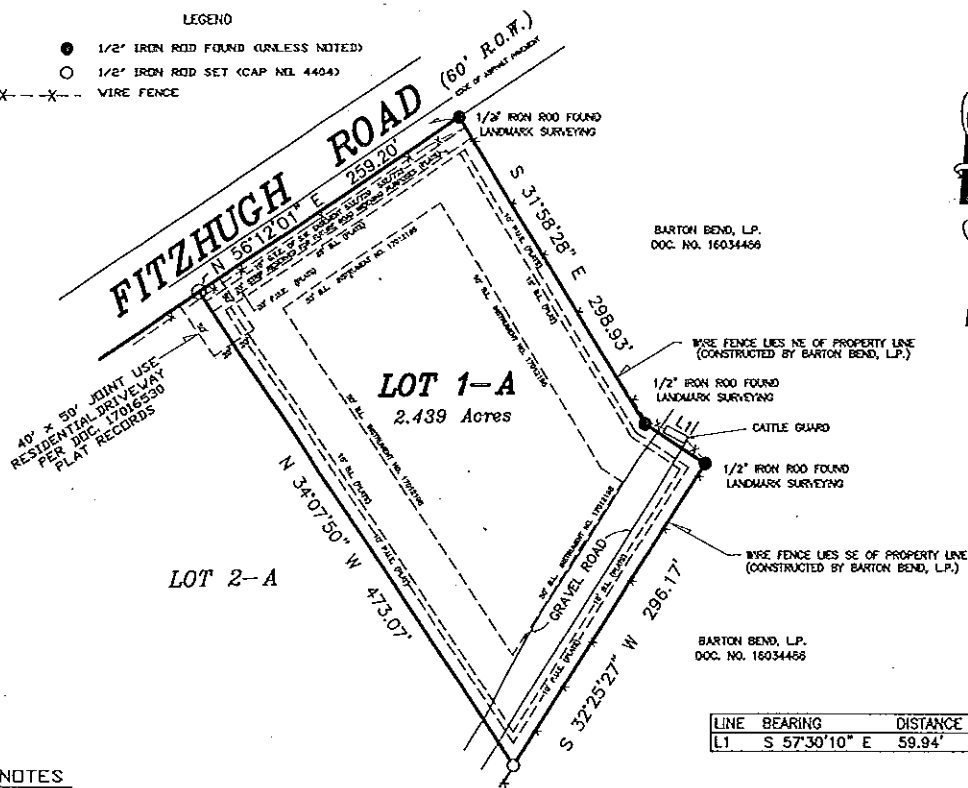


LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET (CAP NPL 4404)
- X-X- WIRE FENCE

SCALE 1" = 100'



LINE	BEARING	DISTANCE
L1	S 57°30'10" E	59.94'

NOTES

- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP RATE MAP NO. 48209C0050F, DATED SEPT 2, 2005, THIS LOT IS IN ZONE X AND IS NOT IN THE 100-YEAR FLOODPLAIN.
- 2) BEARING BASIS FOR THIS SURVEY IS N.A.D. 83, TEXAS SOUTH CENTRAL ZONE (4204), U.S. SURVEY FEET.
- 3) THIS LOT IS SUBJECT TO THE FOLLOWING EASEMENTS PER RECORDED PLATS:
 - 20' P.U.E. ALONG ALL STREET LINES
 - 10' P.U.E. ALONG ALL PERIMETER SUBDIVISION LINES.
 - 20' P.E.C. AND VERIZON EASEMENT CENTERED ALONG ALL EXISTING UTILITY POLES, UTILITY LINES AND GUY LINES. (NO UTILITIES FOUND ON LOT)
 - 10' P.U.E. ON EACH SIDE OF ALL INTERIOR LOT LINES
- 4) THIS LOT IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS PER THE RECORDED PLATS:
 - 25' ALONG STREET PROPERTY LINES
 - 15' ON BOTH SIDES OF INTERIOR PROPERTY LINES
 - 15' ALONG PERIMETER BOUNDARY LINES (EXCLUDING STREETS)
- 5) THE ROAD EASEMENT KNOWN AS MEDLIN CREEK LOOP IN THIS AREA AS RECORDED IN VOLUME 2509, PAGE 449 AND VOLUME 5397, PAGE 514, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS HAVE BEEN VACATED BY DOCUMENT NO. 17014239, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 6) MAINTENANCE AGREEMENTS FOR THE 40' x 50' JOINT USE ACCESS EASEMENT ARE RECORDED IN DOCUMENT NO. 17016529, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 7) RESTRICTIVE COVENANTS ARE RECORDED IN VOLUME 19, PAGE 199 AND DOCUMENT NO. 1701630 PLAT RECORDS AND VOLUME 735, PAGE 35 AND VOLUME 769, PAGE 333, REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 1343, PAGE 343, VOLUME 1316, PAGE 630, VOLUME 2309, PAGE 449, VOLUME 3381, PAGE 849, VOLUME 3381, PAGE 853, VOLUME 5146, PAGE 804 AND DOCUMENT NO 17014239, AND INSTRUMENT NO. 17012198, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 8) REFERENCE IS HEREBY MADE TO THE FOURTH AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MEDLIN CREEK AS RECORDED IN INSTRUMENT NO. 17012198, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, WHICH ACCORDING TO GLENN K. WEICHERT, ATTORNEY, AFFECTS THIS SUBDIVISION AREA. LOT 1-A IS COVERED BY THOSE RESTRICTIONS WHICH AFFECTS THE SETBACK LINES NOTED IN VOLUME 735, PAGE 1, REAL PROPERTY OF HAYS COUNTY, TEXAS AND THOSE CONTAINED IN VOLUME 1343, PAGE 343 AND VOLUME 3381, PAGE 853, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AS WELL AS OTHER ITEMS. NO SETBACKS ARE MENTIONED IN VOLUME 735, PAGE 35, REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS.

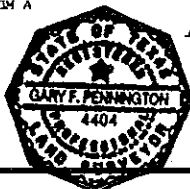
PURCHASER: BRIAN M. DYER AND ROBYN FERGUSON, JOHN BENSON FERGUSON
 TITLE CO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 CORRIDOR TITLE COMPANY
 G.F. NO: 17-0562-D
 LENDER OR LIENHOLDER: UNIVERSITY FEDERAL CREDIT UNION

CERTIFICATION

I, GARY F. PENNINGTON, DO HEREBY CERTIFY THAT THIS PLAT WAS PERFORMED 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 UTILITY LINES OR ROADWAYS AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

Gary F. Pennington 05.19.2017

SOUTHWEST LAND CONSULTANTS
 GARY F. PENNINGTON R.P.L.S. NO. 4404 - STATE OF TEXAS
 P.O. BOX 1244, DRIPPING SPRINGS, TEXAS, 76620
 (512) 888-4460 FIRM NO. 10194161



SURVEY PLAT
 OF
LOT 1-A,
 AMENDED PLAT OF
 LOTS 1, 2, 3 AND 4,
 COMPTON SUBDIVISION,
 A SUBDIVISION RECORDED
 IN DOCUMENT NO. 17016530,
 PLAT RECORDS OF HAYS
 COUNTY, TEXAS.

FILE: COMPTON_LOT 1A.DWG
 JOB: 17-5212