

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	994.93'	220.41'	219.96'	N 53°43'21" W	12°41'35"
REC	994.93'	220.44'	220.0'	N 53°43' W	

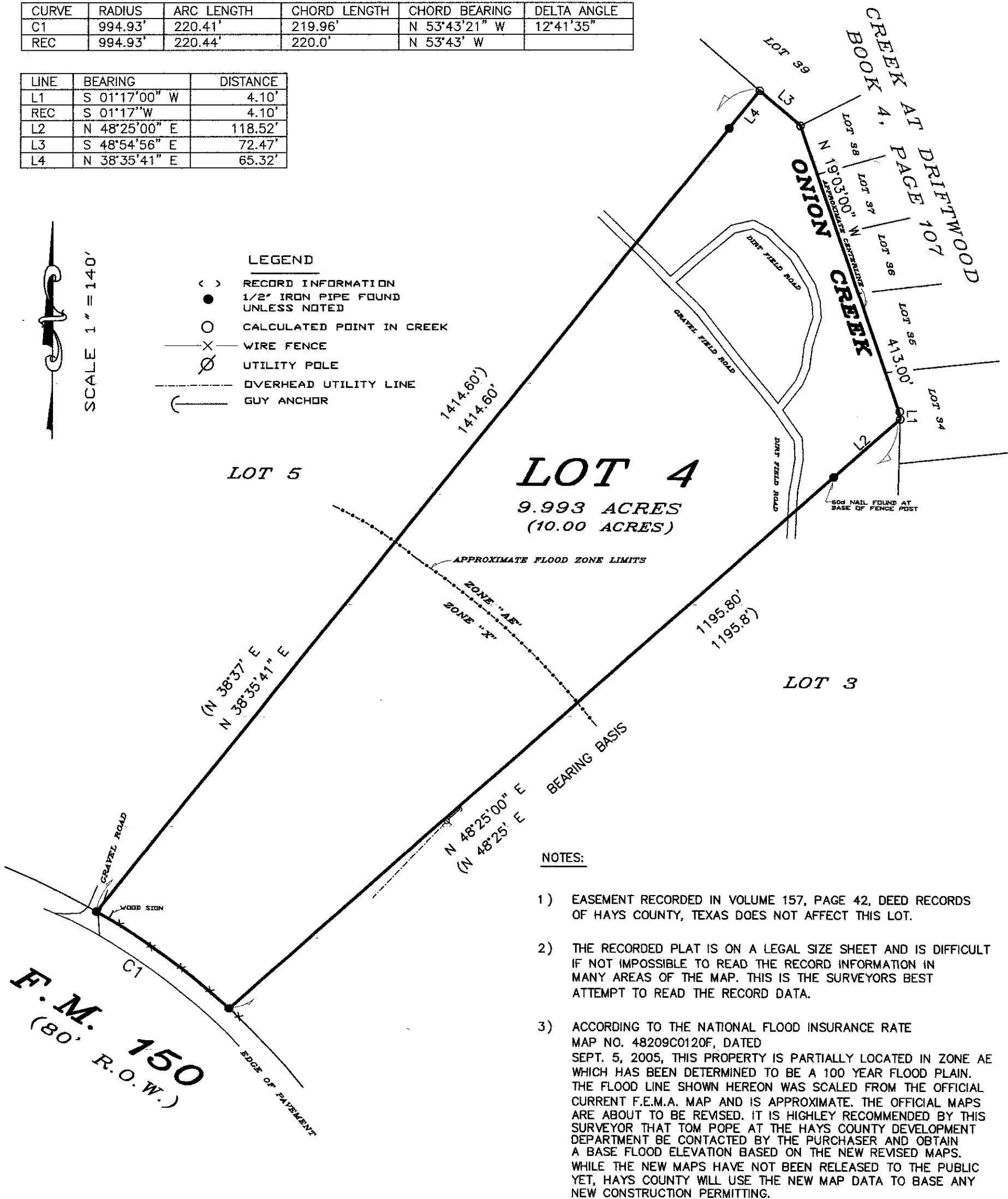
LINE	BEARING	DISTANCE
L1	S 01°17'00" W	4.10'
REC	S 01°17' W	4.10'
L2	N 48°25'00" E	118.52'
L3	S 48°54'56" E	72.47'
L4	N 38°35'41" E	65.32'



SCALE 1" = 140'

LEGEND

- < > RECORD INFORMATION
- 1/2" IRON PIPE FOUND UNLESS NOTED
- CALCULATED POINT IN CREEK
- X WIRE FENCE
- Ø UTILITY POLE
- OVERHEAD UTILITY LINE
- └ GUY ANCHOR



NOTES:

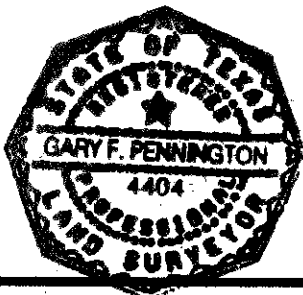
- EASEMENT RECORDED IN VOLUME 157, PAGE 42, DEED RECORDS OF HAYS COUNTY, TEXAS DOES NOT AFFECT THIS LOT.
- THE RECORDED PLAT IS ON A LEGAL SIZE SHEET AND IS DIFFICULT IF NOT IMPOSSIBLE TO READ THE RECORD INFORMATION IN MANY AREAS OF THE MAP. THIS IS THE SURVEYORS BEST ATTEMPT TO READ THE RECORD DATA.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NO. 48209C0120F, DATED SEPT. 5, 2005, THIS PROPERTY IS PARTIALLY LOCATED IN ZONE AE WHICH HAS BEEN DETERMINED TO BE A 100 YEAR FLOOD PLAIN. THE FLOOD LINE SHOWN HEREON WAS SCALED FROM THE OFFICIAL CURRENT F.E.M.A. MAP AND IS APPROXIMATE. THE OFFICIAL MAPS ARE ABOUT TO BE REVISED. IT IS HIGHLEY RECOMMENDED BY THIS SURVEYOR THAT TOM POPE AT THE HAYS COUNTY DEVELOPMENT DEPARTMENT BE CONTACTED BY THE PURCHASER AND OBTAIN A BASE FLOOD ELEVATION BASED ON THE NEW REVISED MAPS. WHILE THE NEW MAPS HAVE NOT BEEN RELEASED TO THE PUBLIC YET, HAYS COUNTY WILL USE THE NEW MAP DATA TO BASE ANY NEW CONSTRUCTION PERMITTING.

PURCHASER: CAMERON COX AND DANE BUBELA  
 LENDER OR LIENHOLDER  
 TITLE CO.: INDEPENDENCE TITLE COMPANY  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 G.F. NO.: 1607012-DRP

CERTIFICATION

I, GARY F. PENNINGTON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING MARCH 2016, 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 AND FROM A PUBLIC RIGHT OF WAY.

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



**SURVEY PLAT**  
 OF  
**LOT 4,**  
**J.V. ASH JR.**  
**SUBDIVISION**  
 A SUBDIVISION RECORDED IN  
 VOLUME 172, PAGE 581,  
 DEED RECORDS OF  
 HAYS COUNTY, TEXAS.

JOB NO.: 16-5147  
 JOB NAME: JV\_ASH\_LOT4.DWG

03.04.2016