



Reference ambiguous description of building setback lines of 75' or 50', referencing "original" lot lines as platted. No plat recorded and "original" lot lines not determined. Reference Volume 357, Page 329, Deed Records of Hays County, Texas and Volume 1319, Page 417, Official Public Records of Hays County, Texas. The building setback lines along the East side of this tract have been depicted as measured from the edge of the roadway easement, not the East property line which is the centerline of the roadway easement.

Reference electrical easements of 30' along the roadway and 10' along all other lot lines in favor of Pedernales Electric Cooperative, Inc., as recorded in Volume 372, Page 668, Deed Records of Hays County, Texas.

Reference a 5' easement along the side property lines in the 50' road easement as recorded in Volume 357, Page 329, Deed Records of Hays County, Texas and Volume 1319, Page 417, Official Public Records of Hays County, Texas.

LEGEND

- = 1/2" iron pin found unless otherwise noted
- ▲ = calculated point in roadway
- BL = building setback line
- EE = electrical easement
- (—) = overhead electric line
- ⊙ = utility pole
- x— = wire fence
- (XXXX) = recorded data
- Vol / Page = Hays County Records

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Subject property does not lie within a 100 year flood hazard zone as determined from FIRM Hazard Map, Community Panel No. 480321 0106E, dated February 18, 1998.

LEGAL DESCRIPTION: BEING 9.99 ACRES OF LAND; MORE OR LESS, OUT OF THE JAMES LANSING SURVEY, HAYS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED 10.00 ACRES AS DESCRIBED AND RECORDED IN VOLUME 440, PAGE 633, HAYS COUNTY DEED RECORDS, ALSO KNOWN AS PART OF TRACT 68, RAINBOW RANCH, AN UNRECORDED SUBDIVISION IN HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE FIELD NOTES ATTACHED HERETO;

CLIENT: Bradley A. Ballard and Kelly Jean Patterson PHYSICAL ADDRESS: 1711 South Rainbow Ranch Road, Wimberley, Texas 78676	TITLE COMPANY: Hays County Abstract Company G.F. No.: 20204069
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I hereby certify that this plat represents a survey made upon the ground under my supervision, on August 8, 2003, 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.

GORNBEIN ZAK

EAGLE LAND SURVEYING
 (512) 847-1079
 P.O. Box 2264 Wimberley, TX 78676

Scale:
 1" = 150'

Date:
 August 12, 2003

Job No.
 30331 fj