

MARK C. DAVIES AND SHARON E. DAVIES
65.546 ACRES
VOL. 3861, PG. 542
O.P.R.H.C.

POB
N: 13,904,966.24
E: 2,340,308.98

JOHN STEWART
ABSTRACT 14

COUNTY ROAD 151
(VARYING WIDTH RIGHT-OF-WAY)
(COMMONLY KNOWN AS BUNTON LANE)

ZONE "X"

ZONE "A"

COTTON GIN INVESTMENT, LLC.
64.31 ACRES
DOC. #21004555
O.P.R.H.C.

JESSICA D. CRAWFORD
DOC. #17003289
O.P.R.H.C.

BLOCK A
LOT 19

THE RANCH AT
PORTER CREEK
SECTION 1
VOL. 10, PG. 359
P.R.H.C.

WALTER A. SCHMELTEKOPF, JR.
100 ACRES
"TRACT ONE"
VOL. 219, PG. 285
D.R.H.C.

108.55 ACRES
JANICE E. WILLIAMSON
ALTON E. FRANK
NANCY JO STEADMAN
REBECCA K. JONES
DON S. FRANK
PROBATE WILL
VOL. 4211, PG. 201
O.P.R.H.C.

COUNTY ROAD 151
(VARYING WIDTH RIGHT-OF-WAY)
(COMMONLY KNOWN AS DAIRY ROAD)

LINE	BEARING	DISTANCE
L1	S72°23'16"W	149.09'
L2	N42°08'59"W	68.74'
L3	N34°43'59"W	245.67'
L4	N62°33'19"W	62.73'

Surveyor's Notes:

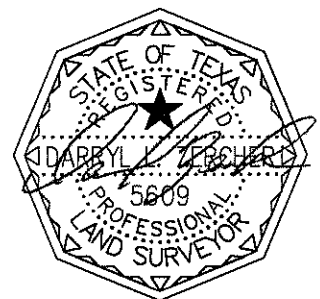
- This survey was done with the benefit of a title commitment by First America Title Guaranty Company, GF No. 2130713-SMA, Effective Date: May 21, 2021 at 8:00 AM, Issued: June 15, 2021 at 8:00 AM.
- The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983 (2011), Texas South Central Zone (4204).
- A 57.47 acre portion of the 108.55 acres lies within Zone A Flood Plain Map Number 48209C0405F, Effective 9/2/2005. The remaining portion of the property lies within Flood Plain Zone "X" (unshaded).
- The surveyed acreage of 108.55 acres differs from the 112.50 acres called for in the title commitment due to a portion of the acreage being occupied by Bunton Lane and Dairy Road within the limits of this survey.
- A water line Easement to County Line Water Supply Corporation recorded in Volume 268, Page 64 of the Deed Records of Hays County, Texas, affects this tract. The easement is a blanket over the subject tract, however, the location shown hereon has been placed based on information provided by Daniel Heideman from County Line Water District on October 12, 2021.
- Utility Poles and overhead electrical lines were observed on the tract during the survey of the property. Research of the public records of Hays County was performed to locate a recorded easement, but nothing was found.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement does not represent or imply that a flood plain study or analysis was performed by CDS Muery.

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	380.00'	194.63'	29°20'48"	S57°42'52"W	192.51'
C2	67.92'	112.39'	94°48'34"	N89°33'15"W	100.00'
C3	625.00'	303.49'	27°49'20"	N48°38'39"W	300.52'
C4	664.46'	149.02'	12°51'00"	N54°13'14"W	148.71'

LEGEND

- — 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- — FOUND MONUMENTATION
- POB — PLACE OF BEGINNING
- PL — PROPERTY LINES
- WM — WATER METER
- POWER POLES
- D.R.H.C. — DEED RECORDS OF HAYS COUNTY
- P.R.H.C. — PLAT RECORDS OF HAYS COUNTY
- O.P.R.H.C. — OFFICIAL PUBLIC RECORDS OF HAYS COUNTY



CDS muery
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(210) 561-1111 | T&E NO. F-1233 | T&E NO. 100-495-00

DRAWN BY: CDSm
DATE: 10/18/2021 REV
DRAWING NAME: 108.55 ACRES.DWG

BUNTON LANE
HAYS COUNTY, TX
108.55 ACRES