

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
- O UTILITY POLE
- DASHED LINE OVERHEAD UTILITY LINE
- GUY ANCHOR

1414.60'
1414.60'

LOT 4

9.993 ACRES
(10.00 ACRES)

APPROXIMATE FLOOD ZONE LIMITS

ZONE "A"
ZONE "AE"

1195.80'
1195.88'

N 48°25'00" E
(N 48°25' E)
BEARING BASIS

NOTES:

- 1) EASEMENT RECORDED IN VOLUME 157, PAGE 42, DEED RECORDS OF HAYS COUNTY, TEXAS DOES NOT AFFECT THIS LOT.
- 2) 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.
- 3) 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 HIGHLY 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

SURVEY PLAT

OF
LOT 4,

**J. V. ASH JR.
SUBDIVISION**

A SUBDIVISION RECORDED IN
VOLUME 172, PAGE 581,
DEED RECORDS OF
HAYS COUNTY, TEXAS.

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

03/04/2016



JOB NO.: 16-5147
JOB NAME: JV_ASH_LOT4.DWG