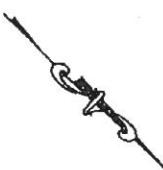
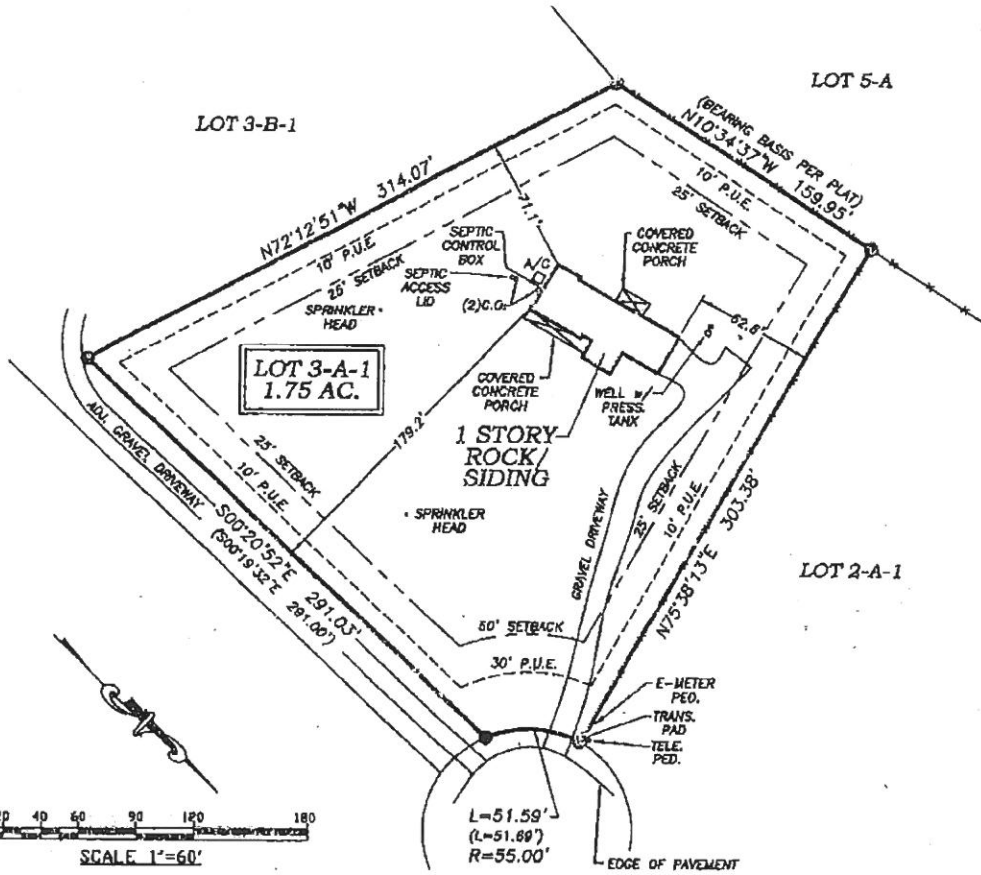


**LOT 3-A-1 OF THE REPLAT OF LOTS 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A AND 4-B OF THE REPLAT OF LOTS 1, 2, 3, AND 4, HOMESTEAD OF GATLIN CREEK, AND THE REPLAT OF LOT 5, HOMESTEAD AT GATLIN CREEK, A SUBDIVISION IN HAYS COUNTY, TEXAS VOLUME 11, PAGES 125-127, HAYS COUNTY PLAT RECORDS**



**NOTES**

THIS SURVEY REFERENCES TITLE COMMITMENT No. 500038, DATED 12-27-04, PROVIDED BY GRACY TITLE CO.

RESTRICTIVE COVENANTS APPLY PER VOL. 10, PGS. 88-89 & 145-146, VOL. 11, PGS. 125-127, H.C.P.R.; VOL. 1889, PGS. 682 & 663, VOL. 1918, PG. 43, VOL. 2081, PG. 495, VOL. 2241, PGS. 254 & 266, O.P.R.H.C.T.

LOT 3-A-1 DOES NOT APPEAR TO BE IN THE 100 YEAR FLOODPLAIN ACCORDING TO F.I.R.M. PANEL #48209C0085 E, DATED 02-18-88.

SUBJECT LOT 3-A-1 IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.

**201 THUNDER PONY TRAIL (50' R.O.W.)**

**LEGEND**

⊙ --- 1/2" CAPPED IRON ROD FOUND--UNLESS NOTED

----- EASEMENT

- x - x - x - FENCE

----- SETBACK

*Christopher J. Vidrine*      *Stephanie L. Vidrine*

**SURVEYOR'S CERTIFICATION**

This survey is made for the benefit of Gracy Title Company and buyers, Christopher and Stephanie Vidrine. I hereby certify to the aforesaid parties, as of the date set forth below that a careful survey was made on the ground, under my supervision, of the tract of land described herein, and that said survey complies with the current Texas Society of Professional Surveyors Standards & Specifications for a Category 10, Condition II Land Survey, and that said property has abutting access to and from a public roadway.

DATE: \_\_\_\_\_ SURVEYOR: RUDOLF J. PATA, JR. TX. RPLS #3388



**Driftwood Surveying**  
Professional Land Surveyors - Surveying the Hill Country

P.O. Box 379  
Weslaco, TX 78678  
PH. (361) 847-7222 FAX (361) 847-7372

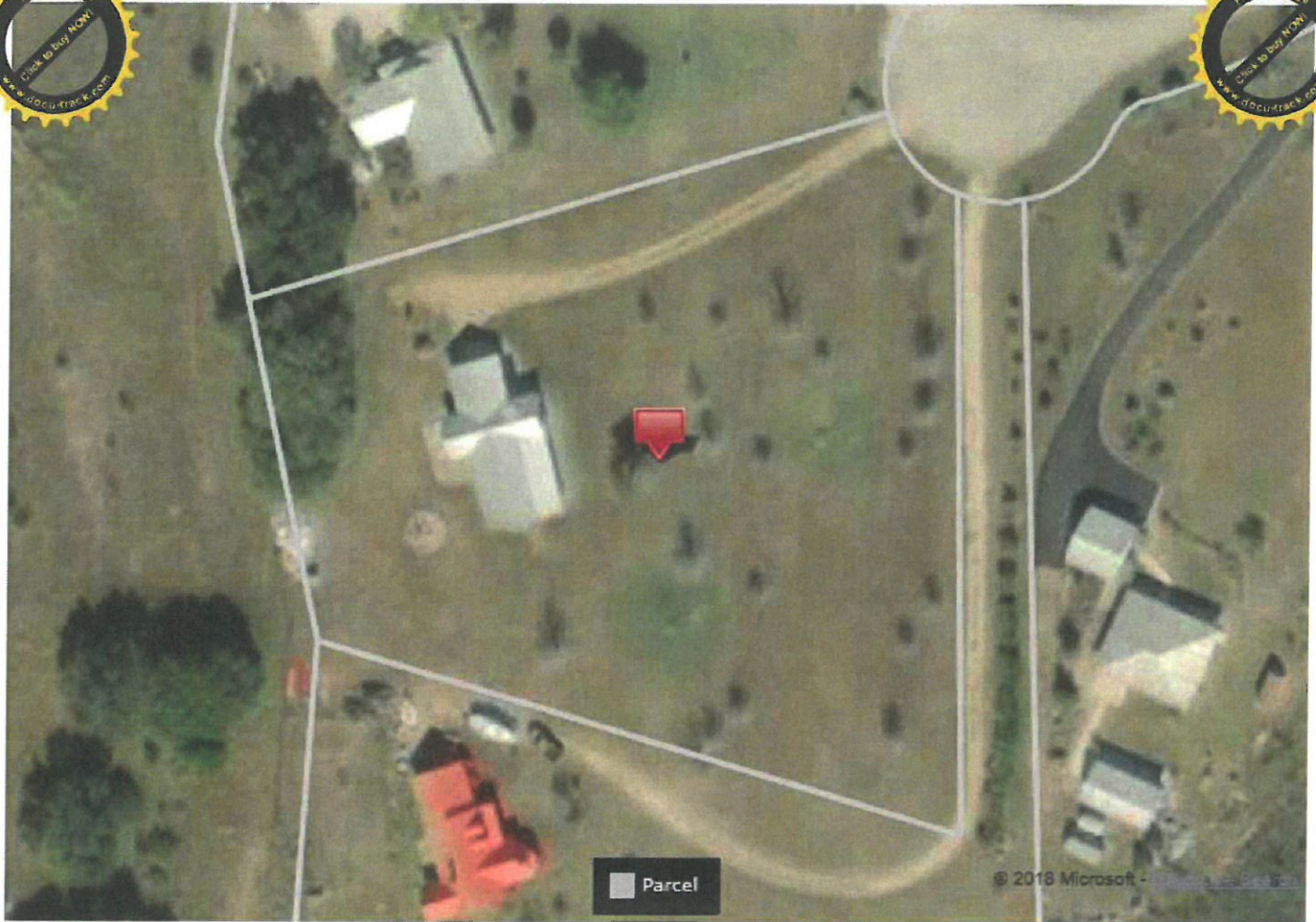
CLIENT: VIDRINE

DATE: 01-11-06  
DRAWN: TLN  
CHECKED: RJP  
PROJ. NO.: H2006005  
DWG. NAME: TITLE  
REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

LOT 3-A-1 OF THE REPLAT OF LOTS 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A AND 4-B OF THE REPLAT OF LOTS 1, 2, 3, AND 4, HOMESTEAD OF GATLIN CREEK, AND THE REPLAT OF LOT 5, HOMESTEAD AT GATLIN CREEK, A SUBDIVISION IN HAYS COUNTY, TEXAS VOLUME 11, PAGES 125-127, H.C.P.R.

Page 1 of 1

# Plat



**Courtesy Of AUSTIN CENTRAL TX REALTY INFORMATION SVC**

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## Map

Generated on 11/06/2018  
Page 1 of 1

*Joseph B. Perry*

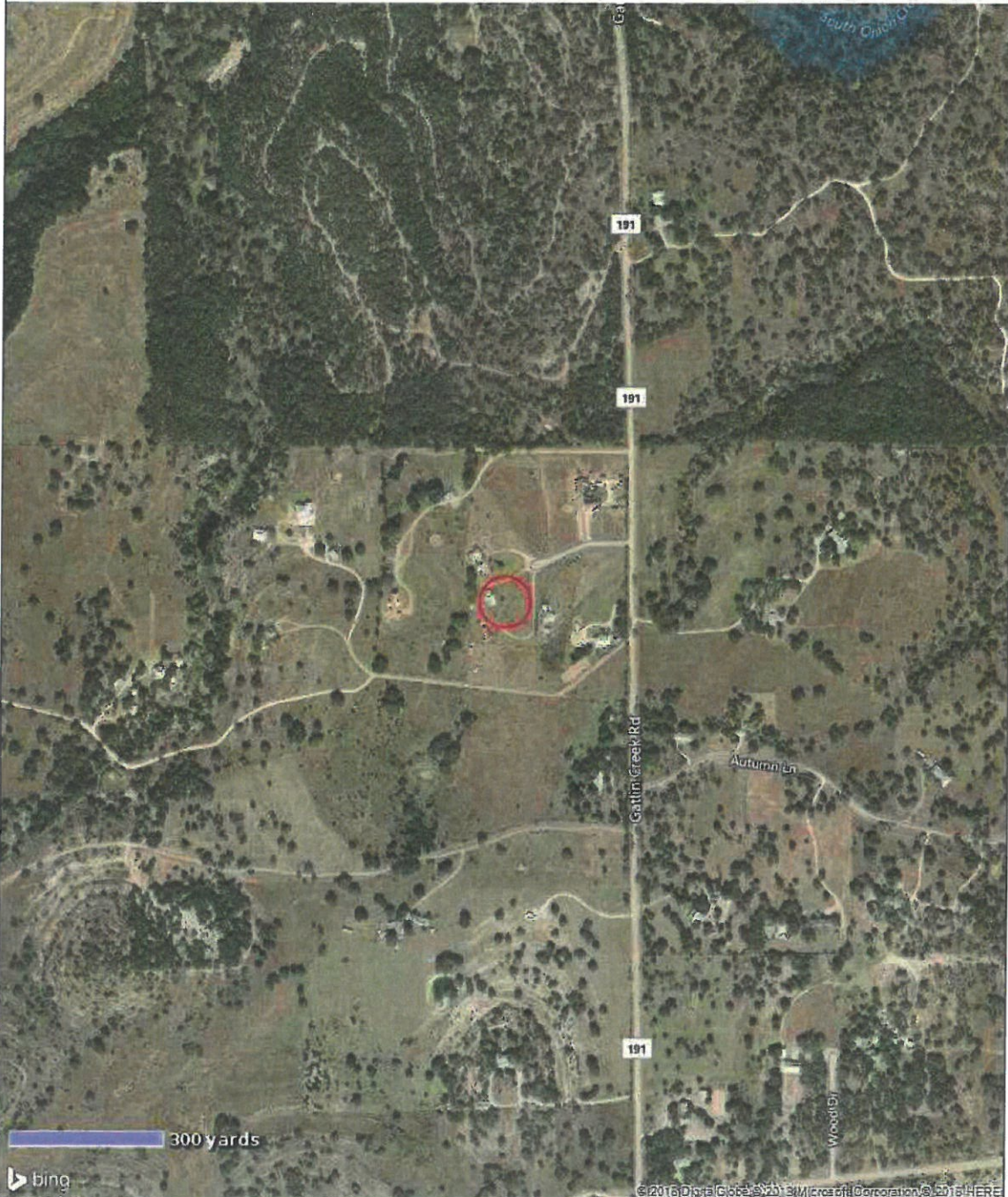
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[esign.alamode.com/verify](http://esign.alamode.com/verify)

### Flood Map

Borrower	Michael Looney				
Property Address	201 Thunder Pony Trl				
City	Dripping Springs	County	Hays	State	TX Zip Code 78620
Lender/Client	Allegiance Bank successor-in-int to PostOakBank				

**InterFlood** by a la mode

Prepared for: Benson Appraisers, Inc.  
 201 Thunder Pony Trl  
 Dripping Springs, TX 78620



**MAP DATA**

FEMA Special Flood Hazard Area: **No**  
 Map Number: **48209C0095F**  
 Zone: **X**  
 Map Date: **September 02, 2005**  
 FIPS: **48209**

**MAP LEGEND**

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

Powered by CoreLogic®

Vol. 11 Pg. 125

**REPLAT OF LOTS**  
**1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A AND 4-B,**  
**OF THE REPLAT OF LOTS 1, 2, 3 AND 4,**  
**HOMESTEAD AT GATLIN CREEK,**  
**AND THE REPLAT OF LOT 5,**  
**HOMESTEAD AT GATLIN CREEK,**  
**A SUBDIVISION IN HAYS COUNTY, TEXAS**

HEALTH DEPARTMENT NOTES:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND WATER QUALITY, PROSPECTIVE PROPERTY OWNER ARE CAUTIONED BY THE COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY ENVIRONMENTAL HEALTH.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

*Allen G. Walther*  
 ALLEN G. WALTHER, DIRECTOR  
 HAYS COUNTY ENVIRONMENTAL HEALTH  
 HAYS COUNTY FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS  
COUNTY OF HAYS

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 12<sup>th</sup> DAY OF July A.D. 2003, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN ENTERED IN THE MINUTES OF SAID COURT IN BOOK 12 PAGE 739

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 12<sup>th</sup> DAY OF July A.D. 2003.

*Jim Powers*  
 JIM POWERS  
 COUNTY JUDGE  
 HAYS COUNTY, TEXAS



*Lee Carlisle*  
 LEE CARLISLE  
 COUNTY CLERK  
 HAYS COUNTY, TEXAS

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

STATE OF TEXAS  
COUNTY OF HAYS

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30<sup>th</sup> DAY OF July A.D., 2003 AT 10:12 O'CLOCK AM IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 11, PAGES 125-127

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 30<sup>th</sup> DAY OF July A.D., 2003



*Lee Carlisle*  
 LEE CARLISLE  
 COUNTY CLERK  
 HAYS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: I, PAUL C. TALLEY, OWNER OF 12.08 ACRES OF LAND, OUT OF THE B.H.H. BUTTS SURVEY NO. 40, ABSTRACT NO. 38, HAYS COUNTY TEXAS, BEING KNOWN AS LOT 1-A, LOT 2-B, LOT 3-A, LOT 4-A AND LOT 4-B, OUT OF THE REPLAT OF LOTS 1, 2, 3 AND 4, HOMESTEAD AT GATLIN CREEK, A SUBDIVISION RECORDED IN BOOK 10, PAGES 145-146, PLAT RECORDS OF HAYS COUNTY, TEXAS, AS CONVEYED TO ME BY DEED DATED JANUARY 22, 1999, RECORDED IN VOLUME 1495, PAGE 148, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,

DO HEREBY SUBDIVIDE 12.08 ACRES OF LAND TO BE KNOWN AS "REPLAT OF LOTS 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A AND 4-B, OF THE REPLAT OF LOTS 1, 2, 3 AND 4, HOMESTEAD AT GATLIN CREEK AND THE REPLAT OF LOT 5, HOMESTEAD AT GATLIN CREEK, A SUBDIVISION IN HAYS COUNTY, TEXAS" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED:

IN WITNESS WHEREOF: PAUL C. TALLEY, HAS CAUSED THESE PRESENTS TO BE EXECUTED, AND THERE UNTO DULY AUTHORIZED THIS 9<sup>th</sup> DAY OF July A.D., 2003.

*Paul C. Talley*  
 PAUL C. TALLEY

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY SUBDIVISION SPECIFICATIONS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

*Gary Pennington*  
 GARY PENNINGTON,  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 4004 - STATE OF TEXAS  
 P.O. BOX 1244  
 DRIPPING SPRINGS, TEXAS 78620  
 (512) 894-0664

DATE 07-08-2003



STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: I, ERIN SCARLETT STONE, OWNER OF 2.09 ACRES OF LAND, OUT OF THE B.H.H. BUTTS SURVEY NO. 40, ABSTRACT NO. 38, HAYS COUNTY TEXAS, BEING KNOWN AS LOT 1-B, OUT OF THE REPLAT OF LOTS 1, 2, 3 AND 4, HOMESTEAD AT GATLIN CREEK, A SUBDIVISION RECORDED IN BOOK 10, PAGES 145-146, PLAT RECORDS OF HAYS COUNTY, TEXAS, AS CONVEYED TO ME BY DEED DATED DECEMBER 5, 2001, RECORDED IN VOLUME 1916, PAGE 96, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,

DO HEREBY SUBDIVIDE 2.09 ACRES OF LAND TO BE KNOWN AS "REPLAT OF LOTS 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A AND 4-B, OF THE REPLAT OF LOTS 1, 2, 3 AND 4, HOMESTEAD AT GATLIN CREEK AND THE REPLAT OF LOT 5, HOMESTEAD AT GATLIN CREEK, A SUBDIVISION IN HAYS COUNTY, TEXAS" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED:

IN WITNESS WHEREOF: ERIN SCARLETT STONE, HAS CAUSED THESE PRESENTS TO BE EXECUTED, AND THERE UNTO DULY AUTHORIZED THIS 18 DAY OF July A.D., 2003.

*Erin Scarlett Stone*  
 ERIN SCARLETT STONE

Vol. 11 Pg. 124

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: WE, OSCAR TOVAR, SR. AND WIFE, CONSUELO TOVAR, OWNERS OF 2.22 ACRES OF LAND, OUT OF THE B.H.H. BUTTS SURVEY NO. 40, ABSTRACT NO. 38, HAYS COUNTY, TEXAS, BEING KNOWN AS LOT 2-A, OUT OF THE REPLAT OF LOTS 1, 2, 3 AND 4, HOMESTEAD AT GATLIN CREEK, A SUBDIVISION RECORDED IN BOOK 10, PAGES 145-146, PLAT RECORDS OF HAYS COUNTY, TEXAS, AS CONVEYED TO US BY DEED DATED DECEMBER 18, 2001, RECORDED IN VOLUME 1923, PAGE 489, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 2.22 ACRES OF LAND TO BE KNOWN AS "REPLAT OF LOTS 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A AND 4-B, OF THE REPLAT OF LOTS 1, 2, 3 AND 4, HOMESTEAD AT GATLIN CREEK AND THE REPLAT OF LOT 5, HOMESTEAD AT GATLIN CREEK, A SUBDIVISION IN HAYS COUNTY, TEXAS" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED:

IN WITNESS WHEREOF: OSCAR TOVAR, SR. AND WIFE, CONSUELO TOVAR, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND THERE UNTO DULY AUTHORIZED

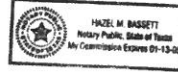
THIS 16 DAY OF July A.D., 2003.

*Oscar Tovar*  
OSCAR TOVAR, SR.

*Consuelo Tovar*  
CONSUELO TOVAR

STATE OF TEXAS  
COUNTY OF HAYS

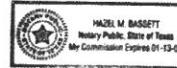
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL C. TALLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.



*Hazel M. Bassett*  
NOTARY PUBLIC IN AND FOR HAYS  
COUNTY, TEXAS  
COMMISSION EXPIRES 1-13-05  
PRINT NAME HAZEL BASSETT

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIN SCARLETT STONE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.



*Hazel M. Bassett*  
NOTARY PUBLIC IN AND FOR HAYS  
COUNTY, TEXAS  
COMMISSION EXPIRES 1-13-05  
PRINT NAME HAZEL BASSETT

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: WE, GERALD G. STAGGS AND WIFE, SHELLEY M. STAGGS, OWNERS OF 2.87 ACRES OF LAND, OUT OF THE B.H.H. BUTTS SURVEY NO. 40, ABSTRACT NO. 38, HAYS COUNTY, TEXAS, BEING KNOWN AS LOT 3-B, OUT OF THE REPLAT OF LOTS 1, 2, 3 AND 4, HOMESTEAD AT GATLIN CREEK, A SUBDIVISION RECORDED IN BOOK 10, PAGES 145-146, PLAT RECORDS OF HAYS COUNTY, TEXAS, AS CONVEYED TO US BY DEED DATED FEBRUARY 14, 2002, RECORDED IN VOLUME 1952, PAGE 340, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 2.87 ACRES OF LAND TO BE KNOWN AS "REPLAT OF LOTS 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A AND 4-B, OF THE REPLAT OF LOTS 1, 2, 3 AND 4, HOMESTEAD AT GATLIN CREEK AND THE REPLAT OF LOT 5, HOMESTEAD AT GATLIN CREEK, A SUBDIVISION IN HAYS COUNTY, TEXAS" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED:

IN WITNESS WHEREOF: GERALD G. STAGGS AND WIFE, SHELLEY M. STAGGS, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND THERE UNTO DULY AUTHORIZED

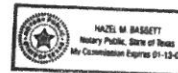
THIS 9 DAY OF July A.D., 2003.

*Gerald G. Staggs*  
GERALD G. STAGGS

*Shelley M. Staggs*  
SHELLEY M. STAGGS

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OSCAR TOVAR, SR. AND WIFE CONSUELO TOVAR, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.



*Hazel M. Bassett*  
NOTARY PUBLIC IN AND FOR HAYS  
COUNTY, TEXAS  
COMMISSION EXPIRES 1-13-05  
PRINT NAME HAZEL BASSETT

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD G. STAGGS AND WIFE SHELLEY M. STAGGS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.



*Hazel M. Bassett*  
NOTARY PUBLIC IN AND FOR HAYS  
COUNTY, TEXAS  
COMMISSION EXPIRES 1-13-05  
PRINT NAME HAZEL M. BASSETT

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: WE, DAREN HESS AND WIFE, JAYNE HESS, OWNERS OF 13.25 ACRES OF LAND, OUT OF THE B.H.H. BUTTS SURVEY NO. 40, ABSTRACT NO. 38, HAYS COUNTY, TEXAS, BEING KNOWN AS LOT 5, HOMESTEAD AT GATLIN CREEK, A SUBDIVISION RECORDED IN BOOK 10, PAGES 88-89, PLAT RECORDS OF HAYS COUNTY, TEXAS, AS CONVEYED TO US BY DEED DATED JUNE 13, 2003, RECORDED IN VOLUME 2241, PAGE 297, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 13.25 ACRES OF LAND TO BE KNOWN AS "REPLAT OF LOTS 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A AND 4-B, OF THE REPLAT OF LOTS 1, 2, 3 AND 4, HOMESTEAD AT GATLIN CREEK AND THE REPLAT OF LOT 5, HOMESTEAD AT GATLIN CREEK, A SUBDIVISION IN HAYS COUNTY, TEXAS" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED:

IN WITNESS WHEREOF: DAREN HESS, AND WIFE, JAYNE HESS, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND THERE UNTO DULY AUTHORIZED

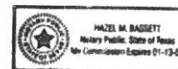
THIS 22 DAY OF July A.D., 2003.

*Daren Hess*  
DAREN HESS

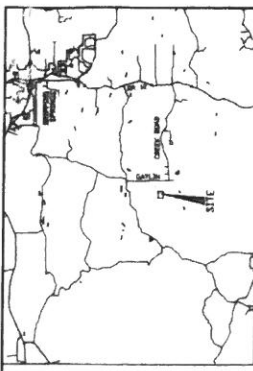
*Jayne Hess*  
JAYNE HESS

STATE OF TEXAS  
COUNTY OF HAYS

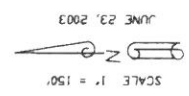
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAREN HESS AND WIFE JAYNE HESS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.



*Hazel M. Bassett*  
NOTARY PUBLIC IN AND FOR HAYS  
COUNTY, TEXAS  
COMMISSION EXPIRES 1-13-05  
PRINT NAME HAZEL M. BASSETT



VICINITY MAP  
NOT TO SCALE



- LEGEND
- 1/4" PIP W/3' TRENCH
  - 4" W/4" TRENCH IN FENCE
  - PUNCH HOLE IN CONCRETE
  - RECORD INFORMATION
  - 1/4" RC FENCE
  - DRAINAGE EASEMENT
  - DRAINAGE EASEMENT CALCULATED POINT

DRAINAGE EASEMENT CURVE TABLE

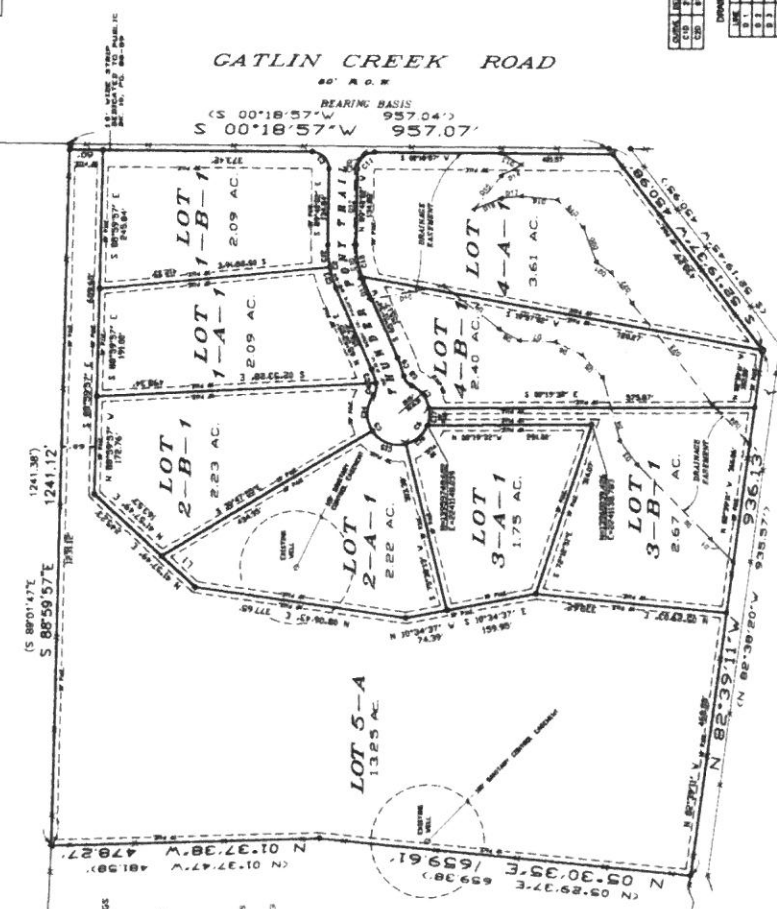
LINE	BEARING	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
101	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
102	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
103	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
104	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
105	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E

DRAINAGE LINE TABLE

LINE	BEARING	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
101	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
102	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
103	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
104	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
105	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E

DRAINAGE LINE TABLE

LINE	BEARING	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
101	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
102	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
103	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
104	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
105	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E



CURVE TABLE

LINE	BEARING	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
101	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
102	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
103	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
104	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
105	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E

CURVE TABLE

LINE	BEARING	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
101	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
102	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
103	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
104	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
105	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E

LINE TABLE

LINE	BEARING	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
101	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
102	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
103	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
104	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E
105	S 88°59'57" E	S 88°59'57" E	1241.12'	S 88°59'57" E

- 3) ALL LOTS ARE TO BE SERVED BY PRIVATE INDIVIDUAL WATER WELLS WHILE THE WATER AVAILABILITY BULKHEAD INVESTMENT AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESS OR OTHERWISE - THAT SUBDIVISION PURCHASING LOTS WITHIN THE SUBDIVISION
- 13) BE TO PRELIMINARY WATER QUALITY REPORTS BEING IN EXCESS OF EPA LIMITS FOR BASIC WATER QUALITY.
- 14) STATE PLAIN COORDINATES SHOWN HEREON ARE BASED ON
- 15) THIS PLAT IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS PROVIDED FOR ON THE PREVIOUS PLATS RECORDED IN HAYS COUNTY RECORDS

- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP THESE LOTS ARE IN ZONE X AND ARE NOT IN THE 100-YEAR FLOODPLAIN
- 2) NO PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ANY SCHOOL DISTRICT
- 3) THIS SUBDIVISION IS SUBJECT TO ALL EXISTING EASEMENTS AND MATTERS OF RECORD AFFECTING THESE LOTS THAT ARE NOT REFLECTED ON THIS PLAT.
- 4) ALL LOTS WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES
- 5) THIS SUBDIVISION IS WITHIN THE SHIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT BOUNDARIES
- 6) RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE FAMILY RESIDENCE
- 7) THE COMPLETION OF PUBLIC ROADWAYS AND UTILITIES CONTRACTS ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS PERMIT AND SHALL BE FINISHED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND THE UTILITY DEPARTMENT OF HAYS COUNTY
- 8) MINIMUM OVERSET SIZE FOR DRIVEWAYS WITHIN THIS SUBDIVISION SHALL BE 18" IN DIAMETER
- 9) THIS SUBDIVISION IS NOT WITHIN THE E.T.J. OF ANY MUNICIPALITY
- 10) ALL ROADS IN SUBDIVISION ARE CLASSIFIED COUNTY LANE
- 11) UTILITY EASEMENTS SHALL BE 10' WIDE
- 12) BEAR - 10' PALE

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