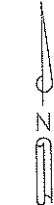


APPROXIMATE AREA OF UNDERGROUND IMPROVEMENTS (WASTEWATER)

(60') ROAD ROW PER PLAT BEARING 55° N 19' 23\"/>

NOTES:

- 1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 397, PAGE 1, DEED RECORDS OF HAYS COUNTY, TEXAS.
- 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0025E, DATED, FEB. 18, 1998, THIS LOT IS LOCATED IN ZONE X AND IS NOT IN THE 100-YEAR FLOODPLAIN.
- 3) THIS LOT IS SUBJECT TO A 25' BUILDING LINE ALONG ROADWAYS AND A 25' BUILDING LINE ALONG SIDE LOT LINES AS RECORDED IN VOLUME 397, PAGE 1, DEED RECORDS OF HAYS COUNTY, TEXAS.
- 4) THIS LOT IS SUBJECT TO A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES AS RECORDED IN VOLUME 397, PAGE 1, DEED RECORDS OF HAYS COUNTY, TEXAS.
- 5) THIS LOT MAY BE SUBJECT TO THE EASEMENT RECORDED IN VOLUME 294, PAGE 613, DEED RECORDS OF HAYS COUNTY, TEXAS, AND IN VOLUME 7797, PAGE 397, DEED RECORDS OF TRAVIS COUNTY, TEXAS. EASEMENT IS NOT LOCATEABLE BY DESCRIPTION.
- 6) THIS LOT MAY BE SUBJECT TO THE EASEMENT RECORDED IN VOLUME 379, PAGE 677, DEED RECORDS OF HAYS COUNTY, TEXAS, AND IN VOLUME 7797, PAGE 354, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. EASEMENT IS NOT LOCATEABLE BY DESCRIPTION.
- 7) THIS LOT MAY BE SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT RECORDED IN VOLUME 8024, PAGE 421, DEED RECORDS OF TRAVIS COUNTY, TEXAS.



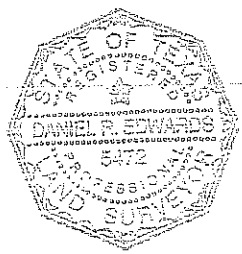
SCALE 1"= 125'

LEGEND

- () RECORD INFORMATION
- 1/2" IRON ROD FOUND

TO:
 PURCHASER: JAMES F. ANDERSON AND TEENA M. ANDERSON
 TITLE CO: HAYS COUNTY ABSTRACT COMPANY/
 STEWART TITLE GUARANTY COMPANY
 G.F. NO: 20407133
 LENDER/LIENHOLDER

James Anderson 8/25/04
Teena Anderson 8/25/04
 Teena Anderson



I, DANIEL R. (ROCKY) EDWARDS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING AUGUST, 2004, OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND EXCEPT AS SHOWN OR NOTED, THERE ARE NO VISIBLE DISCREPANCIES, ENCRDACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO A PUBLIC RIGHT OF WAY.

Daniel R. Edwards 8/19/04
 DANIEL R. (ROCKY) EDWARDS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5472 STATE OF TEXAS

SURVEY PLAT
 OF
 LOT 11E
 STAGECOACH RANCH
 SECTION TWO
 A SUBDIVISION RECORDED IN
 VOLUME 2, PAGE 357,
 PLAT RECORDS OF
 HAYS COUNTY, TEXAS

HAYS COUNTY LAND SURVEYING
 P.O.B. 991
 WINBERLEY, TEXAS 78676
 512-647-8827