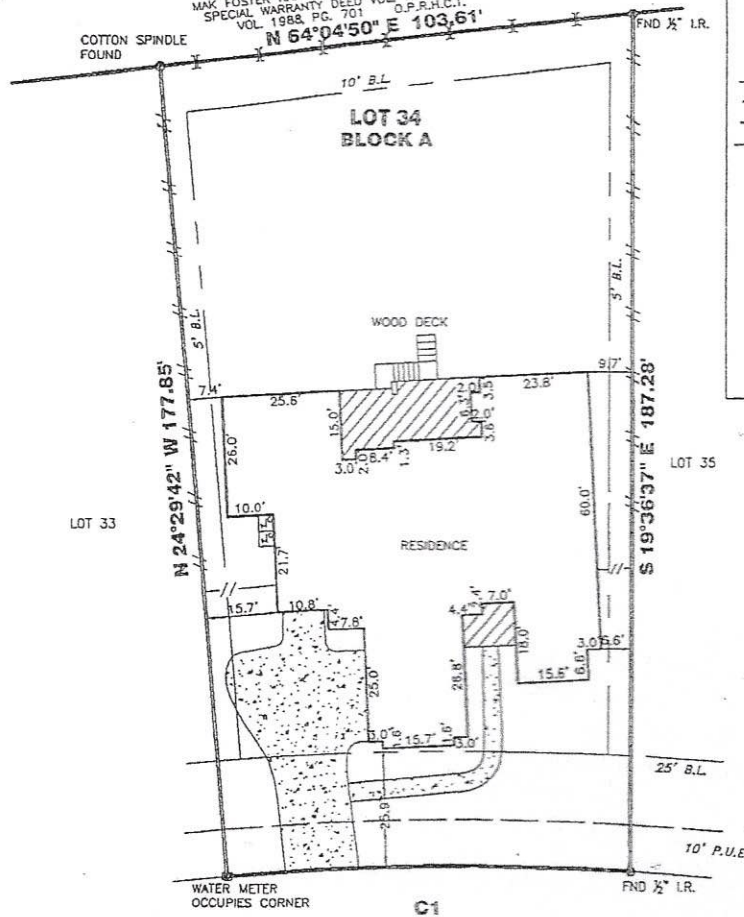


SCALE 1"=30'



THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED BY:

MAK FOSTER RANCH, L.P. CALLED 975.78 ACRES
SPECIAL WARRANTY DEED VOL. 1783, PG. 459
VOL. 1988, PG. 701 O.P.R.H.C.T.
N 64°04'50" E 103.61'



LEGEND	
	1/2" IRON ROD FOUND
	1/2" IRON ROD W/CAP SET
	1/2" IRON PIPE FOUND
	B.L. BUILDING LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT
	() RECORD INFORMATION
	/// WOOD FENCE
	-o- CHAIN LINK FENCE
	-X- WIRE FENCE
	-OHU- OVERHEAD UTILITIES
	- GUY WIRE
	ELECT. BOX
	MANHOLE
	WATER METER
	FIRE HYDRANT
	UTIL. PEDESTAL
	LIGHT STANDARD
	VALVE
	COVERED
	CONCRETE

285 SENECA DRIVE (50' R.O.W.)

C1
R=625.00'
L=87.92'
C=87.85'
CB=S 69°32'06" W

285 SENECA DRIVE

PROPERTY INFORMATION

LEGAL DESCRIPTION
LOT 34, BLOCK A, BELTERRA PHASE 4, SECTION 19B, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 17, PAGES 167-169, PLAT RECORDS, HAYS COUNTY, TEXAS.

TITLE CO.: ALAMO TITLE COMPANY

BORROWER: DAVID HOWRY AND KIM HOWRY

G.F.# 4008013070 **EFFECTIVE DATE:** 05-24-15

SURVEYED FOR: SITTERLE HOMES

DRAWING INFORMATION

TRI-TECH JOB NO.: SMS-SIT144-14
DRAWN BY: DV/AB
FIELD DATE: 08-04-15
BASIS OF BEARINGS: PLAT NORTH

REVISIONS

NO.	DATE	REASON	BY
1	08/06/15	CORRECTIONS	ALH

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.
RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 17, PGS. 167-169, P.R.H.C.T.X.; VOL. 2218, PG. 1, VOL. 2203, PG. 441, VOL. 2423, PG. 256, VOL. 2577, PG. 574, VOL. 4634, PG. 202, VOL. 4803, PG. 279, VOL. 4826, PG. 28, VOL. 2686, PG. 703, VOL. 5125, PG. 472, VOL. 5188, PG. 357 AND VOL. 5193, PG. 344, O.P.R.H.C.T.X.
THE FOLLOWING ITEMS OF RECORD MAY AFFECT THIS LOT: VOL. 2830, PG. 61, VOL. 2453, PG. 839, VOL. 2852, PG. 845, VOL. 3791, PG. 648, VOL. 3914, PG. 454, VOL. PG. 411, VOL. 4559, PG. 461 AND VOL. 4516, PG. 312, O.P.R.H.C.T.X.
ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.
OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.
ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
THIS SURVEY DOES NOT ADDRESS ANY ENJES, GUYTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER ADJACENT PROPERTY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.
A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

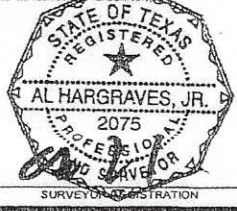


WWW.SURVEYINGCOMPANY.COM
100 E. San Antonio Street, Ste. 100
San Marcos, Texas 78666
Phone: (512) 440-0222 Fax: (512) 440-0224

CERTIFICATION Firm Reg. Number 10193729

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THE TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL ENCLOSED SURVEYORS SEAL AND SIGNATURE.
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Handwritten signatures and notes at the bottom of the page.

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: JUNE 14, 2023

GF No. _____

Name of Affiant(s): John Donahoe, Kathy Donahoe

Address of Affiant: 285 Seneca Drive, Austin, TX 78737

Description of Property: Lot 34 Block A Belterra Phs 4 Sec 19B

County Hays, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): _____

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since June 6, 2015 there have been no:

- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): ROCK PATH AND SITTING AREAS IN BACKYARD

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

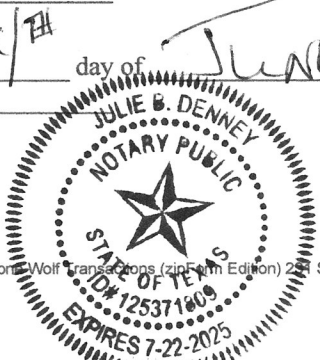
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

DocuSigned by:
John Donahoe
REASON: 421F485
John Donahoe

DocuSigned by:
Kathy Donahoe
REASON: 421F485
Kathy Donahoe

SWORN AND SUBSCRIBED this 14th day of JUNE, 2023

[Signature]
Notary Public



(TXR-1907) 02-01-2010