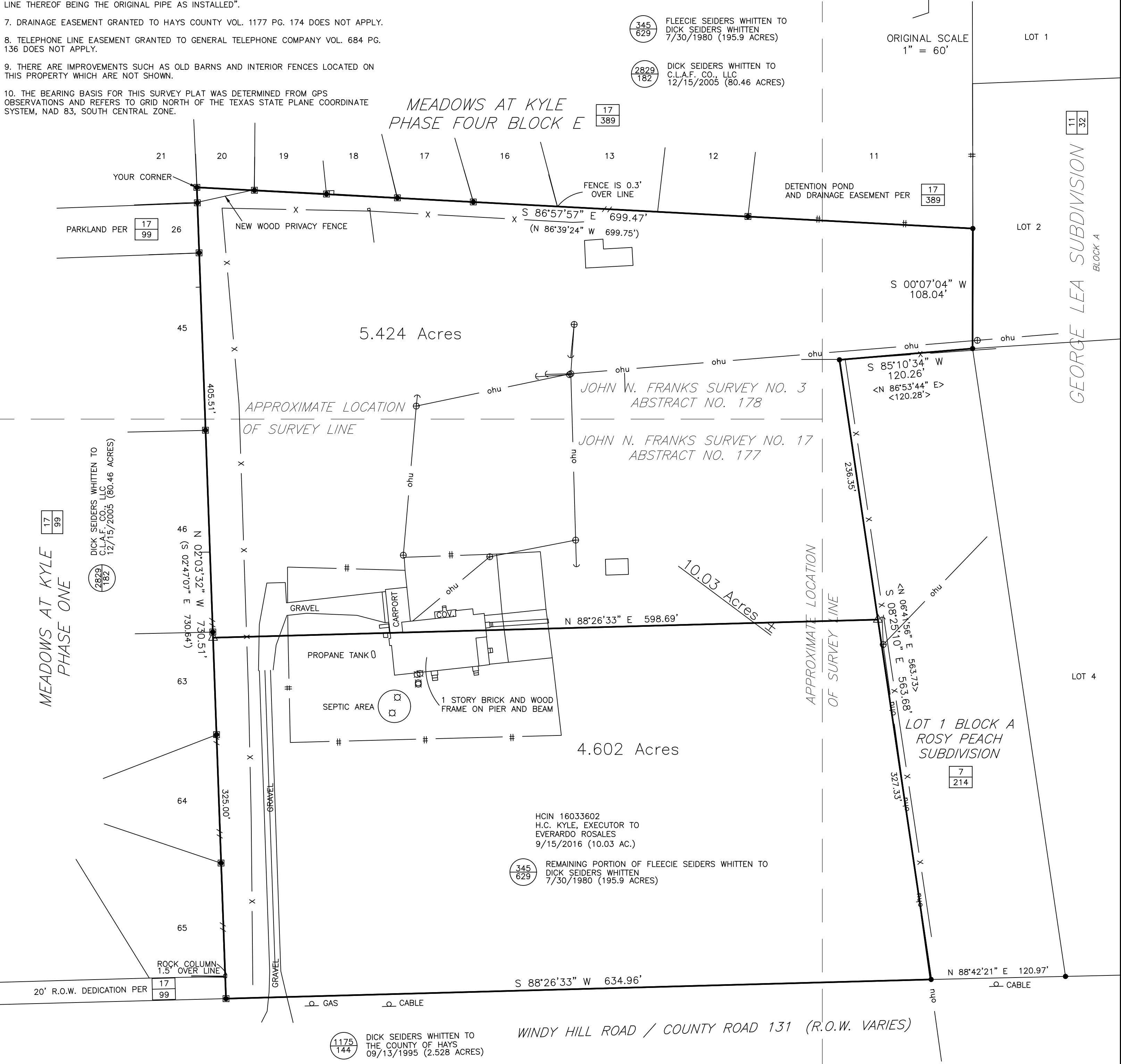
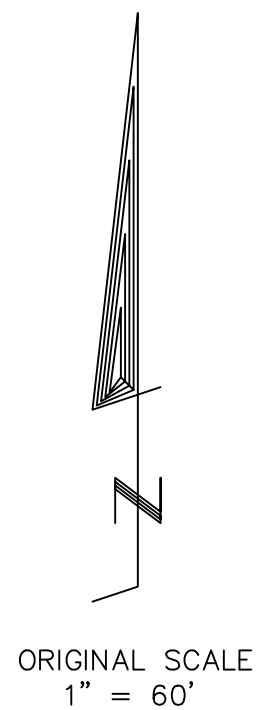


**SURVEYORS NOTES**

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0290F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 15-1379-S, DATED SEPTEMBER 14, 2015 PROVIDED BY OLD REPUBLIC TITLE INSURANCE COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED OCTOBER 16, 2015 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
6. WATERLINE EASEMENT GRANTED TO GOFORTH WATER SUPPLY IN VOL. 1230 PG. 421, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, "THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND TWENTY FEET (20') IN WIDTH THE CENTER OF LINE THEREOF BEING THE ORIGINAL PIPE AS INSTALLED".
7. DRAINAGE EASEMENT GRANTED TO HAYS COUNTY VOL. 1177 PG. 174 DOES NOT APPLY.
8. TELEPHONE LINE EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY VOL. 684 PG. 136 DOES NOT APPLY.
9. THERE ARE IMPROVEMENTS SUCH AS OLD BARN AND INTERIOR FENCES LOCATED ON THIS PROPERTY WHICH ARE NOT SHOWN.
10. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.



**LEGEND**

	HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS		RECORD INFORMATION PER
	HAYS COUNTY PLAT RECORDS		RECORD INFORMATION PER
	1/2" IRON ROD FOUND OR DIAMETER NOTED		
	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "ZWA"		
	FENCE POST		
	CALCULATED POINT		
	WOOD FENCE		
	CHAIN LINK FENCE		
	WIRE FENCE		
	UTILITY LINE, POLE AND GUY		
	CLEANOUT		
	SIGN		

**BYRN & ASSOCIATES, INC.**

**SURVEYING**

P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
PHONE 512-396-2270 FAX 512-392-2945  
FIRM NO. 10070500



TO EVERARDO ROSALES, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 8/1/2017. THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

KYLE SMITH, R.P.L.S. NO. 5307

**PLAT OF 10.03 ACRES, MORE OR LESS, IN THE JOHN N. FRANKS SURVEY NO.3, THE JOHN N. FRANKS SURVEY NO. 17, AND THE AUGUST RUESS SURVEY NO. 13, HAYS COUNTY, TEXAS**

Δ REVISED 3/23/22  
CLIENT: ROSALES, EVERARDO  
DATE: 8/1/2017  
OFFICE: HADEN  
CREW: C. SMITH, LOZANO  
FB/PG: 745/55  
PLAT NO. 27354-17-c