



BUYER/OWNER: SHANDEL MORNAY ANDERSON  
 ADDRESS: 601 VALLEY VIEW WEST ROAD  
 CITY, STATE, ZIP: SAN MARCOS, TEXAS 78666  
 TITLE COMPANY: OLD REPUBLIC TITLE INSURANCE  
 GF NUMBER: 17471NB  
 EFFECTIVE DATE: APRIL 13, 2026  
 ISSUE DATE: APRIL 22, 2026

LAND TITLE SURVEY

LOT 6A, SUBDIVISION OF LOT 6, VALLEY VIEW WEST, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 159, PLAT RECORDS, HAYS COUNTY, TEXAS.



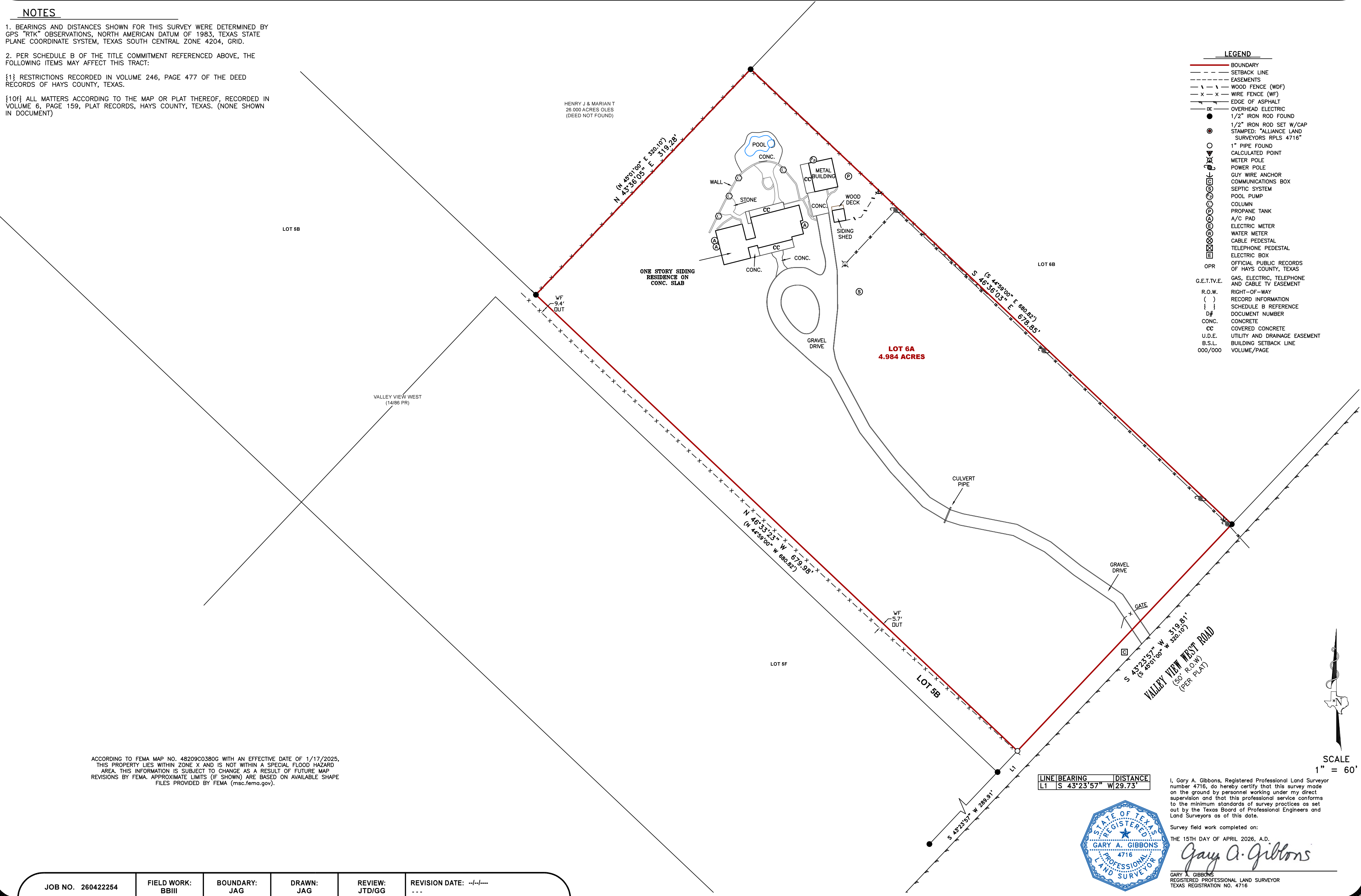
NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

{1} RESTRICTIONS RECORDED IN VOLUME 246, PAGE 477 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

{10f} ALL MATTERS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 159, PLAT RECORDS, HAYS COUNTY, TEXAS. (NONE SHOWN IN DOCUMENT)



- LEGEND**
- BOUNDARY
  - SETBACK LINE
  - EASEMENTS
  - - - WOOD FENCE (WDF)
  - x - x WIRE FENCE (WF)
  - - - EDGE OF ASPHALT
  - OVERHEAD ELECTRIC
  - 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET W/CAP
  - STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
  - 1" PIPE FOUND
  - CALCULATED POINT
  - METER POLE
  - POWER POLE
  - GUY WIRE ANCHOR
  - COMMUNICATIONS BOX
  - SEPTIC SYSTEM
  - POOL PUMP
  - COLUMN
  - PROPANE TANK
  - A/C PAD
  - ELECTRIC METER
  - WATER METER
  - CABLE PEDESTAL
  - TELEPHONE PEDESTAL
  - ELECTRIC BOX
  - OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
  - OPR GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - G.E.T.V.E. RIGHT-OF-WAY
  - ( ) RECORD INFORMATION
  - { } SCHEDULE B REFERENCE
  - D# DOCUMENT NUMBER
  - CONC. CONCRETE
  - CC COVERED CONCRETE
  - U.D.E. UTILITY AND DRAINAGE EASEMENT
  - B.S.L. BUILDING SETBACK LINE
  - 000/000 VOLUME/PAGE

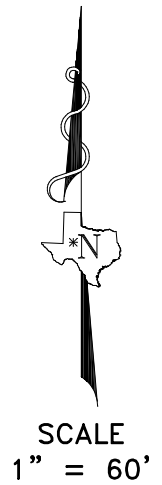
ACCORDING TO FEMA MAP NO. 48209C0380G WITH AN EFFECTIVE DATE OF 1/17/2025, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (msc.fema.gov).

LINE	BEARING	DISTANCE
L1	S 43°23'57" W	29.73'



I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:  
 THE 15TH DAY OF APRIL 2026, A.D.  
 Gary A. Gibbons  
 GARY A. GIBBONS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4716



JOB NO. 260422254	FIELD WORK: BBII	BOUNDARY: JAG	DRAWN: JAG	REVIEW: JTD/GG	REVISION DATE: --/--
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