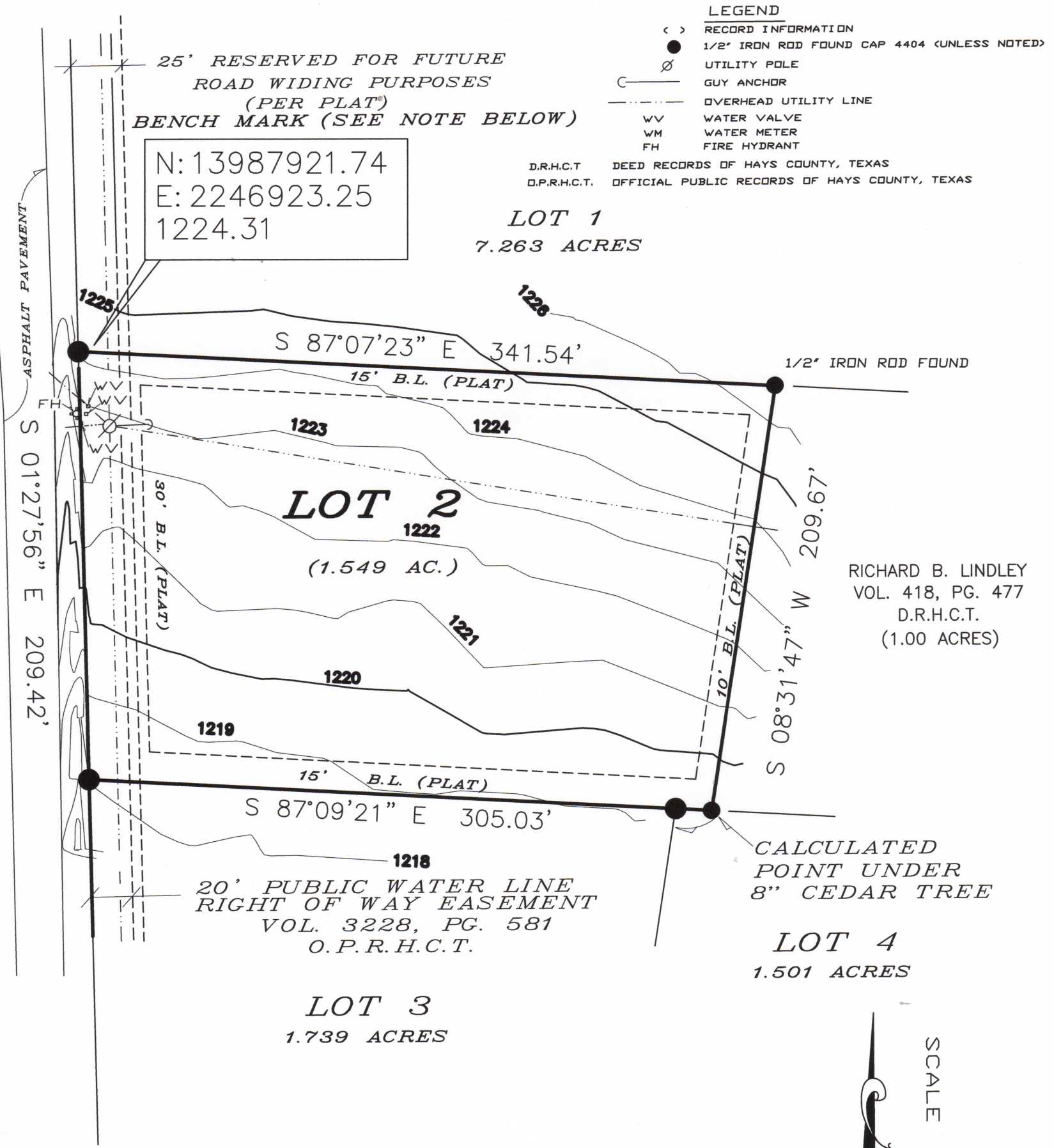


**BELL SPRINGS ROAD**  
 (50' R.O.W.)  
 (C.R. NO. 169)



**LEGEND**

- ( > ) RECORD INFORMATION
- 1/2" IRON ROD FOUND CAP 4404 (UNLESS NOTED)
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT

D.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS  
 O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

25' RESERVED FOR FUTURE  
 ROAD WIDING PURPOSES  
 (PER PLAT)  
 BENCHMARK (SEE NOTE BELOW)

N: 13987921.74  
 E: 2246923.25  
 1224.31

**LOT 1**  
 7.263 ACRES

**LOT 2**  
 (1.549 AC.)

RICHARD B. LINDLEY  
 VOL. 418, PG. 477  
 D.R.H.C.T.  
 (1.00 ACRES)

20' PUBLIC WATER LINE  
 RIGHT OF WAY EASEMENT  
 VOL. 3228, PG. 581  
 O.P.R.H.C.T.

CALCULATED  
 POINT UNDER  
 8" CEDAR TREE

**LOT 4**  
 1.501 ACRES

**LOT 3**  
 1.739 ACRES

SCALE 1" = 60'

**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 IS SUBJECT TO THE SITE DEVELOPMENT REGULATIONS 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.
- 4) BEARINGS SHOWN HEREON ARE ON STATE PLANE NAD 83 SPC (4204) TEXAS SOUTH CENTRAL ZONE.(GRID NORTH) CONTOURS SHOWN ARE BASED ON N.A.V.D. 88. THIS DATA WILL VARY VERY SLIGHTLY FROM THE RECORDED PLAT WHICH WAS BASED ON W.G.S. 84 DATUM ON AN ASSUMED COORDINATE BASE. BENCHMARK IS THE TOP OF AN IRON ROD FOUND (CAP NO. 4404) , WHICH IS THE NORTHWEST CORNER OF THIS TRACT.

**TOPOGRAPHIC SURVEY**

**LOT 2, VITOLICH PLAZA**

A SUBDIVISION RECORDED IN DOCUMENT NO. 17030283,  
 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

PURCHASER: CHASE E. BURRIS AND KAREN BURRIS

PREPARED BY:

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  
 DATE: FEBRUARY 1, 2021

FILE NAME: LOT 2 TOPO STATE PLANE FINAL  
 REF. JOB NO.: 21-02-01