

HIDDEN SPRINGS RANCH, SECTION II

LOT 14

LOT 13

OWNER
PATTY L. WRIGHT

HCIN 19017135
30' TEMP. CONST.
EASEMENT

HCIN 19017134
15' WATERLINE
EASEMENT

OWNER
DAN POIRIER

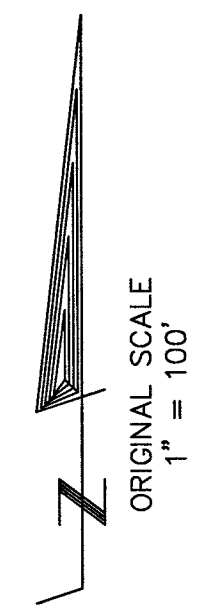
OWNER
J & M COFFMAN LP

OWNER
MARKUS HEITKOETTER

OWNERS
PHILIP & SANDRA
LAIPIS

OWNERS
STEVEN & PATRICIA
CARRICO

JOHNNY BAIRD ET AL TO
SLF IV-DIPPING SPRINGS JV, L.P.
12/18/2014 (50.206 AC. TRACT 2)



SPRINGLAKE DRIVE

TRACT 76A-1A
4.19 Acres

TRACT 76A-1B
12.35 Acres

LEE BLOCKER TO
HAYS COUNTY
1/31/1986 (50'R.O.W.)

LOT 76C
SPRINGLAKE SUBD.

ROBERT ALLEN REED, JR., TRUSTEE TO
KENNETH M. ROSE & BONNIE M. ROSE
6/15/2006 (0.07 AC.)

HCIN 17033993
LEE RAND FLUITT TO
JOSHIAH T. PANELLA ET AL
9/25/2017 (1.34 AC.)

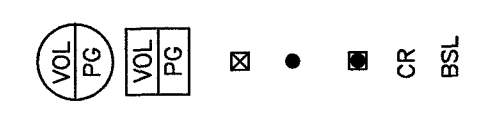
JOHN WILLIAM NICHOLS ET UX TO
EDWIN FIORILO & ALICIA FIORILO
11/8/2005 (1.20 AC.)

CHAD VARNELL TO
SCOTT FERGUSON ET UX
6/29/2004 (1.22 AC.)

CHARLES E. GIBSON TO
LAUREL A. ROBERTSON
1/17/2012 (SPRINGLAKE LOT 79A)

P.L. TURNER TO
FELIP F. GARZA
7/3/1944 (2 AC.)

LEGEND
HAYS COUNTY DEED, REAL PROPERTY
OR OFFICIAL PUBLIC RECORDS
HAYS COUNTY
PLAT RECORDS
IRON ROD FOUND WITH PLASTIC
CAP STAMPED RPLS 4404
1/2" IRON ROD FOUND
OR DIAMETER NOTED
IRON ROD FOUND WITH PLASTIC
CAP STAMPED "STAUDT"
COUNTY REGULATIONS
BUILDING SETBACK LINE



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

FINAL PLAT, BEING A REPEAT OF TRACT 76A-1, REPEAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, RECORDED IN VOLUME 9, PAGE 46 OF THE HAYS COUNTY PLAT RECORDS AND 0.07 OF AN ACRE RECORDED IN VOLUME 2944, PAGE 754 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, ESTABLISHING TRACTS 76A-1A AND 76A-1B, SPRINGLAKE, CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

CLIENT: ROSE, BONNIE
DATE: 4/5/2021
OFFICE: K. SMITH
CREW: K. SMITH, C. SMITH
FB/PG: 782/45
PLAT NO. 27903-21-c

FINAL PLAT, BEING A REPEAT OF TRACT 76A-1A AND 76A-1B, SPRINGLAKE, CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

SHEET 2 OF 2