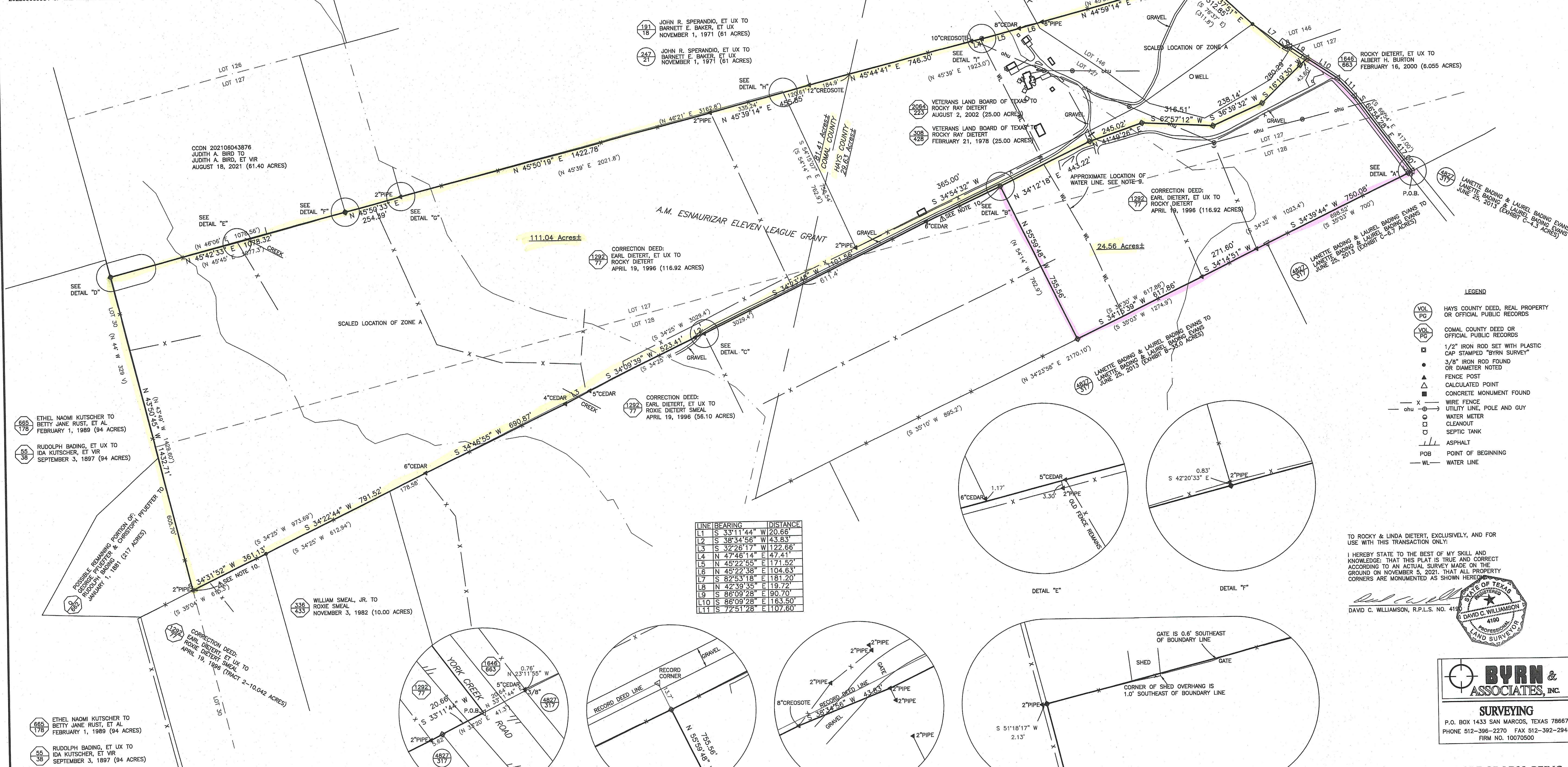
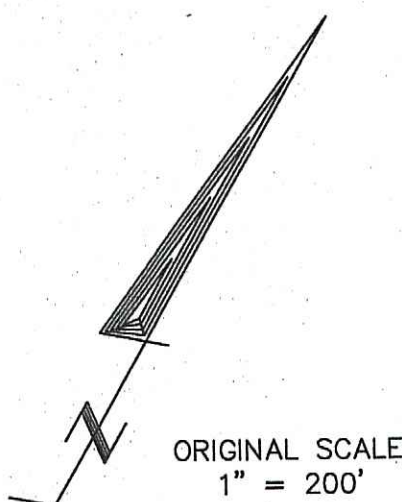
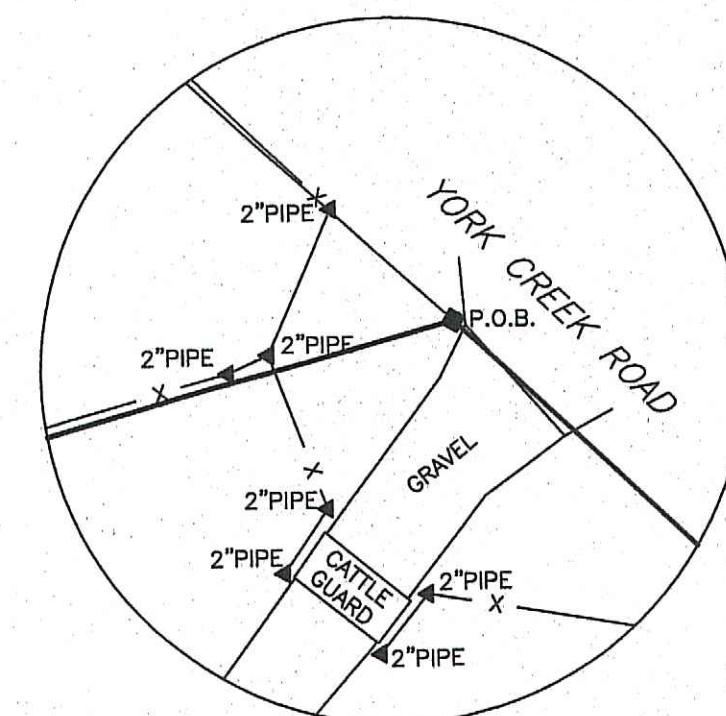
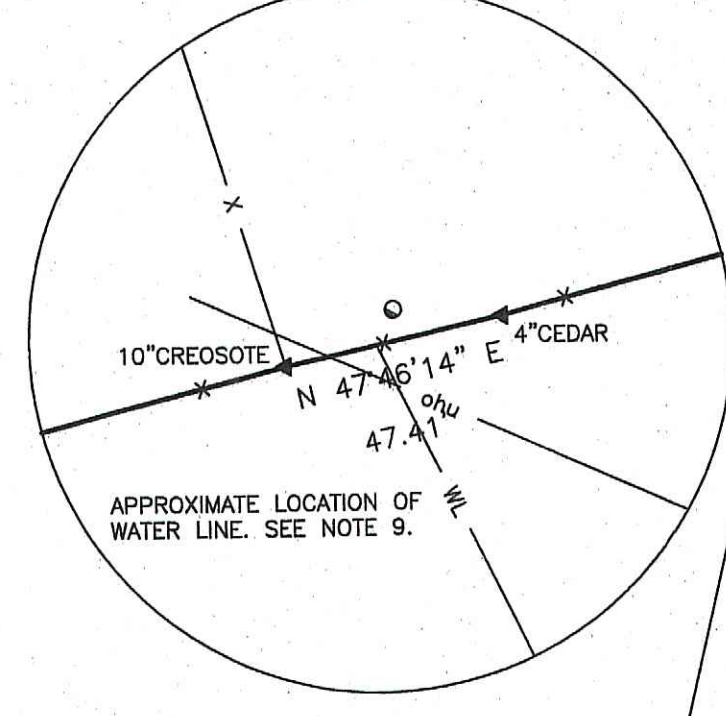
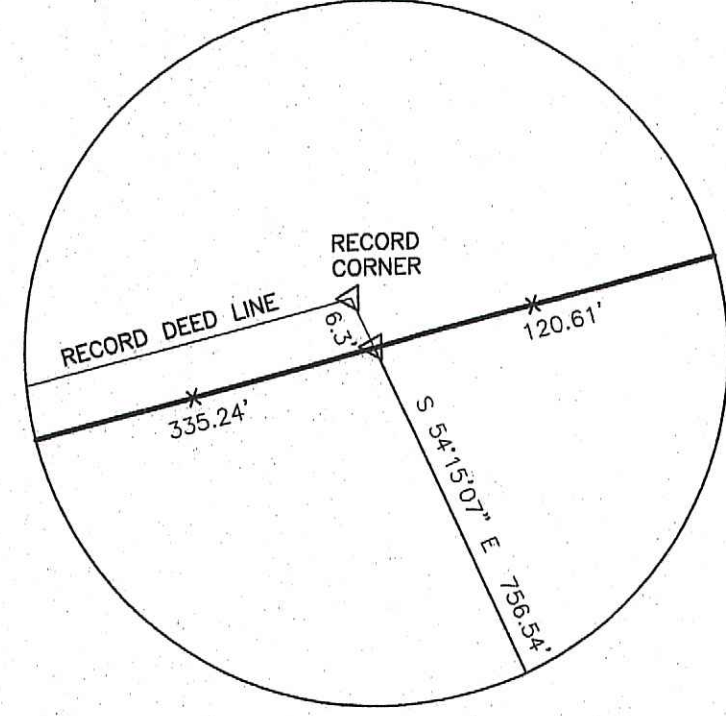
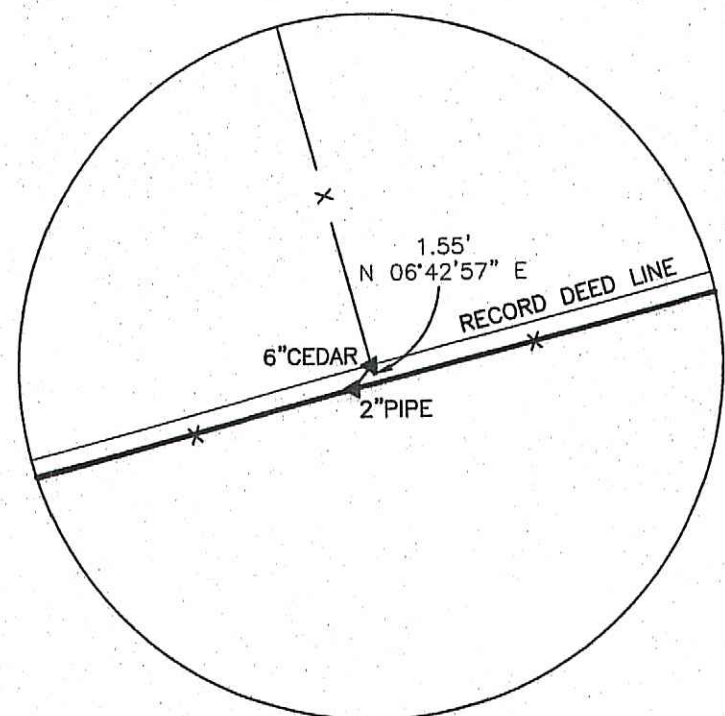


SURVEYORS NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48091C0295F, DATED SEPTEMBER 2, 2009 IN COMAL COUNTY, F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0470F AND 48209C0480F OF HAYS COUNTY A PORTION OF THIS TRACT LIES WITHIN ZONE A, (SPECIAL FLOOD HAZARD AREAS (SFHA'S) SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD).
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. ORIGINAL SURVEY LINES SHOWN HEREON ARE APPROXIMATE ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
6. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED NOVEMBER 5, 2021 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
7. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
8. SUBDIVISION LINES FOR THE ESNOURIZAR ELEVEN LEAGUE GRANT ARE APPROXIMATE ONLY.
9. THIS TRACT IS SUBJECT TO A BLANKET-TYPE WATER LINE EASEMENT TO CRYSTAL CLEAR WATER SUPPLY CORPORATION RECORDED IN VOLUME 1948, PAGE 655 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.
10. THIS LINE IS NOW SUBJECT TO A BOUNDARY LINE AGREEMENT RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 22010457 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS AND COMAL COUNTY DOCUMENT NUMBER 202206009984 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS.



LINE	BEARING	DISTANCE
L1	S 33°11'44\"	W 20.66'
L2	S 38°34'56\"	W 43.83'
L3	S 32°26'17\"	W 122.66'
L4	N 47°46'14\"	E 47.41'
L5	N 45°22'55\"	E 171.52'
L6	N 45°22'38\"	E 104.83'
L7	S 82°53'18\"	E 181.20'
L8	N 42°39'35\"	E 19.72'
L9	S 86°09'28\"	E 90.70'
L10	S 86°09'28\"	E 163.50'
L11	S 72°51'28\"	E 107.60'

- LEGEND**
- (VOL PG) HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - (VOL PG) COMAL COUNTY DEED OR OFFICIAL PUBLIC RECORDS
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - 3/8" IRON ROD FOUND OR DIAMETER NOTED
 - ▲ FENCE POST
 - △ CALCULATED POINT
 - CONCRETE MONUMENT FOUND
 - X WIRE FENCE
 - ohu UTILITY LINE, POLE AND GUY
 - WATER METER
 - CLEANOUT
 - SEPTIC TANK
 - /// ASPHALT
 - POB POINT OF BEGINNING
 - WL WATER LINE

TO ROCKY & LINDA DIETER, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON NOVEMBER 5, 2021, THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

DAVID C. WILLIAMSON, R.P.L.S. NO. 4190
 DAVID C. WILLIAMSON
 4190
 PROFESSIONAL LAND SURVEYOR

BYRN & ASSOCIATES, INC.
 SURVEYING
 P.O. BOX 1433 SAN MARCOS, TEXAS 78667
 PHONE 512-396-2270 FAX 512-392-2945
 FIRM NO. 10070500

PLAT OF LOT 135.60 ACRES, MORE OR LESS, BEING A PORTION OF SUBDIVISION 127, 128, AND 146 OF THE A.M. ESNOURIZAR ELEVEN LEAGUE GRANT, IN COMAL COUNTY AND HAYS COUNTY, TEXAS

REVISÉ JULY 13, 2022-ADDED BOUNDARY LINE AGREEMENT REFERENCE.
 CLIENT: DIETER, ROCKY & LINDA
 DATE: NOVEMBER 5, 2021
 OFFICE: HADEN
 CREW: C. SMITH, HADEN
 FB/PG: 793/75
 PLAT NO. 27983-21-d