Waterloo Surveyors
SURVEY PLAT
Land Title Survey

ADDRESS:
11400 & 11600 CRUMLEY RANCH RD,
DRIPPING SPRINGS, TX 78736

OWNERS:
RICHARD SORENSON &
TRACEY SORENSON

A7488TI

SCALE
1" = 100'

THE UNDERSIGNED DOES HEREBY CERTIFY TO STEWART TITLE GUARANTY COMPANY AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER 8993-26-66334TB AND AN EFFECTIVE DATE OF 1/25/2026.

AS PER GF No. 8993-26-66334TB, THE PROPERTY SURVEYED IS SUBJECT TO:

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: ITEM 1, SCHEDULE B IS HEREBY DELETED.

10)h TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN AFFIDAVIT TO THE PUBLIC FOR ONSITE SEWER WASTE FACILITIES, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER TRAVIS COUNTY CLERK'S FILE NO(S). 2016078890 AND 2016088768. (BLANKET TYPE)

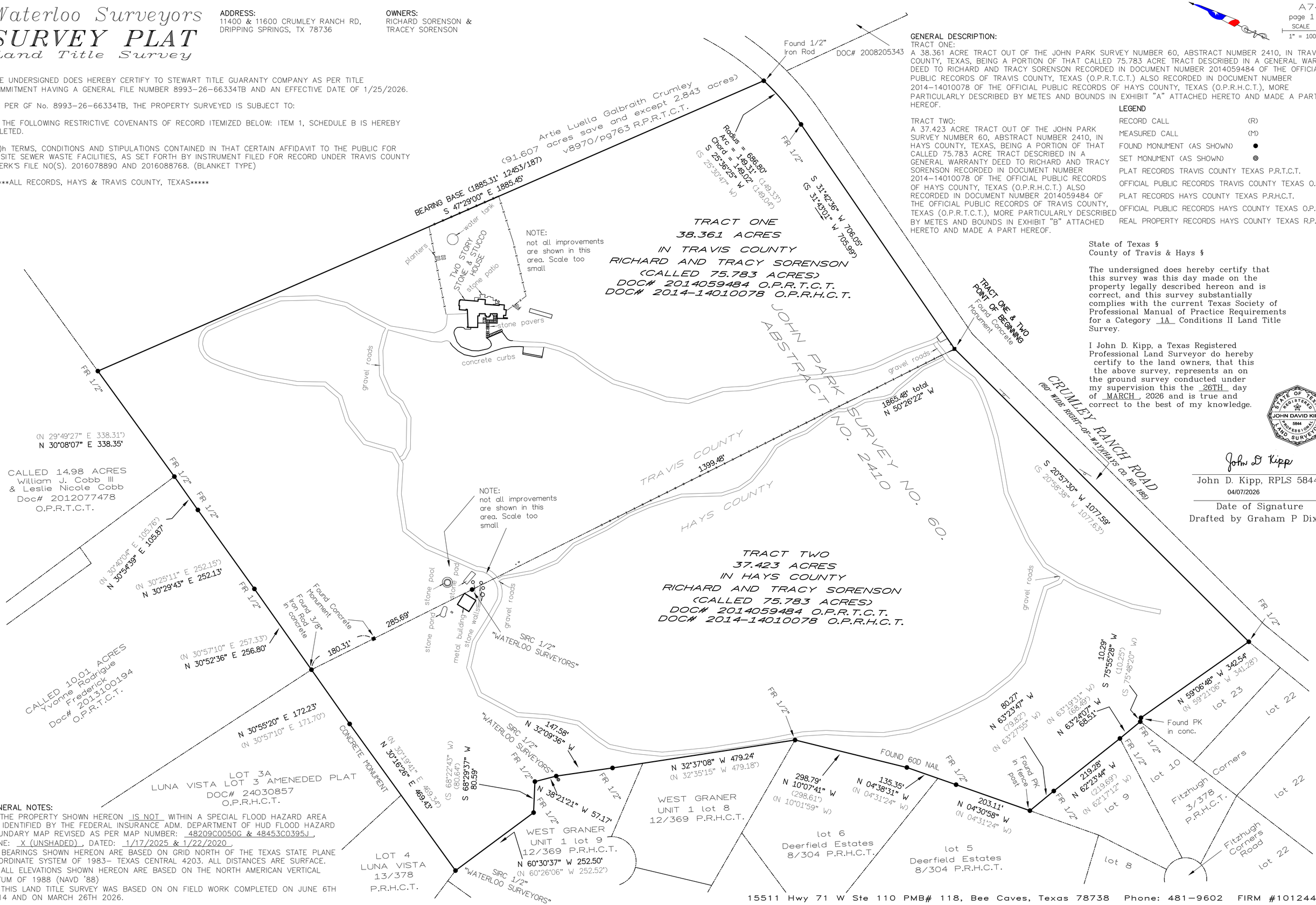
*****ALL RECORDS, HAYS & TRAVIS COUNTY, TEXAS*****

GENERAL DESCRIPTION:
TRACT ONE:
A 38.361 ACRE TRACT OUT OF THE JOHN PARK SURVEY NUMBER 60, ABSTRACT NUMBER 2410, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 75.783 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO RICHARD AND TRACY SORENSON RECORDED IN DOCUMENT NUMBER 2014059484 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) ALSO RECORDED IN DOCUMENT NUMBER 2014-14010078 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT TWO:
A 37.423 ACRE TRACT OUT OF THE JOHN PARK SURVEY NUMBER 60, ABSTRACT NUMBER 2410, IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 75.783 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO RICHARD AND TRACY SORENSON RECORDED IN DOCUMENT NUMBER 2014-14010078 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.) ALSO RECORDED IN DOCUMENT NUMBER 2014059484 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

LEGEND

RECORD CALL	(R)
MEASURED CALL	(M)
FOUND MONUMENT (AS SHOWN)	●
SET MONUMENT (AS SHOWN)	◎
PLAT RECORDS TRAVIS COUNTY TEXAS P.R.T.C.T.	
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS O.P.R.T.C.T.	
PLAT RECORDS HAYS COUNTY TEXAS P.R.H.C.T.	
OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS O.P.R.H.C.T.	
REAL PROPERTY RECORDS HAYS COUNTY TEXAS R.P.R.H.C.T.	



State of Texas §
County of Travis & Hays §

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Manual of Practice Requirements for a Category 1A Conditions II Land Title Survey.

I John D. Kipp, a Texas Registered Professional Land Surveyor do hereby certify to the land owners, that this the above survey, represents an on the ground survey conducted under my supervision this the 26TH day of MARCH, 2026 and is true and correct to the best of my knowledge.

STATE OF TEXAS REGISTERED JOHN DAVID KIPP 5844 PROFESSIONAL LAND SURVEYOR

John D Kipp

John D. Kipp, RPLS 5844
04/07/2026
Date of Signature
Drafted by Graham P Dixon

GENERAL NOTES:
1) THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADM. DEPARTMENT OF HUD FLOOD HAZARD BOUNDARY MAP REVISED AS PER MAP NUMBER: 48209C0050G & 48453C0395J, ZONE: X (UNSHADED), DATED: 1/17/2025 & 1/22/2020.
2) BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983- TEXAS CENTRAL 4203. ALL DISTANCES ARE SURFACE.
3) ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)
4) THIS LAND TITLE SURVEY WAS BASED ON ON FIELD WORK COMPLETED ON JUNE 6TH 2014 AND ON MARCH 26TH 2026.

15511 Hwy 71 W Ste 110 PMB# 118, Bee Caves, Texas 78738 Phone: 481-9602 FIRM #10124400

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