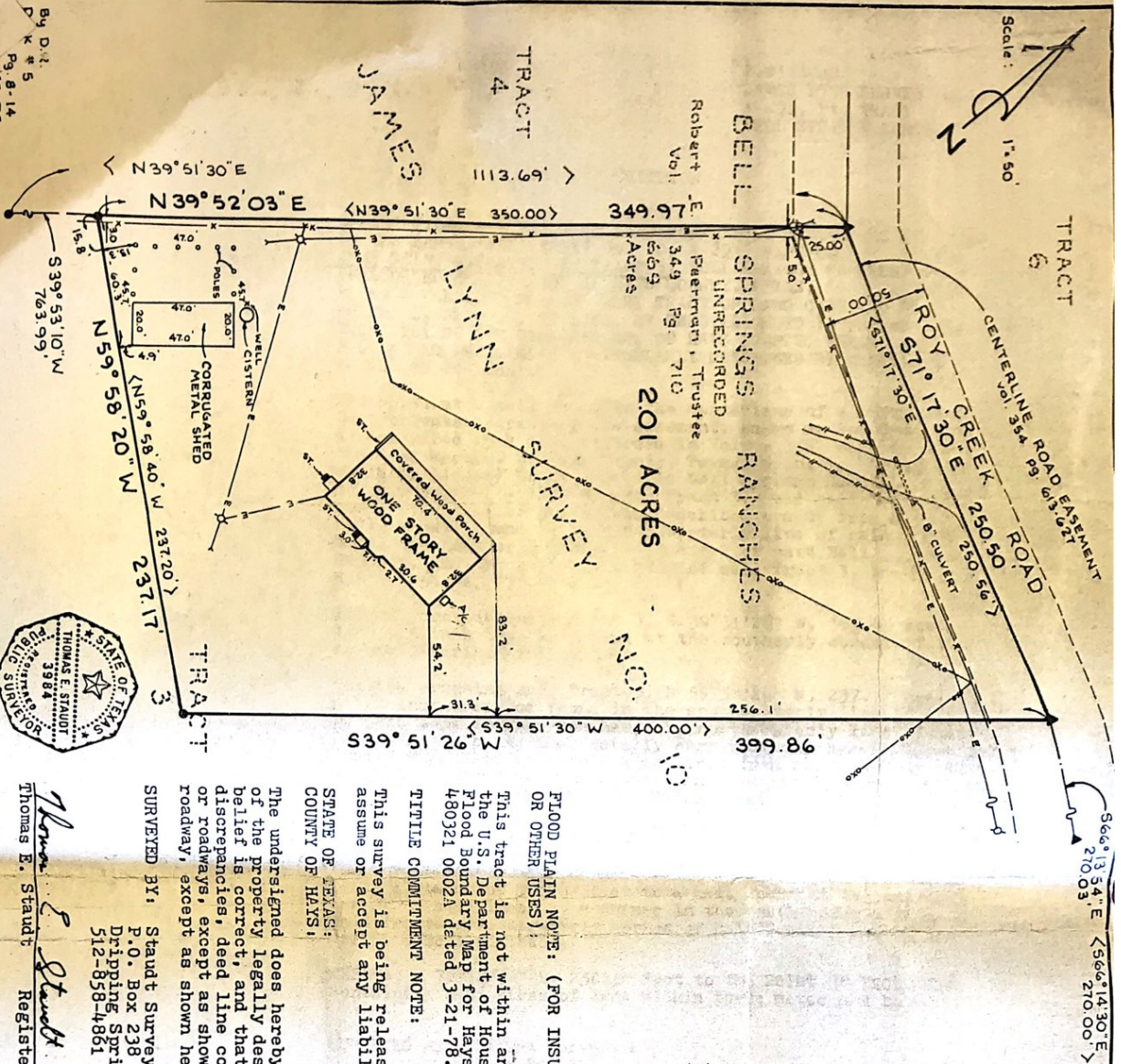


By D.I.  
P.K.# 5  
Pg. 8-14  
85-75

Scale: 1" = 50'



**201 ACRES OF LAND**  
 SURVEY PLAT OF  
 OUT OF THE  
**JAMES LYNN SURVEY NO. 10**  
 SAME BEING A PORTION OF TRACT 3  
**BELL SPRINGS RANCHES**  
 UNRECORDED  
 HAYS COUNTY, TEXAS

**LEGEND**

- 1/2" Iron rod found
  - 1/2" Iron rod set
  - ▲ 40d nail found
  - old rock & wire fence
  - overhead power line
  - x— Wire fence
  - /— Wood fence
  - power pole
  - down guy
  - ST. Steps
- < > 05 per survey by Carlson & Dippell  
 Survey Company, dated 1-3-85.

**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 as identified by the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Boundary Map for Hays County, Texas, Unincorporated Areas Community Panel No. 480321 0002A dated 3-21-78.

**TITLE COMMITMENT NOTE:**

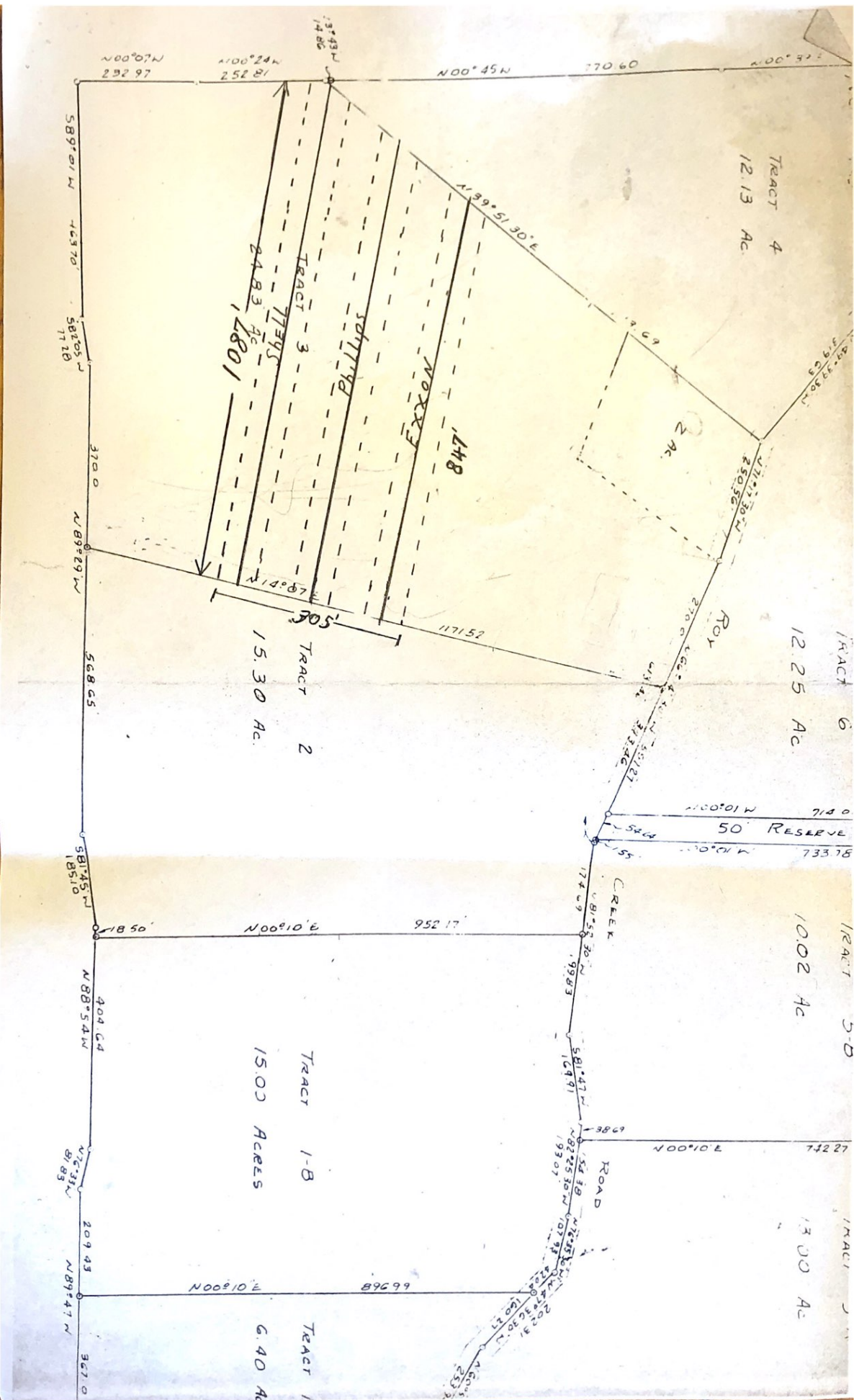
This survey is being released without benefit of a Title Commitment and we do not assume or accept any liability for easements not shown hereon.

**STATE OF TEXAS: COUNTY OF HAYS:**

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 that on the ground there are no apparent or visible discrepancies, deed line conflicts, overlapping or improvements, utility easements or roadways, except as shown hereon, and that said property adjoins a dedicated roadway, except as shown hereon.

SURVEYED BY: Staudt Surveying  
 P.O. Box 238  
 Dripping Springs, Texas 78620  
 512-858-4861

Thomas E. Staudt  
 Registered Public Surveyor No. 3984  
 Date 9/19/85



THOMAS J. DODD  
Registered Public Surveyor No. 1882

## DODD SURVEYING CO., INC.

2619D JONES ROAD • AUSTIN, TEXAS 78745 • (512) 892-2515

### FIELD NOTES

#### TRACT 3

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE JAMES LYNN SURVEY NO. 10, SITUATED IN HAYS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO ROBERT E. PEERMAN, TRUSTEE, OF RECORD IN VOLUME 349, PAGE 710, OF THE HAYS COUNTY TEXAS DEED REOCRDS, SAID TRACT BEING 24.83 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron stake found at the most southerly southwest corner of the said Peerman Tract, same being the southwest corner of this tract,

THENCE with the west line of the said Peerman Tract, same being the west line of this tract, N 00°07' W, 232.97 feet to an iron stake found, N 00°24' W, 252.81 feet to an iron stake set at a post for a westerly corner of this tract,

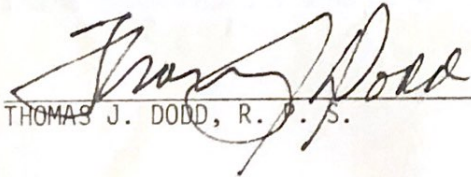
THENCE leaving a west line of said Peerman Tract, N 39°51'30" E, 1113.69 feet to an iron stake in the centerline of a fifty (50) foot private ingress-egress easement to be known as Roy Creek Road for the northwest corner of this tract,

THENCE with the centerline of said fifty (50) foot private ingress-egress easement, same being the north line of this tract, S 71°17'30" E, 250.56 feet to an iron stake, S 66°14'30" E, 270.00 feet to an iron stake for the northeast corner of this tract,

THENCE leaving the centerline of said fifty (50) foot private ingress-egress easement, S 14°07' W, 1171.52 feet to an iron stake set in the south line of said Peerman Tract, for the southeast corner of this tract,

THENCE with the south line of said Peerman Tract same being the south line of this tract, N 89°29' W, 370.00 feet to an iron stake set at a post, S 82°05' W, 77.28 feet to an iron stake set at a post, S 89°01' W, 463.70 feet to the PLACE OF BEGINNING containing 24.83 acres of land.

I, the undersigned, do hereby certify that the above notes represent the results of an actual survey made on the ground under my supervision. They are true and correct to the best of my ability, this the 5th day of March, 1981.

  
THOMAS J. DODD, R. P. S.



STATE OF TEXAS  
COUNTY OF HAYS

2.01 ACRES  
JAMES LYNN SURVEY No.10,  
A-291, Pt. TRACT 3,  
BELL SPRINGS RANCHEHS

DESCRITPION

DESCRIPTION OF A TRACT OF LAND CONTAINING 2.01 ACRES SITUATED IN THE JAMES LYNN SURVEY No. 10, A-291, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF TRACT 3, BELL SPRINGS RANCHES, AN UNRECORDED SUBDIVISION IN HAYS COUNTY, TEXAS, SAID TRACT 3 BEING A PORTION OF A 669 ACRE TRACT OF LAND CONVEYED TO ROBERT E. PEERMAN, TRUSTEE, BY DEED RECORDED IN VOLUME 349, PAGE 710, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 2.01 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a nail found in the centerline of a fifty (50) foot private ingress-egress easement, known as Roy Creek Road, as described in a deed recorded in Volume 354, Page 613, of the Deed Records of Hays County, Texas, being in the south-westerly line of Tract 6 of said Bell Springs Ranches, and in the northeasterly line of said Tract 3, said nail being the easterly corner of the herein described tract; from said nail, a nail found in the southwesterly line of said Tract 6, being the northerly corner of Tract 2 of said Bell Springs Ranches, and the easterly corner of said Tract 3, bears S 66°13'54" E, 270.03 feet;

THENCE, crossing said Tract 3, S 39°51'26" W, 399.86 feet, to a 1/2 inch iron rod found at the southerly corner of the herein described tract;

THENCE, crossing said Tract 3, N 59°58'20" W, 237.17 feet to a 1/2 inch iron rod found in the southeasterly line of Tract 4 of said Bell Springs Ranches, the northwesterly line of said Tract 3, and being the westerly corner of the herein described tract; from said iron rod, a 1/2 inch iron rod found at the southerly corner of said Tract 4 and a westerly corner of said Tract 3, bears S 39°53'10" W, 763.99 feet;

THENCE, N 39°52'03" E, at 324.97 feet passing a 1/2 inch iron rod set in the southerly line of said fifty (50) foot private easement, being in the southeasterly line of said Tract 4 and the northwesterly line of said Tract 3, and continuing for a total distance of 349.97 feet to a nail found at the easterly corner of said Tract 4, a corner in the southwesterly line of said Tract 6, the northerly corner of said Tract 3 and of the herein described tract;

THENCE, S 71°17'30" E, 250.50 feet to the POINT OF BEGINNING containing 2.01 acres of land within these metes and bounds.

SURVEYED BY: Staudt Surveying  
P.O. Box 238  
Dripping Springs, Texas 78620  
512-858-4861

*Thomas E. Staudt* 9/19/85  
Thomas E. Staudt Reg. Public Surveyor No. 3984 Date

