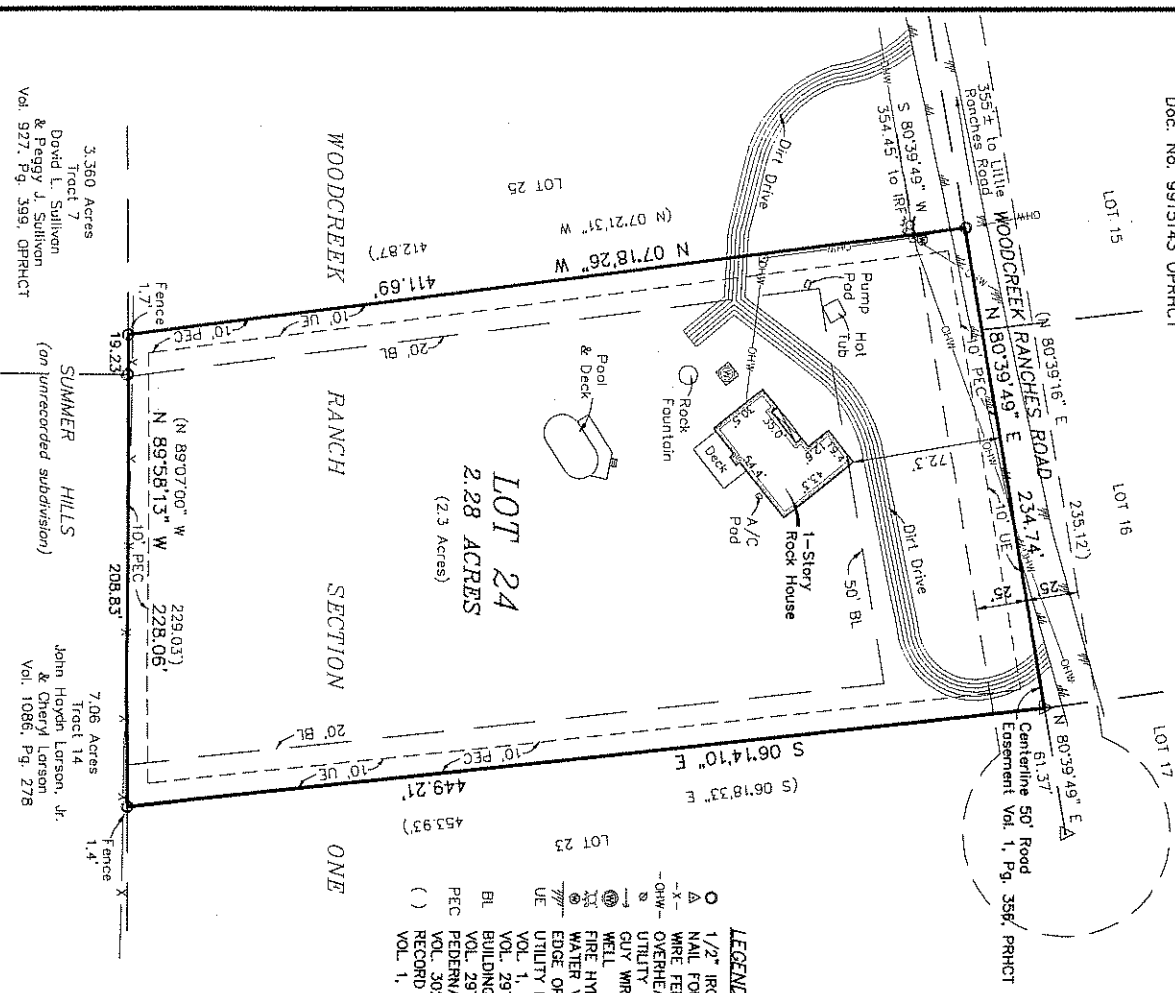


APPEARS TO BE VESTED IN:
Charles D. Giffin & Mory Ann Giffin
Doc. No. 9915143 OPRHCT

ADDRESS:
804 Woodcreek Ranches Road



- LEGEND**
- O 1/2" IRON ROD FOUND
 - ▲ NAIL FOUND
 - X- OVERHEAD WIRE
 - UTILITY POLE
 - GUY WIRE
 - WELL
 - FIRE HYDRANT
 - WATER VALVE
 - UTILITY EASEMENT
 - EDGE OF ASPHALT
 - VOL. 1, PG. 356, PRHCT
 - VOL. 297, PG. 475, DRHCT
 - BUILDING SETBACK LINE
 - VOL. 297, PG. 475, DRHCT
 - FEDERAL ELEC. COOP. ESM'T
 - VOL. 302, PG. 795, DRHCT
 - RECORD INFORMATION
 - VOL. 1, PG. 356, PRHCT

NORTH
REF. BEARING PLAT: VOL. 1, PG. 356, PRHCT

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 United General Title Insurance Company, Title Commitment No. C 121059741, effective June 15, 1999, at 8:00 A.M., issued by Texas Professional Title, Inc., June 29, 1999, at 4:47 P.M. 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. 1, Pg. 356, PRHCT; Vol. 297, Pg. 475, DRHCT, amended Vol. 1507, Pg. 881, OPRHCT.
- 2) Road easement 25 feet wide along the north property line, Vol. 1, Pg. 356, PRHCT, as shown hereon.
- 3) Drainage easement fifteen (15) feet in width on each side of the centerline of all natural drainage courses, as reserved on plat, Vol. 1, Pg. 356, PRHCT.
- 4) An Aerial Easement ten (10) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all streets, Vol. 1, Pg. 356, PRHCT.
- 5) Electric and/or Telephone Line Easements 10 feet wide adjacent to all streets and property lines, to Pedernales Electric Cooperative, Inc., Vol. 302, Pg. 795, DRHCT, as shown hereon.
- 6) Access Easement Agreement, Dated Dec. 26, 1985, between Jim R. Smith and Robert L. Moody, Vol. 280, Pg. 439, DRHCT, may affect this property.
- 17) Utility Agreement between Stewart Information Services Corp. & Woodcreek Utilities, Vol. 316, Pg. 411, DRHCT, affects this property.
- 18) Pedestrian and Vehicular Ingress & Egress Easement, Vol. 318, Pg. 555, DRHCT, does not affect this property.
- 19) Utility Easements 10' wide along all streets and on all interior lot lines, Vol. 297, Pg. 457, as shown hereon.

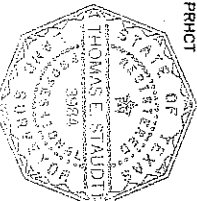
FLOOD PLAIN NOTE: (FOR INSURANCE PURPOSES ONLY. NOT FOR CONSTRUCTION PERMITTING OR OTHER USES)

This tract is not within an identified Special Flood Hazard Area inundated by 100-Year Flood as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map for Hays County, Texas, and incorporated Acre, Map Number 48209C0180 E, dated February 18, 1998.

STATE OF TEXAS
COUNTY OF HAYS

To: Charles D. Giffin, Mory Ann Giffin, North American Mortgage, and Texas Professional Title, Inc.

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.



Thomas E. Staudt
Registered Professional Land Surveyor No. 3984

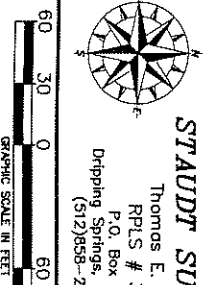
Date: 6/23/99

STAUDT SURVEYING

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

PLAT SHOWING SURVEY OF

WOODCREEK RANCH SECTION ONE
HAYS COUNTY, TEXAS



Rev.	Dr. By: TES	Job #: 99177	Date: JUNE 23, 1999	DWG #: 99177b
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3.580 Acres
Tract 7
David L. Sullivan
& Peggy J. Sullivan
Vol. 927, Pg. 399, OPRHCT

SUMMER HILLS
(an unrecorded subdivision)

7.06 Acres
Tract 14
John Hopkin Larson, Jr.
& Cheryl Larson
Vol. 1086, Pg. 278