

LINE	BEARING	DISTANCE
L1	S 87°28'26" W	48.29'
L2	S 88°29'24" W	321.55'

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. 48209C0105F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. 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.
5. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 21-1373-D, DATED 3/11/2021 PROVIDED BY CORRIDOR TITLE. 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.

10(I) A BLANKET-TYPE ELECTRIC EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE RECORDED IN VOLUME 294, PAGE 385 OF THE HAYS COUNTY DEED RECORDS. AFFECTS SUBJECT TRACT BUT CONTAINS NO PLOTTABLE INFORMATION.

10(K) A 15' WIDE WATER LINE EASEMENT TO DRIPPING SPRINGS WATER SUPPLY CORPORATION RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 19017134 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

10(L) A 30' WIDE TEMPORARY CONSTRUCTION EASEMENT TO SLF-DRIPPING SPRINGS JV, L.P. RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 19017135 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

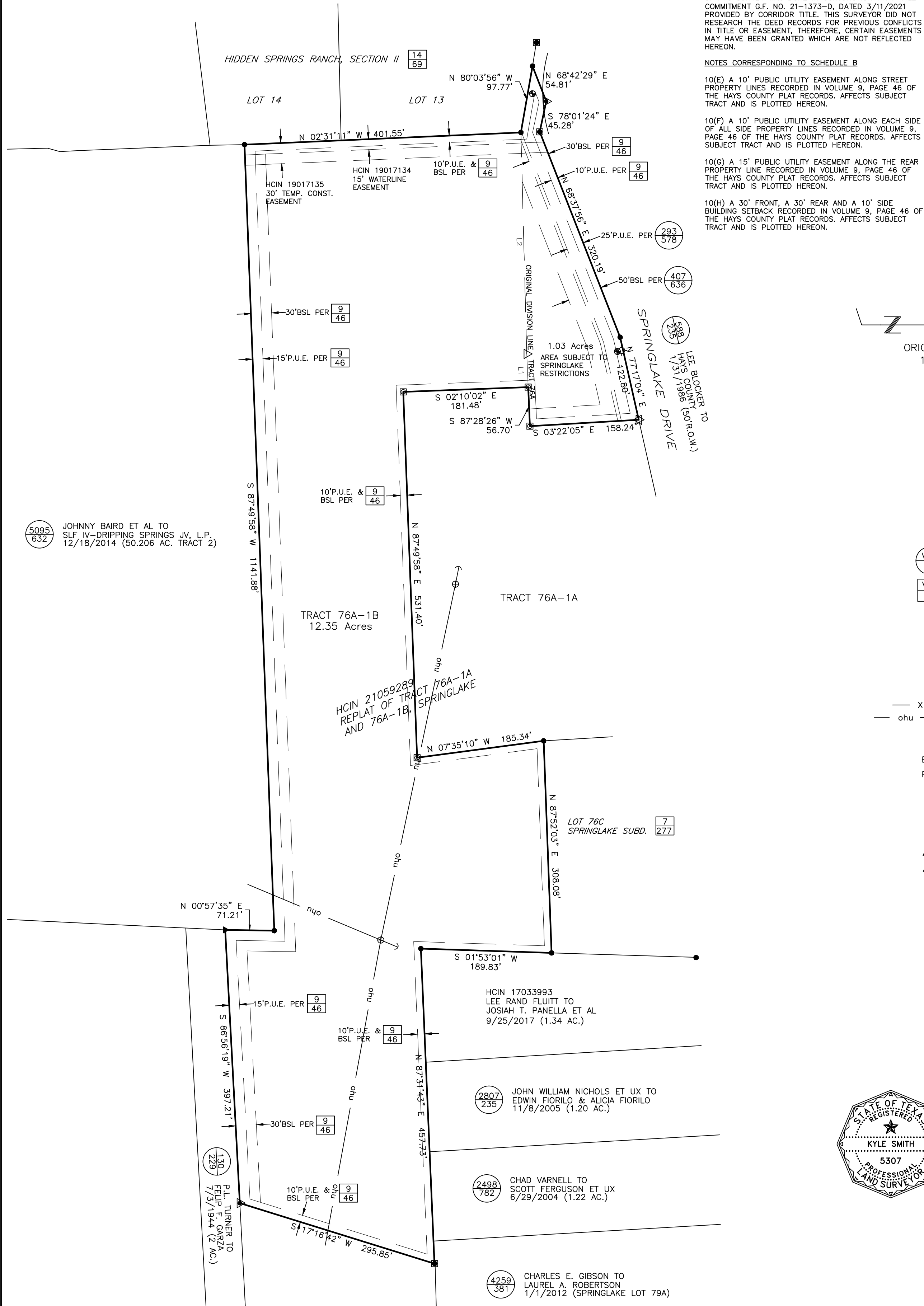
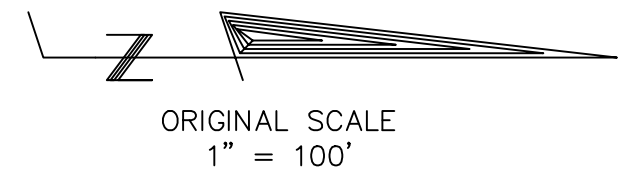
NOTES CORRESPONDING TO SCHEDULE B

10(E) A 10' PUBLIC UTILITY EASEMENT ALONG STREET PROPERTY LINES RECORDED IN VOLUME 9, PAGE 46 OF THE HAYS COUNTY PLAT RECORDS. AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.

10(F) A 10' PUBLIC UTILITY EASEMENT ALONG EACH SIDE OF ALL SIDE PROPERTY LINES RECORDED IN VOLUME 9, PAGE 46 OF THE HAYS COUNTY PLAT RECORDS. AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.

10(G) A 15' PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE RECORDED IN VOLUME 9, PAGE 46 OF THE HAYS COUNTY PLAT RECORDS. AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.

10(H) A 30' FRONT, A 30' REAR AND A 10' SIDE BUILDING SETBACK RECORDED IN VOLUME 9, PAGE 46 OF THE HAYS COUNTY PLAT RECORDS. AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.



5095
632
JOHNNY BAIRD ET AL TO
SLF IV-DRIPPING SPRINGS JV, L.P.,
12/18/2014 (50.206 AC. TRACT 2)

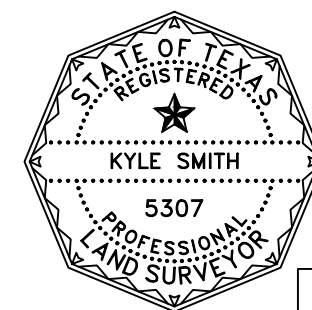
LEGEND

- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- HAYS COUNTY PLAT RECORDS
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- IRON ROD FOUND WITH PLASTIC CAP STAMPED "RPLS 4404"
- IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- COTTON SPINDLE FOUND
- WIRE FENCE
- UTILITY LINE, POLE AND GUY
- CLEANOUT
- SEPTIC LID
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- DEED RESTRICTIONS PER
- PLAT RECORDED IN
- 8" CEDAR POST
- CALCULATED POINT
- 60D NAIL FOUND

TO KENNETH M. ROSE AND BONNIE M. ROSE AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY 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 OCTOBER 12, 2021; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE DISCREPANCIES, BOUNDARY LINE CONFLICTS, EASEMENTS, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

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



BYRN & ASSOCIATES, INC.

SURVEYING

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

REVISÉ 3/7/2022
CLIENT: ROSE, BONNIE
DATE: 10/12/2021
OFFICE: K. SMITH
CREW: K. SMITH, C. SMITH
FB/PG: 782/45
PLAT NO. 27903-21-3-c

LEGAL DESCRIPTION= LOT 76A-1B, REPLAT OF TRACT 76A-1, REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 21059289, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

**SURVEY OF TRACT 76A-1B,
SPRINGLAKE, CITY OF
DRIPPING SPRINGS,
HAYS COUNTY, TEXAS**