

REPLAT INTO LOTS 2B-1 THRU 2B-18 OF TRACT 2B OF THE REPLAT OF TRACT 2
LANIER RANCH ADDITION,
VOLUME 9, PAGES 163-165, PLAT RECORDS OF HAYS COUNTY, TEXAS.

LOT
2A-4

S 89°21'23"E 425.83'
10' DRAINAGE & P.U.E. 10' P.U.E.

Larry L. Corwin
Joyce L. Corwin

SCALE 1" = 120'
N

LOT
2A-4

LEGEND

- IRON ROD FOUND
- () RECORD INFORMATION
- X-X- METAL FENCE AS NOTED
- OVERHEAD UTILITY LINE
- /// WOOD FENCE
- Ø UTILITY POLE
- [] TIN PIPE
- BT BUTANE TANK
- GUY ANCHOR

LOT
2A-5

14.60 Ac.

NOTES:

- 1) THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 892, PAGE 698, VOLUME 1243, PAGE 180 AND VOLUME 1267, PAGE 137, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. AND VOLUME 900, PAGE 57, VOLUME 1489, PAGE 385 AND DOCUMENT NO. 9617981, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 7, PAGE 235, PLAT RECORDS OF HAYS COUNTY, TEXAS.
- 2) THIS LOT IS SUBJECT TO A 10' DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AS RECORDED IN VOLUME 892, PAGE 698, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 3) THIS LOT IS SUBJECT TO A 5' DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG THE SIDE LOT LINES AS RECORDED IN VOLUME 892, PAGE 698, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 4) THIS LOT IS SUBJECT TO A 50' FRONT AND 15' SIDE BUILDING LINE AS RECORDED IN VOLUME 892, PAGE 698, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 5) THIS LOT IS SUBJECT TO A 20' PUBLIC UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE AND A 10' PUBLIC UTILITY EASEMENT ALONG ALL OTHER BOUNDARY LINES AS RECORDED IN VOLUME 7, PAGE 235, PLAT RECORDS OF HAYS COUNTY, TEXAS.
- 6) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0065E DATED FEBRUARY 18, 1998, THIS LOT IS LOCATED IN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN.
- 7) TELEPHONE AND ELECTRIC LINES SHOWN ON VOLUME 5, PAGE 257, AND VOLUME 5, PAGE 270, PLAT RECORDS OF HAYS COUNTY, TEXAS HAVE BEEN RELOCATED AS SHOWN HEREON.

LOT
2A-4

PURCHASER: LARRY L. CORWIN AND JOYCE L. CORWIN
TITLE CO: NORTH AMERICAN TITLE COMPANY
STEWART TITLE GUARANTY COMPANY
GF NO: 717429
LENDER: BARCLAY MORTGAGE, LTD
ADDRESS: 1101 DARDEN HILL ROAD

SURVEY PLAT
OF
LOT 2A-5,

REPLAT OF TRACT 2A, OF THE
REPLAT OF TRACT 2 OF LANIER
RANCH ADDITION,

A SUBDIVISION RECORDED IN VOLUME 7,
PAGES 235-236, PLAT RECORDS OF HAYS
COUNTY, TEXAS

DARDEN HILL ROAD
(HAYS COUNTY ROAD NO. 162)

CERTIFICATION

(APPROX 60' R.O.W.)

I GARY F. PENNINGTON DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING JANUARY 2002, 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 A PUBLIC RIGHT OF WAY.

GARY F. PENNINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4404 STATE OF TEXAS
P.O. BOX 1244, DRIPPING SPRINGS, TEXAS 78620
(512) 894-0664

