SCALE: 1" = 150'

DAVID B. WILLIAMSON SURVEY
ABSTRACT NO. 499

LOT 8 | LOT 7 | HEATHER HILLS Volume 10 Page 169 LOT 6 | LOT 5 | LOT 4 | LOT 3

OFF THE ROAD, LLC
(15.04 Acres)
General Warranty Deed
Instrument No. 23018078

THOMAS B. COLLINS SURVEY
ABSTRACT NO. 103

OFF THE ROAD, LLC
(50.104 Acres)
General Warranty Deed
Instrument No. 18030695

OFF THE ROAD, LLC
(163.8 Acres)
General Warranty Deed
Instrument No. 19034573

186.15 ACRES
TOTAL SURVEYED

formerly
Shirley W. Watkins
(53.30 Acres) "Tract 1"
Partition Deed
Volume 2187 Page 374

formerly
Darrell Lee Southwell
(53.30 Acres) "Tract 3"
Partition Deed
Volume 2187 Page 374

formerly
Annie Jewel Darter
(136.05 Acres) "Tract 4"
Partition Deed
Volume 2187 Page 374

formerly
Grady Lee Southwell
(53.30 Acres) "Tract 5"
Partition Deed
Volume 2187 Page 374

formerly
Grady Lee Southwell
(53.30 Acres) "Tract 5"
Partition Deed
Volume 2187 Page 374

JAMES LYNN SURVEY
ABSTRACT NO. 291

THOMAS B. COLLINS SURVEY
ABSTRACT NO. 103

Allene Breeck and Wanda Breed Johnson (400.1 Acres)
Deed of Partition Volume 527 Page 247

McGowan Real Estate Ventures, LLC
(17.19 Acres)
General Warranty Deed
Instrument No. 17041929

OFF THE ROAD, LLC
(10.595 Acres)
General Warranty Deed
Instrument No. 18030695

covered by
20' wide Utility Easement
per Volume 4337 Page 434

covered by
10' wide Communication Line Easement
per Volume 233 Page 47

overhead communication line

FITZHUGH ROAD

Legend

- ½" Iron Rod Found
- Capped Iron Rod Found marked "Staudt"
- Capped Iron Rod Found marked "RPLS 4404"
- Aluminum Disk Found marked "Hays County Monument"
- Wire Fence as noted
- Wood Rail Fence
- Overhead Utility Line
- (Record Bearing and Distance) per Partition Deed Volume 2187 Page 374

DETAIL SCALE: 1" = 50'

NOTES:
1. Drainage Easements recorded in Volume 1210 Page 687 and in Volume 1229 Page 345, Hays County Official Public Records, do not apply to this tract of land.
2. This map was prepared without a current title commitment, so this tract of land may be subject to easements and/or restrictions in addition to those shown hereon.
3. Orientation for this survey was based upon the State Plane Coordinate System. (4204 -- Texas South Central Zone)

SURVEY MAP OF

186.15 ACRES OF LAND OUT OF THE THOMAS C. COLLINS SURVEY ABSTRACT No. 103 IN HAYS COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT CERTAIN (136.04 ACRE) TRACT OF LAND LISTED AS "TRACT 4" AND AS CONVEYED TO ANNIE JEWEL DARTER BY PARTITION DEED RECORDED IN VOLUME 2187 PAGE 374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, TOGETHER WITH A PORTION OF THAT CERTAIN (53.30 ACRE) TRACT OF LAND LISTED AS "TRACT 3" AND AS CONVEYED TO DARRELL LEE SOUTHWELL BY SAID PARTITION DEED OF RECORD IN VOLUME 2187 PAGE 374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. LOCATED ON FITZHUGH ROAD.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway. A portion of this property is within Zone A (100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48209C 0050 G, dated January 17, 2025.

THIS the 4th day of FEBRUARY, A.D., 2025.

BY:

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700

STATE OF TEXAS REGISTERED HOLT CARSON 5166 PROFESSIONAL LAND SURVEYOR

B 1169032