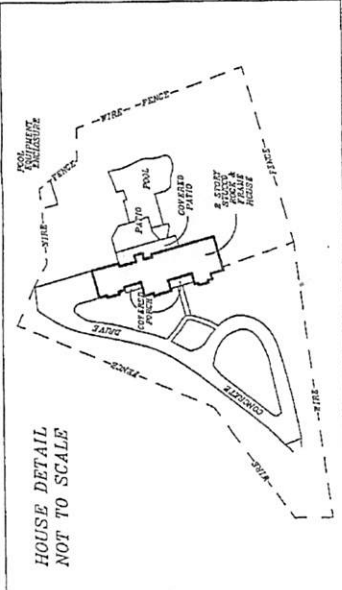


- NOTES:
- 1) THIS TRACT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 2167, PAGE 140, OFFICIAL PUBLIC RECORDS, ALL OF HAYS COUNTY, TEXAS.
  - 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48201C03353, DATED SEP. 2, 2005, PORTIONS OF THIS LOT ARE LOCATED IN ZONE A AND THE OCCUPANY PORTIONS OF THIS LOT ARE LOCATED IN ZONE X AND IS SHOWN IN AN APPROXIMATE LOCATION.
  - 3) THIS LOT IS SUBJECT TO A 30' PUBLIC UTILITY EASEMENT ALONG THE WEST LINE AND A 30' PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE AS RECORDED IN VOLUME 11, PAGE 239, PLAT RECORDS OF HAYS COUNTY, TEXAS.
  - 4) THIS LOT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE 100' WIDE ROAD EASEMENT ALONG AND 50' EITHER SIDE OF THE CENTERLINE OF BACKBONE RIDGE AS RECORDED IN VOLUME 2397, PAGE 140, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
  - 5) THIS LOT IS SUBJECT TO A 40' UTILITY EASEMENT ALONG THE WEST LINE AS RECORDED IN VOLUME 2135, PAGE 632, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



# BACKBONE RIDGE

TO: PURCHASER: JOHN R. BRUCE AND SUDAN BRUCE  
 TITLE CO.: STEWART TITLE GUARANTY COMPANY  
 OF NO: 116707  
 UNDER/DEALER

L. DANIEL R. (8000) EDWARDS, CO. CLERK COUNTY CLERK THIS TRACT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY PERSONAL AND SUPERVISOR CONTROL TO THE BEST OF MY KNOWLEDGE AND BELIEF AND ACCEPT AS SHOWN ON THIS PLAN. THERE ARE NO VISIBLE DISCREPANCIES, ENCUMBRANCES, OVERLAP OR OMISSIONS IN THIS SURVEY OR INSTRUMENT, AND THAT THE PROPERTY DESCRIBED IS A PUBLIC UTILITY EASEMENT.



*[Signature]*  
 DANIEL R. BRUCE  
 COUNTY CLERK  
 HAYS COUNTY, TEXAS  
 NO. 5422 STATE OF TEXAS

**SURVEY PLAT**  
 of  
**TRACT B**  
 BLANCO VALLEY RANCHES  
 A SUBDIVISION RECORDED IN  
 VOLUME 11, PAGE 239,  
 HAYS COUNTY, TEXAS  
 HAYS COUNTY LAND SURVEYING  
 P.O. BOX 1122  
 WESLINGTON, TEXAS 76782  
 TEL. 817-697-2305  
 FAX 817-697-1019

SCALE 1"=300'  
**LEGEND**  
 ( ) RECORD INFORMATION  
 ● 1/2" IRON ROD FOUND  
 ∇ CALCULATED POINT  
 ○ UTILITY POLE  
 --- OVERHEAD UTILITY LINES

