

LOT 2
1.549 ACRES

RICHARD B. LINDLEY
VOL. 418, PG. 477
D.R.H.C.T.

(1.00 ACRES)

CALCULATED
POINT UNDER
8" CEDAR TREE

1/2" IRON ROD
WITH PRO-TECH
AL. CAP FOUND

LEGEND
RECORD INFORMATION
• 1/2" IRON ROD FOUND (UNLESS NOTED)
○ 1/2" IRON ROD FOUND (CAP NO. 4404)
Ø UTILITY POLE
— GUY ANCHOR
--- OVERHEAD UTILITY LINE
D.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS
D.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

LOT 3

BEARING BASIS (PLAT)
S 08°55'26" W 290.26'

15' B.L. (PLAT)

LOT 4
1.501 ACRES

S 86°43'34" E 208.70'
(S 85°42' E 208.71')
S -86°43'34' E 226.28'
10' B.L. (PLAT)

30' B.L. (PLAT)

(S 09°56' W 289.91')
S 08°55'42" W 290.35'

ROADWAY
418 / 477 395 / 736

EASEMENT

GRAVEL ROAD

SCALE 1" = 80'

S 86°42'14" W 226.25'

30' B.L. (PLAT)

DAISY LANE

GRAVEL ROAD

50' INGRESS / EGRESS ESMT. 399/75

D.R.H.C.T.

SET ASIDE FOR PUBLIC USE

(50' DEDICATION TO THE PUBLIC)
349/25)

NOTE:
10' AND 15' BUILDING SETBACK LINES
MAY CHANGE DEPENDING ON WHAT IS
DETERMINED TO BE THE FRONT OF THE LOT.

NOTES:

- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP
PANEL NO. 48209C0105F DATED SEPTEMBER 2, 2005, THIS TRACT IS LOCATED
IN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN.
- 2) THIS LOT MAY BE SUBJECT TO ANY SITE DEVELOPMENT REGULATIONS (IF REQUIRED)
BY THE CITY OF DRIPPING SPRINGS.
- 3) THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN
DOCUMENT NO. 17030283, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

T.O.

PURCHASER: ANGELA MERIGIAN AND KEVIN S. MERIGIAN
LENDER OR LIENHOLDER:
TITLE COMPANY: CORRIDOR TITLE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GF NO. 21-2089-J
ADDRESS: 105 DAISY LANE

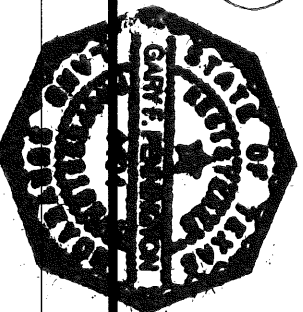
CERTIFICATION

I, GARY F. PENNINGTON, DO HEREBY CERTIFY THAT THIS PLAT WAS PERFORMED
FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION
DURING JULY OF 2021, 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 UTILITY LINES OR
ROADWAYS AND SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

7-08-21

GARY F. PENNINGTON

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



SURVEY PLAT
OF
LOT 4, VITOLICH PLAZA
A SUBDIVISION RECORDED IN DOCUMENT NO. 17030283
OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

FILE NAME: DAISY_LOT_4
REF. JOB NO. 21-07-07