Restrictions/Easements/Setback Lines:
Volume 517, Page 337, Official Public Records
Also see Title Commitment listed below.

LEGEND :

o Denotes 1/2" iron pin found for Property Corner, unless otherwise noted.

— — — — — — Electric

——x——x—— Wire Fence

—— — — —— Survey Line

(M) Measured Distance

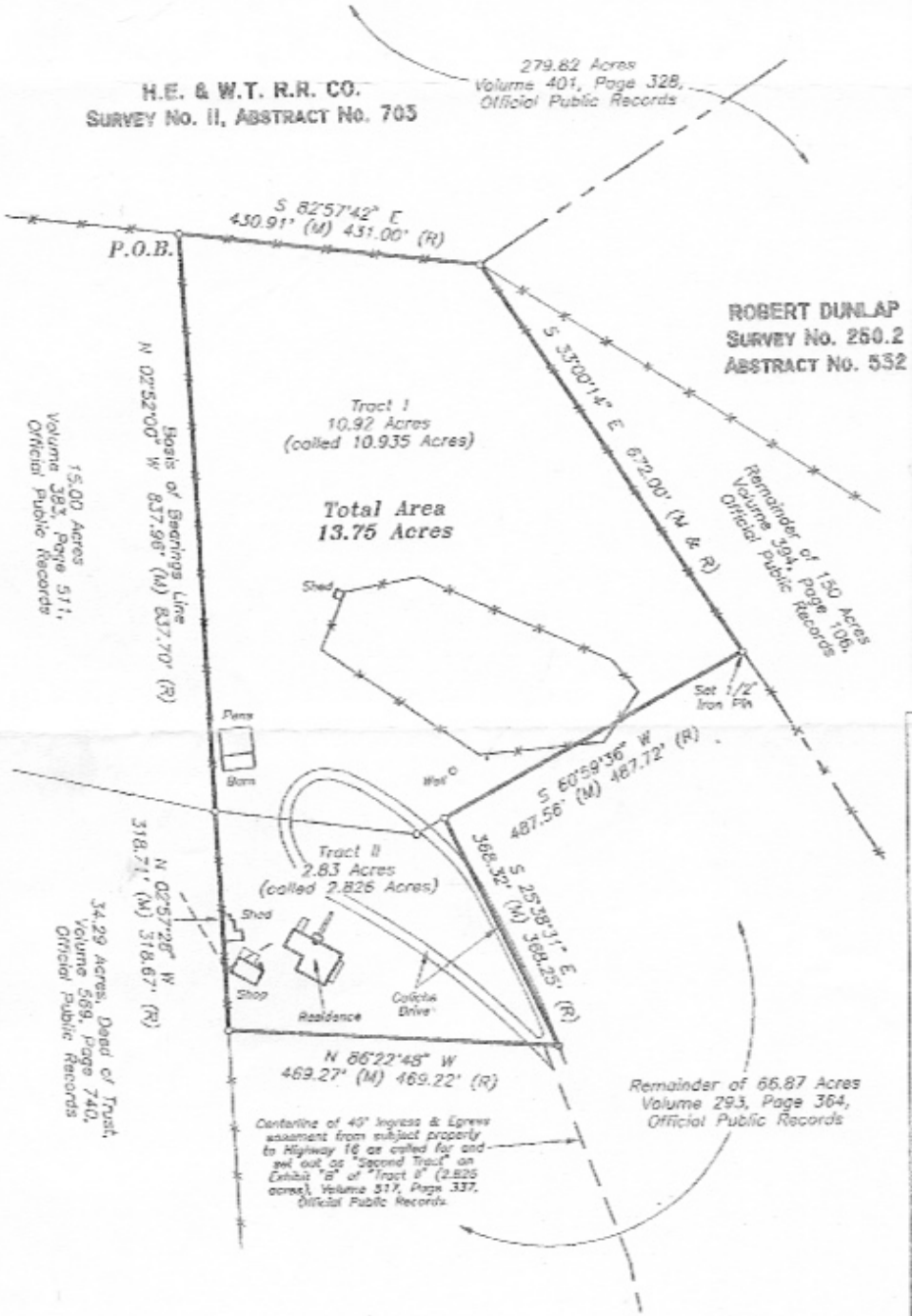
(R) Recorded Distance

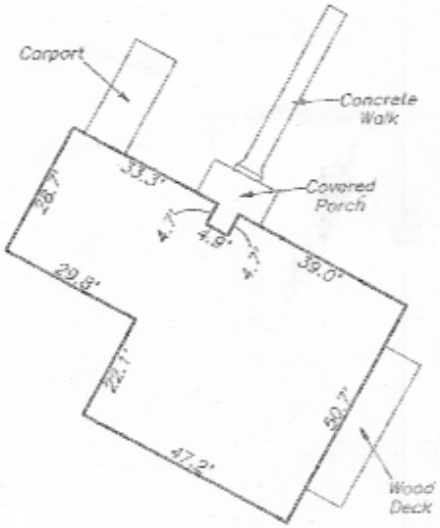
N

THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED BY:

RSG

TSG





Detail of Residence
Scale : 1" = 30'

LEGAL DESCRIPTION : 13.75 acres, more or less, out of the H.E. & W.T. R.R. CO. Survey No. 11, Abstract No. 703, Bandera County, Texas, and being that same called "Tract I" (called 10.935 acres) and that same called "Tract II" (called 2.826 acres) recorded in Volume 517, Page 337, Official Public Records of Bandera County, Texas. See metes and bounds for more particular description.

ADDRESS : 475 Stoney Hill Lane

PURCHASER : Russell Shawn Graff and Tina Suzanne Graff

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RODNEY W. LITTLE & ASSOCIATES
Surveying & Mapping
Rodney W. Little, R.P.L.S.

STATE OF TEXAS
REGISTERED

Subject Property DOES NOT Lie Within The 100 Year Flood Prone Area And Has A Zone "C" Rating As Designated On The

RODNEY W. LITTLE & ASSOCIATES
Surveying & Mapping

Rodney W. Little, R.P.L.S.
Texas Registration No. 4394
(830) 460-4900 Phone & FAX
P. O. Box 1593, Medina, Texas 78055

Description of 13.75 acres, more or less, out of the H.E. & W.T. R.R. CO. Survey No. 11, Abstract No. 703, Bandera County, Texas, and being that same called "Tract I" (called 10.935 acres) and that same called "Tract II" (called 2.826 acres) recorded in Volume 517, Page 337, Official Public Records of Bandera County, Texas, said 13.75 acres having a description based upon a bearing of N.02°52'00"W., 837.96' (called 837.70') from a ½" iron pin found at the southwest corner of said "Tract I" to a ½" iron pin found at the northwest corner of said "Tract I", with all other bearings relative thereto:

Beginning at said ½" iron pin found at the northwest corner of said "Tract I", same being the northeast corner of a 15.00 acre tract of land recorded in Volume 383, Page 511, Official Public Records of Bandera County, Texas, same being on the south boundary line of a 279.82 acre tract of land recorded in Volume 401, Page 328, Official Public Records of Bandera County, Texas, for the northwest corner of this tract;

Thence S.82°57'42"E., 430.91' (called 431.00') to a ½" iron pin found at the northeast corner of said "Tract I", same being an angle point on the south boundary line of said 279.82 acre tract, same being the northwesterly corner of the remainder of 150 acres recorded in Volume 394, Page 106, Official Public Records of Bandera County, Texas, for the northeast corner of this tract;

Thence S.33°00'14"E., 672.00' (called 672.00') to a ½" iron pin set at the east corner of said "Tract I", same being on the southwest boundary line of the remainder of said 150 acre tract, same being the north corner of the remainder of 66.87 acres recorded in Volume 293, Page 364, Official Public Records of Bandera County, Texas, for the east corner of this tract;

Thence S.60°59'36"W., 487.56' (called 487.72') to a ½" iron pin found on the southeast boundary line of said "Tract I", same being a westerly corner of said remainder of 66.87 acre tract, same being the northeast corner of said "Tract II", for an interior corner of this tract;

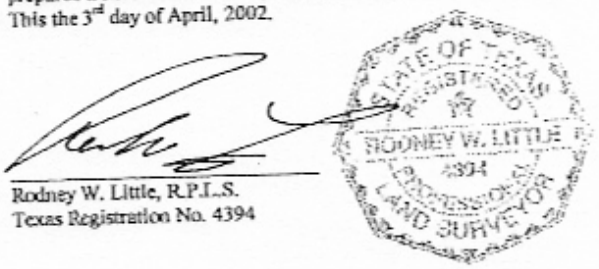
Thence S.25°38'31"E., 368.32' (called 368.25') to a ½" iron pin found at the southeast corner of said "Tract II", same being an interior corner of said remainder of 66.87 acre tract, for the southeast corner of this tract;

Thence N.86°22'48"W., 469.27' (called 469.22') to a ½" iron pin found at the southeast corner of said "Tract II", same being on the east boundary line of a 34.29 acre tract of land recorded in Volume 569, Page 740, Official Public Records of Bandera County, Texas, same being a northwesterly corner of said remainder of 66.87 acre tract, for the southwest corner of this tract;

Thence N.02°57'28"W., 318.71' (called 318.67') passing through a ½" iron pin found at the northeast corner of said 34.29 acre tract, same being the southeast corner of said 15.00 acre tract, to a ½" iron pin found on the east boundary line of said 15.00 acre tract, same being the southwest corner of said "Tract I", same being the northwest corner of said "Tract II", for an angle point on the west boundary line of this tract;

Thence N.02°52'00"W., 837.96' (called 837.70') along the east boundary line of said 15.00 acre tract, same being the west boundary line of said "Tract I", to the Point of Beginning.

I, Rodney W. Little, Registered Professional Land Surveyor, do hereby certify that this description was prepared from an actual survey made on the ground, under my supervision.
This the 3rd day of April, 2002.



Rodney W. Little, R.P.L.S.
Texas Registration No. 4394

Job No. 20020054

Exhibit "B"

Easement for roadway purposes created in Deed dated May 11, 1977, and recorded in Volume 174, Page 581, of the Deed Records of Bandera County, Texas, providing for the right of ingress and egress in and to First Tract described above and access easement recorded in Volume 226, Page 863, Deed Records of Bandera County, Texas, across the following described tract:

Field notes for a survey of a road easement, said easement being 40 feet in width and being bounded at the north end by First Tract out of the H.E. & W.T.R.R. Co., Survey No. 11, Abstract No. 703, in Bandera County, Texas, which was surveyed on March 17, 1977, and bounded at the south end by the north right-of-way line of State Highway 16, said road easement lying 20 feet either side of a line described as follows:

BEGINNING at a point on the south line of the above mentioned 2.826 acre tract of land, said point being located North 86 deg. 24' West, 21.42 feet from the southeast corner of said 2.826 acre tract;

THENCE the following ten (10) calls:

South 20 deg. 50' East, 339.46 feet,
South 11 deg. 32' East, 278.07 feet,
South 08 deg. 11' 30" East, 196.31 feet,
South 31 deg. 48' East, 326.46 feet,
South 21 deg. 27' 30" East, 351.45 feet,
South 52 deg. 09' West, 232.88 feet,
South 60 deg. 41' 30" West, 235.23 feet,
South 76 deg. 13' 30" West, 372.93 feet,
South 43 deg. 14' 30" West, 310.14 feet, and
South 25 deg. 33' West, 358.97 feet to a point on the north right-of-way line of State Highway 86.

Filed for Record in:
Bandera County

On: Mar 02,2005 at 03:46P

As a
Recording

Document Number: 00149279

Amount 24.00

Receipt Number - 48716
By,
Emily Matheson

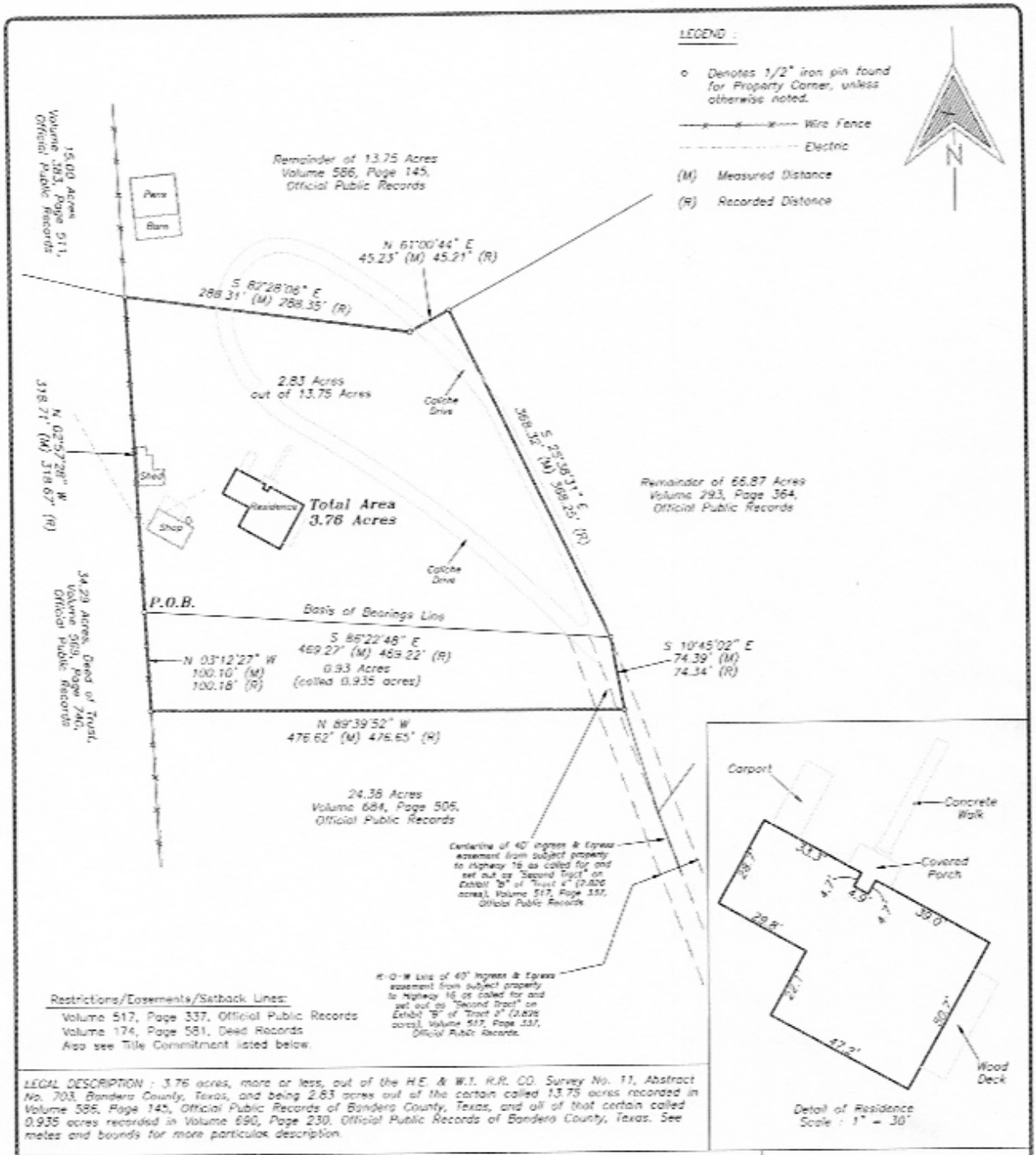
Any provision herein which restricts the sale rental or use of the described real property because of color or race is invalid and unenforceable under Federal Law.

STATE OF TEXAS
COUNTY OF BANDERA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and and page of the official records of: Bandera County as stamped hereon by me.

Mar 02,2005

Candy Wheeler, County Clerk
Bandera County



Restrictions/Easements/Setback Lines:
Volume 517, Page 337, Official Public Records
Volume 174, Page 581, Deed Records
Also see Title Commitment listed below.

LEGAL DESCRIPTION : 3.76 acres, more or less, out of the H.E. & W.T. R.R. CO. Survey No. 11, Abstract No. 703, Bandera County, Texas, and being 2.83 acres out of the certain called 13.75 acres recorded in Volume 586, Page 145, Official Public Records of Bandera County, Texas, and all of that certain called 0.935 acres recorded in Volume 690, Page 230, Official Public Records of Bandera County, Texas. See metes and bounds for more particular description.

ADDRESS : 475 Stoney Hill Lane

PURCHASER : Russell Shawn Groff and Tina Suzanne Groff

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LAND SURVEYING & MAPPING
Professional Land Surveying
P. O. Box 1508, Medina, Texas 78055
(830) 460-4000
Rodney W. Little, R.P.L.S. #4394

STATE OF TEXAS
REGISTERED
RODNEY W. LITTLE
4394
PROFESSIONAL
LAND SURVEYOR

I, Rodney W. Little, Registered Professional Land Surveyor, do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), under my supervision, and there is no visible evidence of easements or encroachments unless shown. This plat correctly shows the locations of easements, restrictions, and building set backs of record listed in Bandera Title Company, Schedule B, G.F. No. 06-1115, Commitment issued 02/28/2006

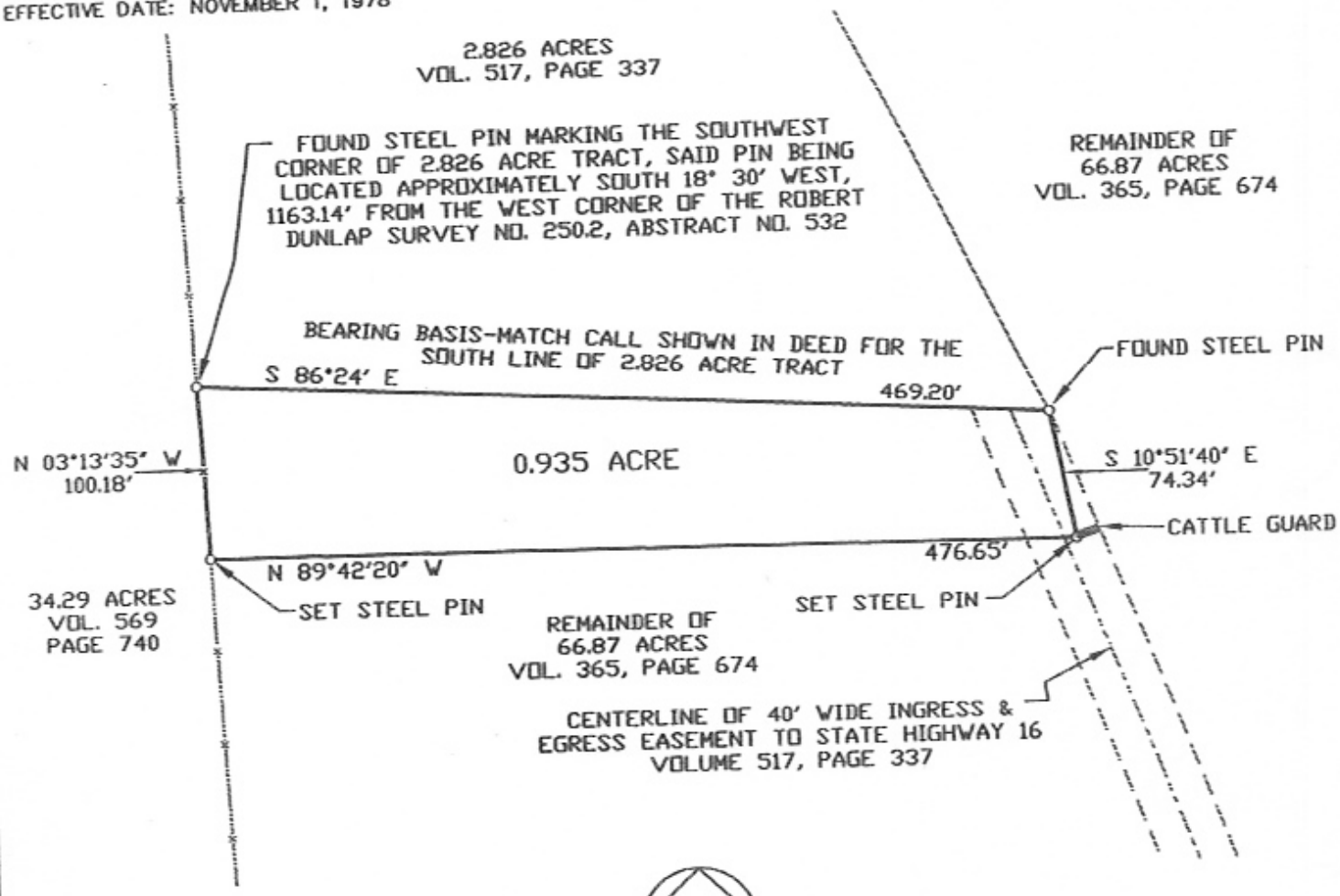
Certification Note : Original Copies have inked seal with the signature in blue ink and have an embossed seal overlapping the inked seal, signature & certification.

NOTE : The survey drawing and all accompanying documents are the property of Land Surveying and Mapping & Rodney W. Little, R.P.L.S. and may not be used for any purpose unless paid for at or before the scheduled closing. Any use of this survey drawing and any accompanying documents shall be considered a theft of services and dealt with accordingly.

	DATE	BY
FIELD WORK	02/2006	R.W.L.
DRAFTING	7/28/06	R.W.L.
FINAL CHECK	7/28/06	R.W.L.
UP DATE		
REVISED		

SHEET	1 OF 1
SCALE	1"=100'
DATE	2/28/06
TITLE CO.	BANDERA
G.F. #	06-1115
A.D.	20060027

THIS PROPERTY IS IN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE HUD FIRM COMMUNITY-PANEL NUMBER 480020 0175 A EFFECTIVE DATE: NOVEMBER 1, 1978



SCALE: 1"= 100'

PLAT OF SURVEY

0.935 OF AN ACRE OF LAND OUT OF THE H.E. & W.T. R.R. CO. SURVEY NO. 11, ABSTRACT NO. 703, IN BANDERA COUNTY, TEXAS, SAME BEING OUT OF AND A PART OF THAT CERTAIN 66.87 ACRE TRACT OF LAND WHICH WAS CONVEYED TO ANNA LEE TUCKER ET AL BY DEED RECORDED IN VOLUME 365, AT PAGE 674, OF THE OFFICIAL PUBLIC RECORDS OF BANDERA COUNTY, TEXAS

I hereby certify this to be a true plat of an actual survey made on the ground under my supervision on November 3, 2003, and that there are no visible easements or encroachments except as shown.

Dan Bunker

Dan Bunker, R.P.L.S.
Registration No. 2712

E77 refer to field notes

EXHIBIT "A"

STATE OF TEXAS #
COUNTY OF BANDERA #

Field notes for a survey of 0.935 of an acre of land out of the H.E.. & W.T. R.R. Co. Survey No. 11, Abstract No. 703, in Bandera County, Texas, same being out of and a part of that certain 66.87 acre tract of land which was conveyed to Anna Lee Tucker et al by deed recorded in Volume 365, at page 674, of the Official Public Records of Bandera County, Texas, said 0.935 of an acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a steel pin, found in fence line, marking the southwest of that certain 2.826 acre tract , called Tract II in deed, which was conveyed by deed recorded in Volume 517, at page 337, of the Official Public Records of Bandera County, Texas, said pin being located approximately South 18° 30' West, 1163.14 feet from the west corner of the Robert Dunlap Survey No. 250.2, Abstract No. 532;

Thence South 86° 24' East, with the south line of said 2.826 acre tract, 469.20 feet to a steel pin found marking the southeast corner of said 2.826 acre tract of land;

Thence South 10° 51' 40" East, 74.34 feet to a steel pin set to mark the southeast corner of this 0.935 acre tract;

Thence North 89° 42' 20" West, 476.65 feet to a steel pin set in fence on the east line of a 34.29 acre tract described in Deed of Trust recorded in Volume 569, at page 740, of the Official Public Records of Bandera County, Texas;

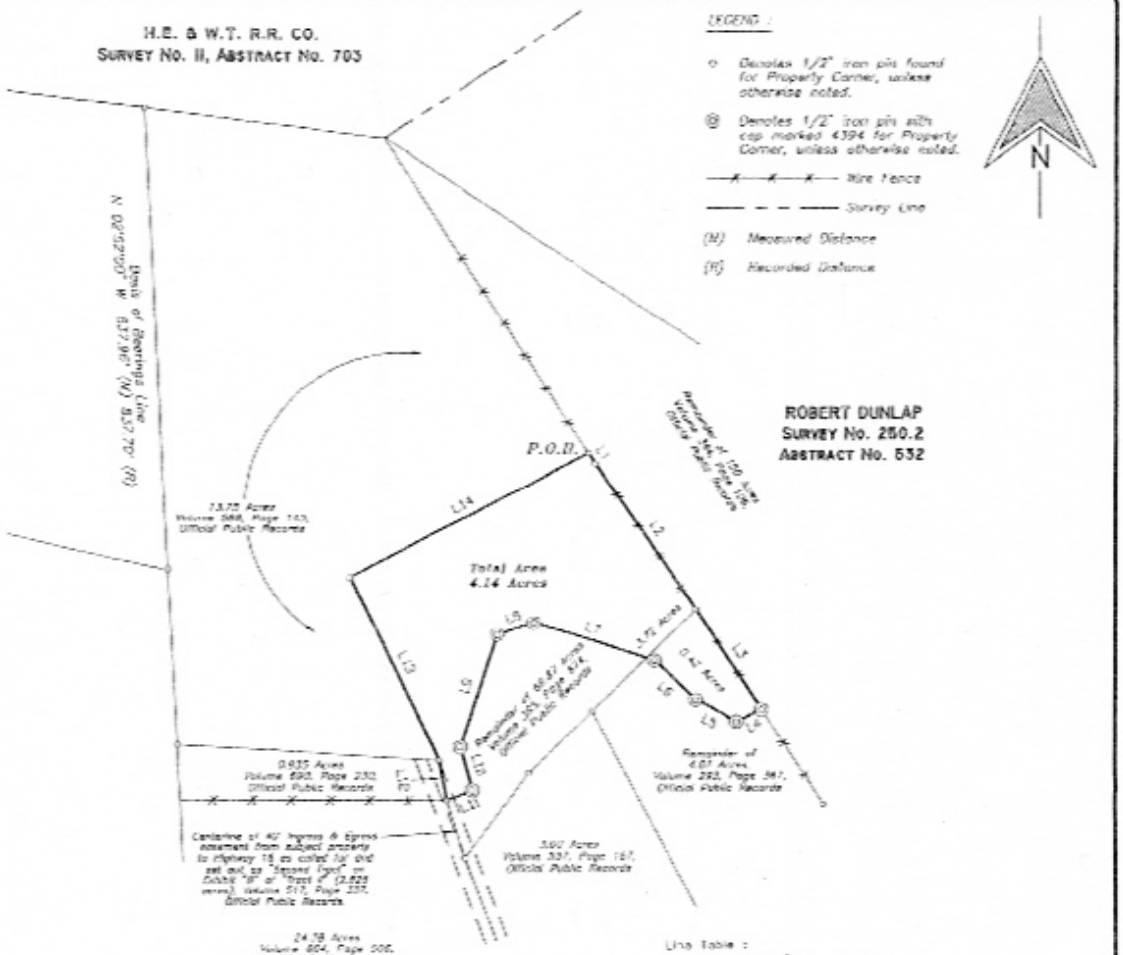
Thence North 03° 13' 35" West, with fence along the east line of said 34.29 acre tract of land, 100.18 feet to the place of **BEGINNING**.

I, Dan Byron Bunker, Registered Public Land Surveyor in the State of Texas, hereby certify that the foregoing field notes are true and correct according to an actual survey made on the ground under my supervision on November 3, 2003.

Dan Bunker

Dan Bunker, R.P.L.S.
Registration No. 2712

E77 refer to plat of survey



Line Table :

L1	S 31°35'30" E	23.51'		
L2	S 33°11'00" E	330.74'		
L3	S 33°04'25" E	217.47'	(S 33°01'40" E	217.95')
L4	S 65°12'14" W	49.62'		
L5	N 61°43'36" W	84.23'		
L6	N 48°02'52" W	102.49'		
L7	N 72°13'03" W	211.66'		
L8	S 71°35'15" W	69.28'		
L9	S 15°07'49" W	212.93'		
L10	S 15°35'43" E	81.13'		
L11	S 67°25'02" W	48.67'		
L12	N 10°46'30" W	24.34'	(N 10°45'07" W	24.39')
L13	N 25°38'46" W	368.21'	(N 25°39'31" W	368.32')
L14	N 59°58'36" E	487.56'		

NOTE : This survey was made without the benefit of a current Title Commitment. Easements and/or other conditions may exist that affect this property.

LEGAL DESCRIPTION : 4.14 acres, more or less, out of the H.E. & W.T. R.R. CO. Survey No. 11, Abstract No. 703, Bandera County, Texas, and being a 3.72 acre portion of that certain 66.87 acres recorded in Volume 305, Page 614, Official Public Records of Bandera County, Texas, and a 0.42 acre portion of that certain 4.01 acres recorded in Volume 293, Page 367, Official Public Records of Bandera County, Texas. See metes and bounds for more particular description.

ADDRESS : Vacant Land

PURCHASER : Russell Shawn Graff and Tina Suzanne Graff

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RODNEY W. LITTLE, R.P.L.S.
Professional Land Surveying
P. O. Box 1593, Medina, Texas 78055
(830) 589-5814
Rodney W. Little, R.P.L.S. #4394

SHEET 1 OF 1
SCALE 1"=200'
DATE 12/14/2010
TITLE CO. WESTERN
G.F. #
J.O. 2010-Graff

STATE OF TEXAS
REGISTERED
RODNEY W. LITTLE III
4394
PROFESSIONAL
SURVEYOR

I, Rodney W. Little, Registered Professional Land Surveyor, do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), by me or under my direct supervision.

Certification Note : Original Copies have raised seal with the signature in blue ink and have an embossed seal overlapping the inked seal, signature & certification.

NOTE : The survey drawing and all accompanying documents are the property of Land Surveying and Mapping & Rodney W. Little, R.P.L.S. and may not be used for any purpose unless paid for all or before the scheduled closing. Any use of the survey drawing and any accompanying documents shall be considered a theft of services and dealt with accordingly.

	DATE	BY
FIELD WORK	12/20/10	S.L.L.
DRAFTING	12/14/10	R.W.L.
FINAL CHECK	12/14/10	R.W.L.
LOT LINES		
REVISED		

Rodney W. Little, R.P.L.S.
Land Surveying & Mapping

P. O. Box 1593, Medina, Texas 78055
(830) 688-9614 Phone
texaslandsurveyor@yahoo.com

EXHIBIT "A"

(Differing Record Calls are shown in parenthesis)

Description of 4.14 acres, more or less, out of the H.E. & W.T. R.R. Co. Survey No. 11, Abstract No. 703, Bandera County, Texas, and being a 3.72 acre portion of that certain 66.87 acre tract of land recorded in Volume 365, Page 674, Official Public Records of Bandera County, Texas, and a 0.42 acre portion of that certain 4.01 acres recorded in Volume 293, Page 367, Official Public Records of Bandera County, Texas, said 4.14 acres having a description based upon a bearing of N.02°52'00"W., 837.96 feet (837.70 feet) from a ½" iron pin found on the west boundary line of that certain 13.75 acres (being an adjoiner to this tract) recorded in Volume 586, Page 145, Official Public Records of Bandera County, Texas, to a ½" iron pin found at the northwest corner of said 13.75 acres, with all other bearings relative thereto:

Beginning at a ½" iron pin found at the east corner of said 13.75 acre tract, being on the southwest boundary line of the remainder of that certain 150 acres recorded in Volume 394, Page 106, Official Public Records of Bandera County, Texas, being a north corner of the remainder portion of said 66.87 acres, for the north corner of this herein described tract;

Thence generally along an old fence and a newer fence, along the northeast boundary line of said 66.87 acres, along the southwest boundary line of said 150 acres, the following two (2) courses and distances;

1) **S.31°35'30"E., 23.51 feet**, to a ½" iron pin found, for an angle point;
2) **S.33°11'00"E., 330.74 feet**, to a ½" iron pin found, being an east corner of the remainder of said 66.87 acres, being the north corner of that certain 4.01 acres recorded in Volume 293, Page 367, Official Public Records of Bandera County, Texas, being on the southwest boundary line of said 150 acres, for an angle point;

Thence S.33°04'26"E., 217.87 feet (S.33°01'40"E., 217.95 feet) generally along said old fence and said newer fence, along the northeast boundary line of said 4.01 acres, along the southwest boundary line of said 150 acres, to a ½" iron pin with cap marked 4394 set, being an angle point on the northeast boundary line of said 4.01 acres, being on the southwest boundary line of said 150 acres, for the east corner of this herein described tract;

Thence crossing and passing through said 4.01 acres, the following three (3) courses and distances;

1) **S.65°12'14"W., 49.62 feet** to a ½" iron pin with cap marked 4394 set;
2) **N.61°43'36"W., 84.23 feet** to a ½" iron pin with cap marked 4394 set;
3) **N.46°05'52"W., 102.49 feet** to a ½" iron pin with cap marked 4394 set;

Thence continuing to cross and pass through said 4.01 acres and crossing and passing through said 66.87 acres, the following five (5) courses and distances;

1) **N.72°13'03"W.,** at 15.42 feet crossing the northwest boundary line of said 4.01 acres and now crossing and passing through said 66.87 acres, 196.26 feet, for a total distance of **211.68 feet** to a ½" iron pin with cap marked 4394 set;
2) **S.71°35'18"W., 69.28 feet** to a ½" iron pin with cap marked 4394 set;
3) **S.18°07'49"W., 212.99 feet** to a ½" iron pin with cap marked 4394 set;
4) **S.15°36'43"E., 81.13 feet** to a ½" iron pin with cap marked 4394 set;
5) **S.67°25'02"W., 49.67 feet** to a ½" iron pin with cap marked 4394 found, being a corner of the remainder of said 66.87 acres, being the northeast corner of that certain 24.38 acres recorded in Volume 684, Page 506, Official Public Records of Bandera County, Texas, being the southeast corner of that certain 0.935 acres recorded in Volume 690, Page 230, Official Public Records of Bandera County, Texas, for the southwest corner of this herein described tract;

Thence N.10°46'30"W., 74.34 feet (N.10°45'02"W., 74.39 feet) to a ½" iron pin found, being the northeast corner of said 0.935 acres, being the southeast corner of said 13.75 acres, being a corner of the remainder of said 66.87 acres, for a reentrant corner of this herein described tract;

Thence N.25°38'46"W., 368.21 feet (N.25°38'31"W., 368.32 feet) to a ½" iron pin found, being a reentrant corner of said 13.75 acres, being a corner of the remainder of said 66.87 acres, for the west corner of this herein described tract;

Thence N.60°59'36"E., 487.56 feet along a southeast boundary line of said 13.75 acres, being a northwest boundary line of the remainder of said 66.87 acres, being the northwest boundary line of this herein described tract, to the **Point of Beginning**.

I, Rodney W. Little, Registered Professional Land Surveyor, do hereby certify that this description was prepared from an actual survey made on the ground, under my supervision. This the 14th day of December, 2010.

STATE OF TEXAS
REGISTERED
RODNEY W. LITTLE
4394
PROFESSIONAL
LAND SURVEYOR

Rodney W. Little, R.P.L.S.
Texas Registration No. 4394