

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	311.24'	994.93'	17°55'25"	N 38°25'22" W	309.97'
REC	311.27'			N 38°24' W	310.0'

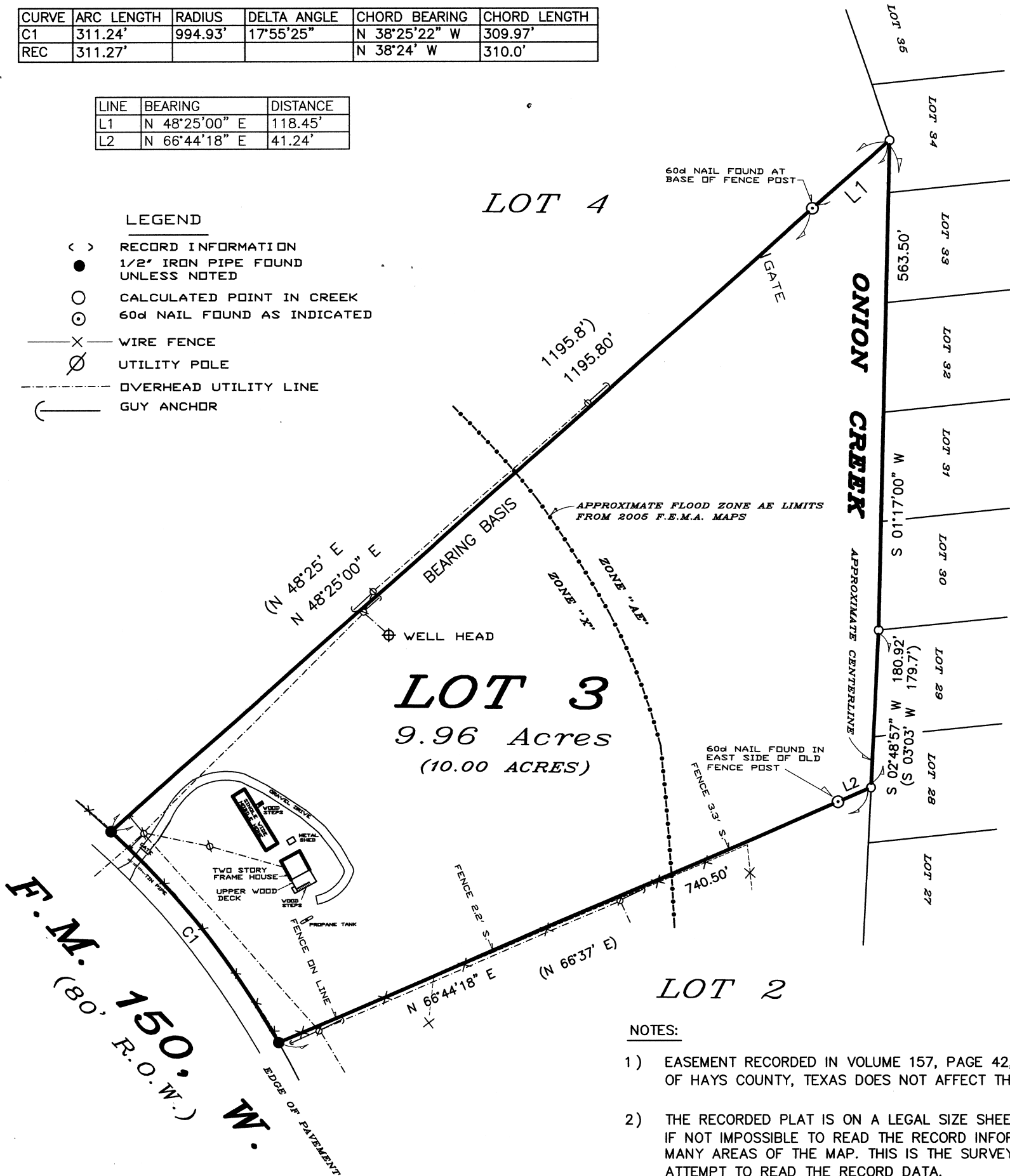
LINE	BEARING	DISTANCE
L1	N 48°25'00" E	118.45'
L2	N 66°44'18" E	41.24'

LEGEND

- < > RECORD INFORMATION
- 1/2" IRON PIPE FOUND UNLESS NOTED
- CALCULATED POINT IN CREEK
- ⊙ 60d NAIL FOUND AS INDICATED
- X— WIRE FENCE
- ⊕ UTILITY POLE
- - - OVERHEAD UTILITY LINE
- ⌋ GUY ANCHOR

LOT 4

CREEK AT DRIFTWOOD
BOOK 4, PAGE 107



NOTES:

- 1) EASEMENT RECORDED IN VOLUME 157, PAGE 42, DEED RECORDS OF HAYS COUNTY, TEXAS DOES NOT AFFECT THIS LOT.
- 2) THE RECORDED PLAT IS ON A LEGAL SIZE SHEET AND IS DIFFICULT IF NOT IMPOSSIBLE TO READ THE RECORD INFORMATION IN MANY AREAS OF THE MAP. THIS IS THE SURVEYORS BEST ATTEMPT TO READ THE RECORD DATA.
- 3) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NO. 48209C0120F, DATED SEPT. 5, 2005, THIS PROPERTY IS PARTIALLY LOCATED IN ZONE AE WHICH HAS BEEN DETERMINED TO BE A 100 YEAR FLOOD PLAIN. THE FLOOD LINE SHOWN HEREON WAS SCALED FROM THE OFFICIAL CURRENT F.E.M.A. MAP AND IS APPROXIMATE. THE NEW OFFICIAL MAPS ARE ABOUT TO BE REVISED. IT IS HIGHLY RECOMMENDED BY THIS SURVEYOR THAT TOM POPE AT THE HAYS COUNTY DEVELOPMENT DEPARTMENT BE CONTACTED BY THE PURCHASER AND OBTAIN A BASE FLOOD ELEVATION BASED ON THE NEW REVISED MAPS. WHILE THE NEW MAPS HAVE NOT BEEN RELEASED TO THE PUBLIC YET, HAYS COUNTY MAY USE THE NEW MAP DATA TO BASE ANY NEW CONSTRUCTION PERMITTING. THIS FLOOD LINE SHOULD BE DETERMINED BY AN ELEVATION SURVEY TO DETERMINE IT'S EXACT LOCATION.
- 4) THERE IS A WOOD SHED BETWEEN THE TWO STORY HOUSE AND F.M. 150 WHICH IS ABOUT TO FALL DOWN. (NOT SHOWN).

PURCHASER: GARRY CONNER AND STEPHANIE CONNER
 LENDER OR LIENHOLDER
 TITLE CO.: INDEPENDENCE TITLE COMPANY
 TITLE RESOURCES GUARANTY COMPANY
 G.F. NO.: 1716376-WIM
 ADDRESS: 18400 F.M. 150, W

SURVEY PLAT
OF
LOT 3,
THE J.V. ASH JR.
SUBDIVISION

A SUBDIVISION RECORDED IN
VOLUME 172, PAGE 581,
DEED RECORDS OF
HAYS COUNTY, TEXAS.

CERTIFICATION

I, GARY F. PENNINGTON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING MAY 2017, OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT AS SHOWN OR NOTED HEREON, THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

Gary F. Pennington
05.24.2017
SOUTHWEST LAND CONSULTANTS
GARY F. PENNINGTON R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 4404 STATE OF TEXAS
P.O. BOX 1244
DRIPPING SPRINGS, TX 78620
(512) 888-4460 FIRM NO. 10194161

