

Line	Bearing	Distance
1	N 46°00'10"W	131.64'
2	N 41°33'46"W	13.80'
3	N 41°39'39"E	109.40'
4	N 43°02'41"E	80.05'
5	N 42°06'55"E	138.19'
6	N 41°50'11"E	127.09'
7	N 43°35'13"E	24.64'
8	S 46°44'55"E	60.08'
9	S 44°49'41"W	16.35'
10	S 44°58'42"W	95.26'
11	S 47°46'13"W	87.83'
12	S 66°54'56"W	89.73'
13	S 61°37'53"W	17.91'
14	S 45°59'05"W	25.21'
15	S 43°56'24"W	78.86'
16	S 47°37'32"W	13.97'
17	S 44°35'59"W	80.11'
18	S 44°21'39"W	75.08'
19	S 43°57'03"W	75.06'
20	S 43°10'20"W	81.02'
21	S 45°18'31"W	57.66'
22	S 48°09'21"W	39.25'
23	S 44°55'19"W	71.68'
24	S 43°12'33"W	36.12'
25	S 35°31'48"W	120.00'
26	N 54°28'12"W	30.19'
27	S 35°31'46"W	50.00'
28	S 55°42'54"W	50.02'
29	S 45°50'46"E	130.00'

## Exhibit B

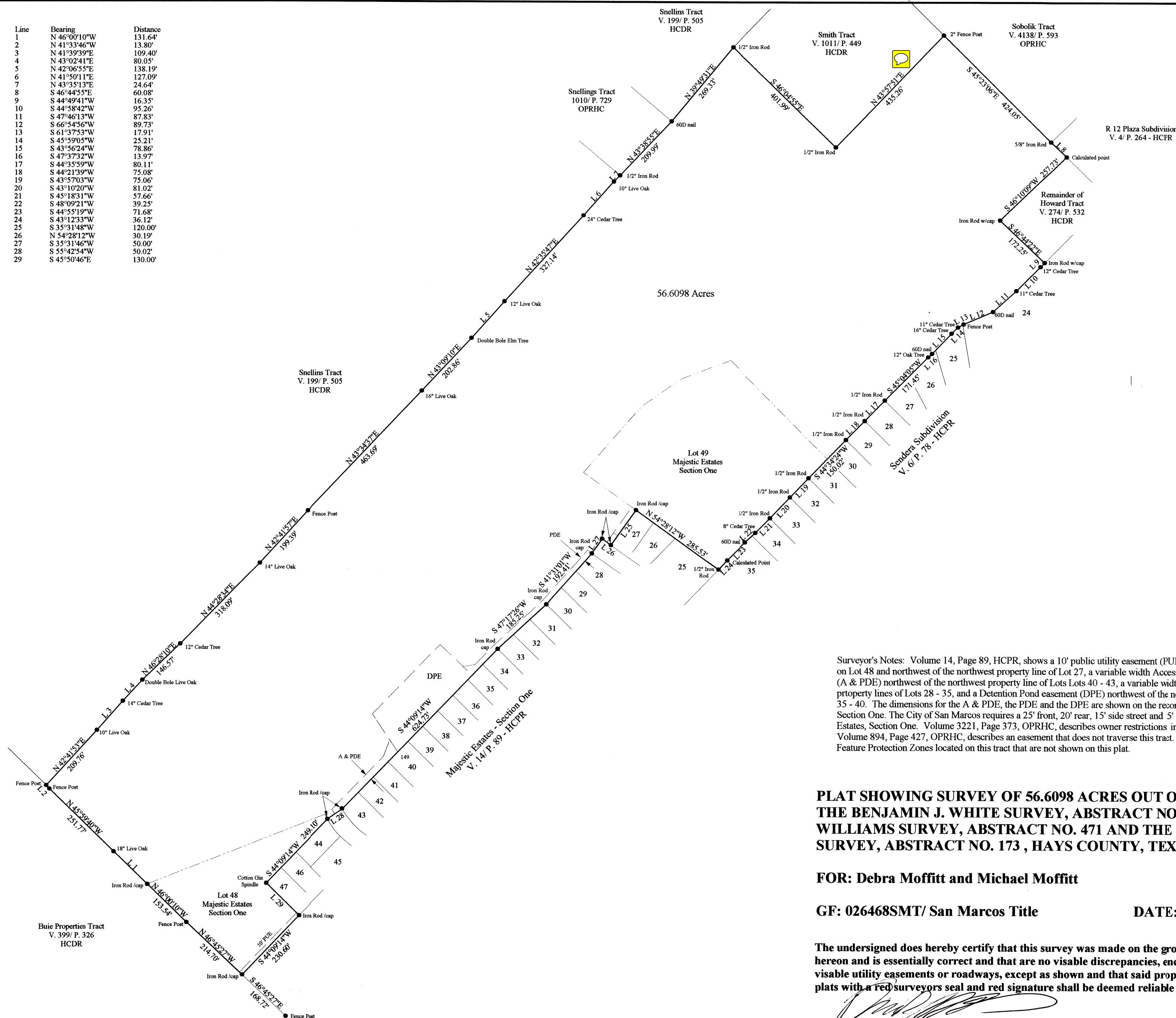
Reference attached metes and bounds description marked Exhibit A

Scale  
1" = 200'



### Legend

OPRHC  
Official Public Records of Hays County  
HCDR  
Hays County Plat Records  
HCDR  
Hays County Deed Records



Surveyor's Notes: Volume 14, Page 89, HCDR, shows a 10' public utility easement (PUE) along the southeast line on Lot 48 and northwest of the northwest property line of Lot 27, a variable width Access & Public Drainage easement (A & PDE) northwest of the northwest property line of Lots 40 - 43, a variable width PDE northwest of the northwest property lines of Lots 28 - 35, and a Detention Pond easement (DPE) northwest of the northwest property line of Lots 35 - 40. The dimensions for the A & PDE, the PDE and the DPE are shown on the recorded plat of Majestic Estates, Section One. The City of San Marcos requires a 25' front, 20' rear, 15' side street and 5' side building line for Majestic Estates, Section One. Volume 3221, Page 373, OPRHC, describes owner restrictions including a blanket type PUE. Volume 894, Page 427, OPRHC, describes an easement that does not traverse this tract. There are several Sensitive Feature Protection Zones located on this tract that are not shown on this plat.

**PLAT SHOWING SURVEY OF 56.6098 ACRES OUT OF AND PART OF THE BENJAMIN J. WHITE SURVEY, ABSTRACT NO. 469, THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 AND THE T. H. W. FORSITH SURVEY, ABSTRACT NO. 173, HAYS COUNTY, TEXAS.**

**FOR: Debra Moffitt and Michael Moffitt**

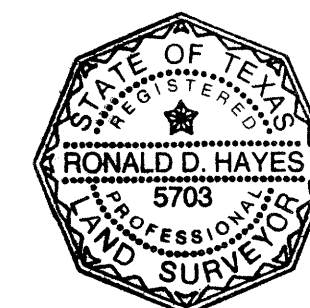
**GF: 026468SMT/ San Marcos Title**

**DATE: December 12, 2011**

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is essentially correct and that there are no visible discrepancies, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown and that said property has access to a public road. Only those plats with a red surveyor's seal and red signature shall be deemed reliable and authentic.

Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

According to the scaling of Map Panel 0388F of the September 2, 2005 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "X" of the flood hazard area and determined to be outside the 100 year flood zone.



File # MFFT02

**HAYES SURVEYING**  
202 SUNFLOWER DRIVE  
KYLE, TEXAS 78640  
512-268-4813

*Debra Moffitt*  
*Michael Moffitt*