

**SURVEYORS NOTES**

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480550100E, DATED JUNE 19, 2012, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED APRIL 1, 2022 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
- 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.

- 0.417 ACRES RESERVED FOR FUTURE RIGHT-OF-WAY DEDICATION FOR STATE HIGHWAY NO. 21 AND YARRINGTON ROAD EXTENSION PER CABINET C, SLIDE 143 OF THE CALDWELL COUNTY PLAT RECORDS.
- DEED DOES NOT MATHEMATICALLY CLOSE. THEREFORE THE THE RECORD HIGHWAY LINE IS INDETERMINABLE.
- THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 22-0861-C, DATED MARCH 10, 2022 PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. 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.

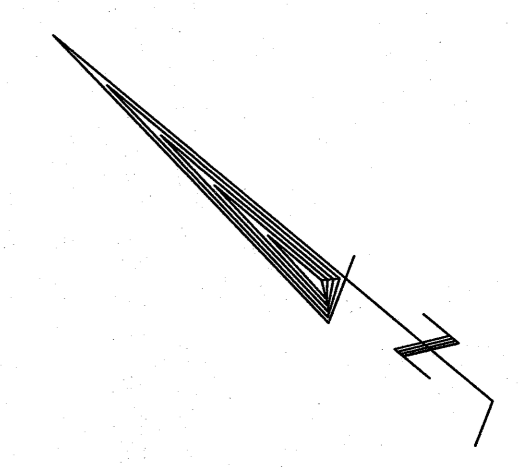
**NOTES CORRESPONDING TO SCHEDULE B OF TITLE COMMITMENT G.F. NO. 22-0861-C**

- A 20 FOOT WIDE WATER LINE EASEMENT TO MAXWELL WATER SUPPLY CORPORATION RECORDED IN VOLUME 338, PAGE 13 OF THE CALDWELL COUNTY DEED RECORDS. AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.
- A 20 FOOT WIDE TREATED WATER LINE EASEMENT TO GUADALUPE BLANCO RIVER AUTHORITY RECORDED IN VOLUME 405, PAGE 33 OF THE CALDWELL COUNTY DEED RECORDS. AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.

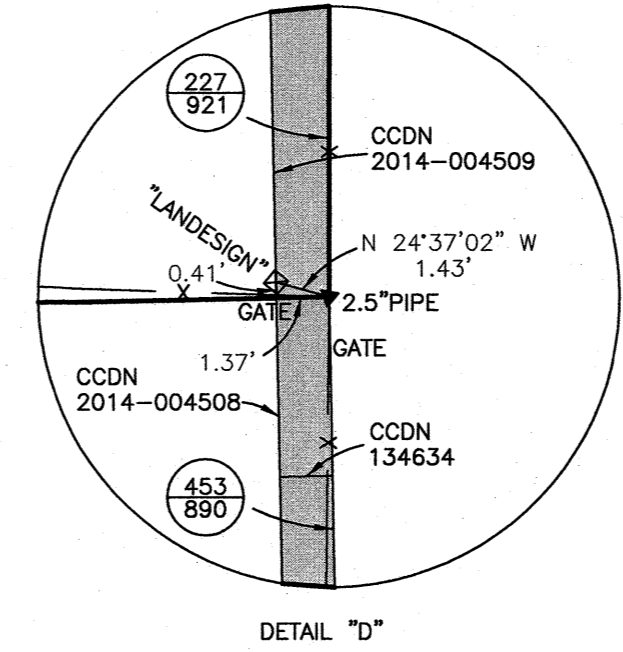
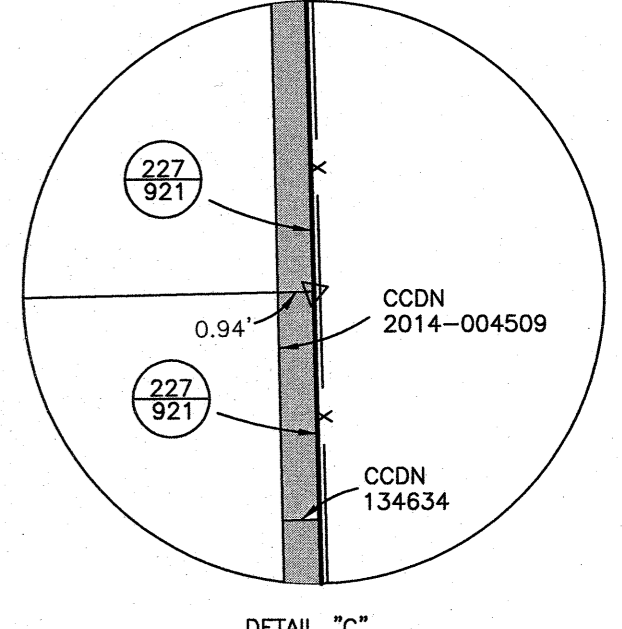
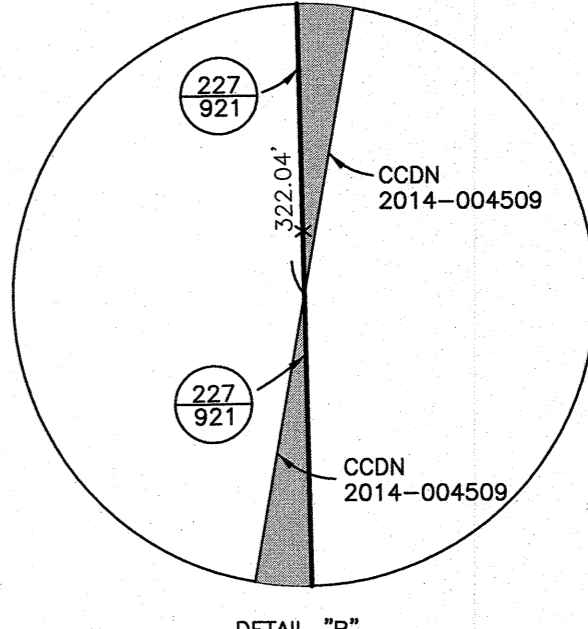
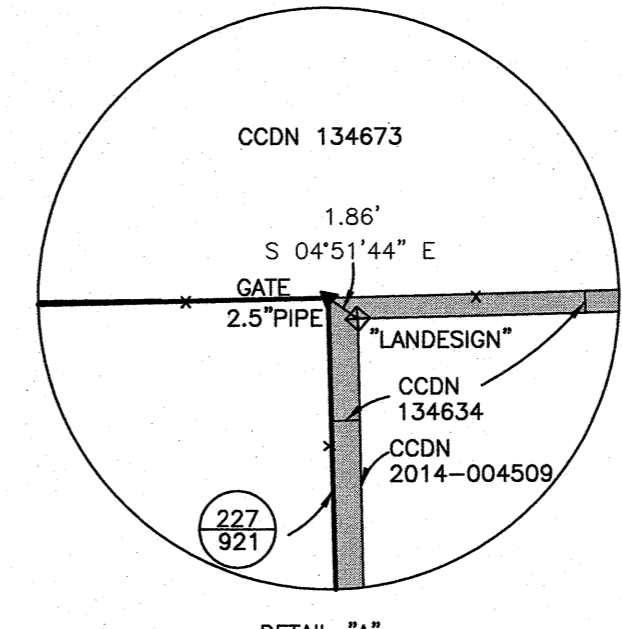
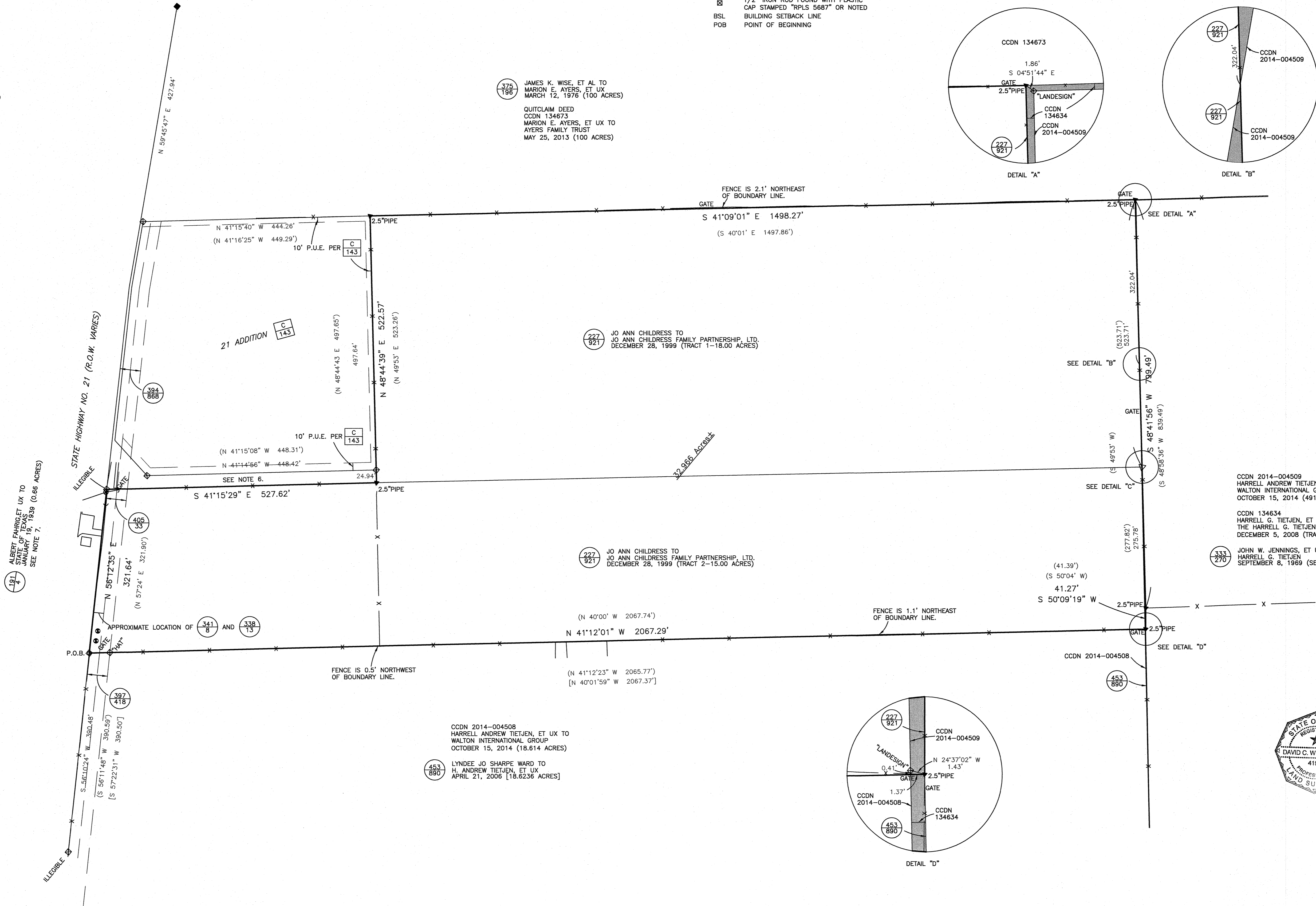
**DEED REFERENCES:**

- 406/33 JO ANN CHILDRESS FAMILY PARTNERSHIP LTD. TO GUADALUPE BLANCO RIVER AUTHORITY NOVEMBER 12, 2004 (0.296 ACRES)
- 397/418 LYNDEE J. SHARPE WARD TO GUADALUPE BLANCO RIVER AUTHORITY AUGUST 23, 2004 (0.709 ACRES)
- 394/868 CARMEN D. RODRIGUEZ, ET AL TO GUADALUPE BLANCO RIVER AUTHORITY AUGUST 31, 2004 (0.485 ACRES)
- 341/8 ALBERT FAHRIG, ET UX TO MAXWELL WATER SUPPLY CORP. JUNE 6, 1970 (20' WATER LINE EASEMENT)
- 338/13 ALBERT FAHRIG, ET UX TO MAXWELL WATER SUPPLY CORP. JUNE 6, 1970 (20' WATER LINE EASEMENT)

- LEGEND**
- VOL PG CALDWELL COUNTY DEED OR OFFICIAL PUBLIC RECORDS
  - VOL PG CALDWELL COUNTY PLAT RECORDS
  - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
  - FENCE POST
  - △ CALCULATED POINT
  - TXDOT CONCRETE MONUMENT FOUND
  - X WIRE FENCE
  - ohu → UTILITY LINE, POLE AND GUY
  - WATER METER
  - WATER VALVE
  - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "RPLS 5687" OR NOTED
  - BSL BUILDING SETBACK LINE
  - POB POINT OF BEGINNING



ORIGINAL SCALE  
1" = 100'



375/186 JAMES K. WISE, ET AL TO MARION E. AYERS, ET UX MARCH 12, 1976 (100 ACRES)  
QUITCLAIM DEED CCDN 134673 MARION E. AYERS, ET UX TO AYERS FAMILY TRUST MAY 25, 2013 (100 ACRES)

227/921 JO ANN CHILDRESS TO JO ANN CHILDRESS FAMILY PARTNERSHIP, LTD. DECEMBER 28, 1999 (TRACT 1-18.00 ACRES)

227/921 JO ANN CHILDRESS TO JO ANN CHILDRESS FAMILY PARTNERSHIP, LTD. DECEMBER 28, 1999 (TRACT 2-15.00 ACRES)

CCDN 2014-004508 HARRELL ANDREW TIETJEN, ET UX TO WALTON INTERNATIONAL GROUP OCTOBER 15, 2014 (18.814 ACRES)  
LYNDEE JO SHARPE WARD TO H. ANDREW TIETJEN, ET UX APRIL 21, 2006 (18.8236 ACRES)

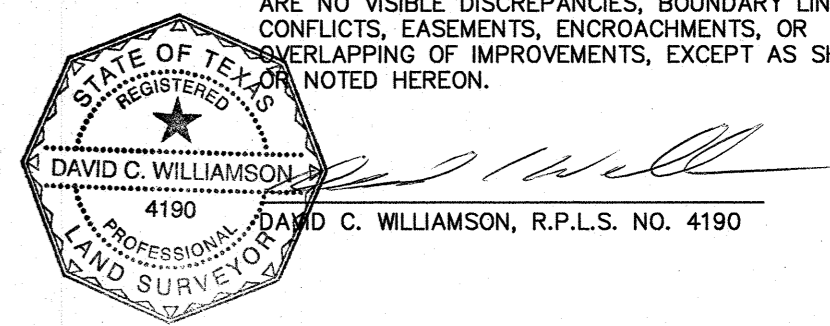
CCDN 2014-004509 HARRELL ANDREW TIETJEN, ET UX TO WALTON INTERNATIONAL GROUP OCTOBER 15, 2014 (491.661 ACRES)

CCDN 134634 HARRELL G. TIETJEN, ET UX TO THE HARRELL G. TIETJEN AND DEBORAH A. TIETJEN FAMILY LIMITED PARTNERSHIP DECEMBER 5, 2008 (TRACT 3-66.629 ACRES)

333/276 JOHN W. JENNINGS, ET UX TO HARRELL G. TIETJEN SEPTEMBER 8, 1969 (SECOND TRACT-66.629 ACRES)

TO POCO LOCO SUPER MERCADO, LLC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY 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 APRIL 1, 2022; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE DISCREPANCIES, BOUNDARY LINE CONFLICTS, EASEMENTS, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN AND NOTED HEREON.



**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 32.966 ACRES, MORE OR LESS, IN THE THOMAS YATES SURVEY, A 313, CALDWELL COUNTY, TEXAS

CLIENT: CHILDRESS, DAVID  
DATE: APRIL 1, 2022  
OFFICE: HADEN  
CREW: C. SMITH  
FB/PG: 787/3  
PLAT NO. 28048-22-d