

NOTES:

1. The bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone.

2. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by WFG National Title Insurance Company, Countersigned by Corridor Title, LLC, OP No. 20-1272-5B, effective date April 29, 2020, issue date May 8, 2020. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.

3. The above referenced title commitment lists the following restrictive covenants in connection with the property surveyed that have not been plotted or otherwise shown hereon:

Those recorded in Document Nos. 16029573, 16029707, 17001539(Plat), 17003065, 17029804, 17029805, and 17029806, 19003252, 19003253 Official Public Records of Hays County, Texas.

4. The following items are listed in the above referenced title commitment:

10f. Terms, conditions and stipulations in that certain Consent and Development Agreement, by and between the City of Kyle, Texas and Development Solutions CW, LLC, as recorded in Document No. 2016-16018465, Official Public Records of Hays County, Texas. Terms, conditions and stipulations DO AFFECT the subject tract

10g. Covenants providing for assessments as set out in Instrument recorded in Document No. 16029573, Official Public Records of Hays County, Texas. DOES AFFECT the subject tract (blanket)

10h. Building setback lines as set forth in plat recorded in Document No. 17029805, Official Public Records of Hays County, Texas. DOES AFFECT the subject tract.

10i. Building setback lines as set forth in plat recorded in Document No. 17001539, Official Public Records of Hays County, Texas.

10j. 10' public utility easement along all street rights of way, as set forth in plat recorded in Document No. 17001539, Official Public Records of Hays County, Texas. DOES AFFECT the subject tract, as shown hereon.

10k. 5' public utility easement along side lot lines, as set forth in plat recorded in Document No. 17001539, Official Public Records of Hays County, Texas. DOES AFFECT the subject tract, as shown hereon.

10l. 10' public utility easement adjacent to rear lot lines, as set forth in plat recorded in Document No. 17001539, Official Public Records of Hays County, Texas. DOES AFFECT the subject tract, as shown hereon.

10m. Property is located in the Crosswinds Municipal Utility District.

10n. Property is located in the Plum Creek Conservation District.

10o. Property is located in the Plum Creek Ground Water Conservation District.

5. By scaling the subject property onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48209C0290F, revised date September 2, 2005, the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM, or that it is the most current published flood map.

6. The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.

7. The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.

8. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.


9. At the time of the survey construction of the driveway, sidewalk and fencing was incomplete.

CERTIFICATION

To: Pamela Facundo, WFG National Title Insurance Company and Corridor Title, LLC:

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition 1 Survey. The field work was completed on June 4, 2020.

Drawing Date: June 16, 2020

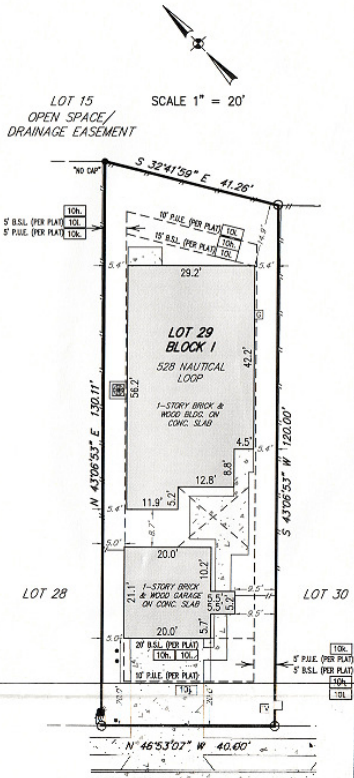
  
 Rex J. Hackett  
 Registered Professional Land Surveyor No. 5573  
 email: rhackett@jonescarter.com



LAND TITLE SURVEY  
 OF  
 528 NAUTICAL LOOP  
 LOT 29, BLOCK I

CROSSWINDS  
 PHASE ONE  
 HAYS COUNTY, TEXAS  
 JUNE 2020

DATE ISSUED:	06/16/20
REV NO. 1	
REV NO. 2	
REV NO. 3	



NAUTICAL LOOP  
 (30' PUBLIC R.O.W.)

CROSSWINDS, PHASE ONE  
 D.O.C. NO. 17001539 P.R.H.C.T.

LEGEND

- 5/8" IRON ROD SET W/ CAP STAMPED "JONESCARTER" IRON ROD FOUND
- A/C UNIT
- ☼ CLEANOUT
- ★ WATER VALVE
- ⊗ WATER METER
- ⊕ GAS METER
- ⊞ ELECTRIC CONTROL BOX
- ⊟ TV PEDESTAL
- ⊠ WOOD FENCE
- //— EDG. OF ASPHALT
- ▭ AREA OF CONCRETE
- B.S.L. BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- P.D.A. PLANNED DEVELOPMENT DISTRICT
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT
- ⊞ SCHEDULE B ITEM NO.



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