

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. 480500182F AND 480500205F, DATED DECEMBER 30, 2020 AND A PORTION OF THIS TRACT LIES WITHIN ZONE AE. (SFHA ARE DEFINED AS THE AREA THAT WILL BE INUNDATED BY THE FLOOD EVENT HAVING A 1-PERCENT CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR).
- THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED SEPTEMBER 22, 2023 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.
- THIS TRACT IS SUBJECT TO THE RIGHTS OF THE STATE OF TEXAS UP TO THE GRADIENT BOUNDARY OF THE SAN MARCOS RIVER, AS SHOWN HEREON BY THE APPROXIMATED COURSES AND DISTANCES ALONG THE EDGE OF WATER AND LOW BANK OF THE SAN MARCOS RIVER, THEREFORE AREAS ARE APPROXIMATE ONLY.
- THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 2329006-SMA, DATED JULY 28, 2023 PROVIDED BY CHICAGO 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. 2329006-SMA
- (G) AN ELECTRIC EASEMENT RECORDED IN VOLUME 185, PAGE 559 OF THE CALDWELL COUNTY DEED RECORDS. DOES NOT AFFECT SUBJECT TRACT AND IS NOT PLOTTED HEREON.
- (H) AN ELECTRIC EASEMENT RECORDED IN VOLUME 176, PAGE 416 OF THE CALDWELL COUNTY DEED RECORDS. DOES NOT AFFECT SUBJECT TRACT AND IS NOT PLOTTED HEREON.
- (I) A 20' WIDE SEWER EASEMENT RECORDED IN VOLUME 207, PAGE 422 OF THE CALDWELL COUNTY DEED RECORDS. DOES NOT AFFECT SUBJECT TRACT AND IS NOT PLOTTED HEREON.
- (J) A 20' WIDE SEWER EASEMENT RECORDED IN VOLUME 209, PAGE 103 OF THE CALDWELL COUNTY DEED RECORDS AND TERMINATED IN VOLUME 314, PAGE 851 OF THE CALDWELL COUNTY OFFICIAL PUBLIC RECORDS. DOES NOT AFFECT SUBJECT TRACT AND IS NOT PLOTTED HEREON.
- (K) A 100' WIDE ELECTRIC EASEMENT RECORDED IN VOLUME 202, PAGE 212 OF THE CALDWELL COUNTY DEED RECORDS. DOES NOT AFFECT SUBJECT TRACT AND IS NOT PLOTTED HEREON.
- (L) AN ELECTRIC EASEMENT RECORDED IN VOLUME 182, PAGE 222 OF THE CALDWELL COUNTY DEED RECORDS. DOES NOT AFFECT SUBJECT TRACT AND IS NOT PLOTTED HEREON.
- (M) A 10' STRIP FOR "RIGHT-OF-PASSAGE" RECORDED IN VOLUME 169, PAGE 318 OF THE CALDWELL COUNTY DEED RECORDS. DOES NOT AFFECT SUBJECT TRACT AND IS NOT PLOTTED HEREON.
- (N) A DEED FOR 1.763 ACRE FOR RIGHT-OF-WAY FOR HIGHWAY 80 RECORDED IN VOLUME 144, PAGE 507 OF THE CALDWELL COUNTY DEED RECORDS. DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (O) A 20 FOOT WIDE WATER LINE EASEMENT RECORDED IN CALDWELL COUNT DOCUMENT NUMBER 2021-008916 OF THE CALDWELL COUNTY OFFICIAL PUBLIC RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

- CCDN 2021-007526
CYNTHIA ALFORD, INDEPENDENT EXECUTOR TO
PEOPLES FAMILY FARMS, LLC
10/12/2021 (TRACT 1-6.0 AC.)
- CCDN 2017-001162
JOYCELYN VICTORIA PRATT TO
TERRY ALFORD
3/3/2017 (6.0 AC.)
- 491
503
JOHN A. FINCH TO
JOYCELYN VICTORIA FINCH
5/10/1989 (6.0 AC.)
- 331
115
JAMES ELLIOTT ET UX TO
JOYCELYN MCCOY FINCH
3/19/1989 (6.0 AC.)
- 269
101
ELTON ABERNATHY ET UX TO
JAMES ELLIOTT ET UX
8/5/1955 (6.0 AC.)

RECORD CCDN 2021-006269

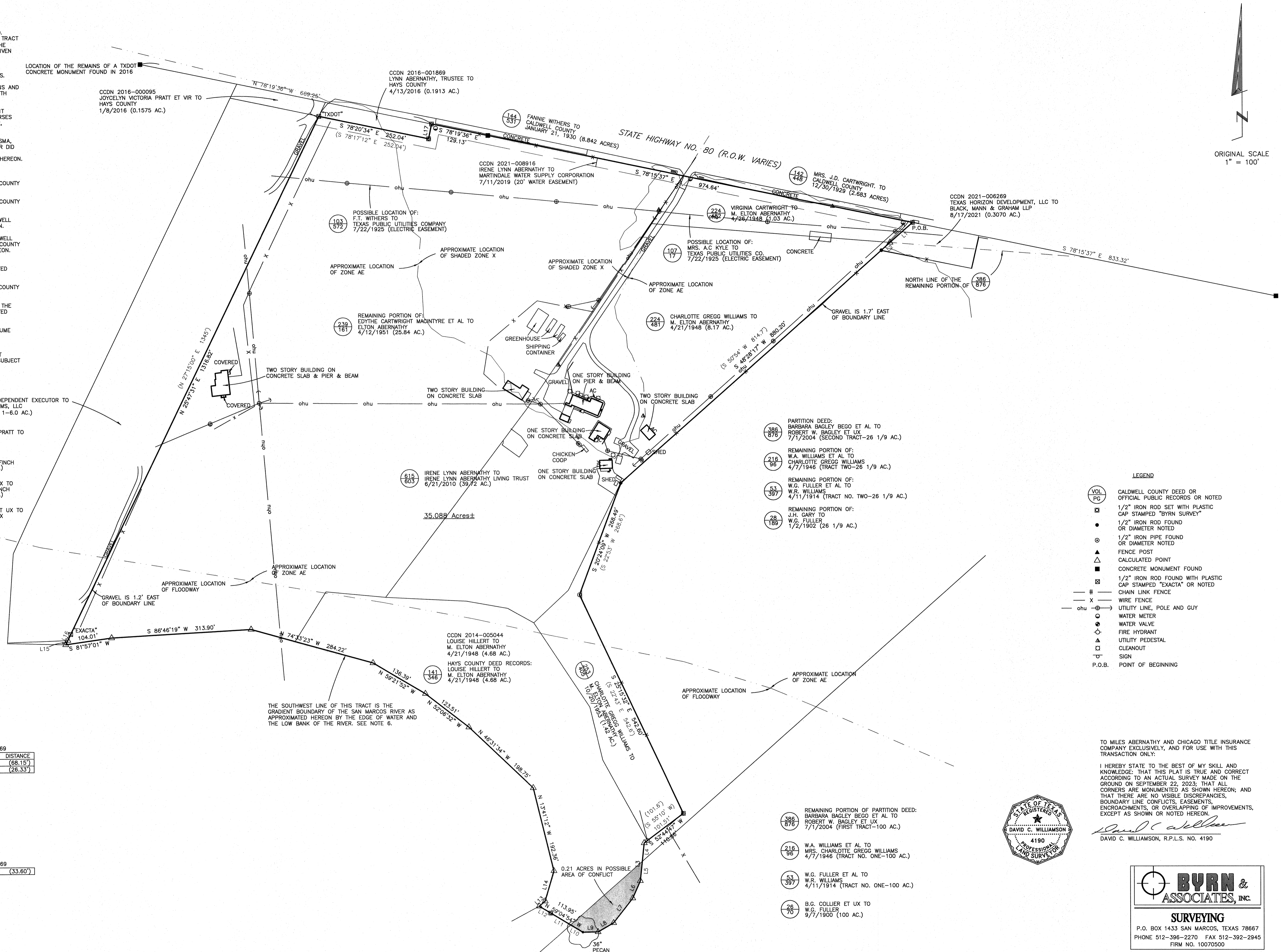
LINE	BEARING	DISTANCE
L1	(S 51°16'53" W)	(68.15')
L2	(S 51°16'53" W)	(26.33')

RECORD CCDN 2016-001869

LINE	BEARING	DISTANCE
L16	(N 11°42'48" E)	(33.60')

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 48°28'17" W	67.96'
L2	S 48°28'17" W	25.98'
L3	S 06°06'19" W	85.67'
L4	S 06°06'19" W	41.89'
L5	S 06°06'19" W	43.98'
L6	S 23°42'02" W	42.62'
L7	S 37°50'32" W	70.44'
L8	S 59°45'39" W	40.45'
L9	S 89°08'03" W	34.28'
L10	N 59°04'54" W	31.81'
L11	N 59°04'54" W	32.15'
L12	N 59°04'54" W	30.00'
L13	N 49°19'07" E	17.54'
L14	N 16°20'39" E	71.06'
L15	N 25°47'31" E	10.49'
L16	N 23°47'31" E	15.09'
L17	N 11°39'26" E	33.57'



ORIGINAL SCALE
1" = 100'

- LEGEND**
- (VOL PG) CALDWELL COUNTY DEED OR OFFICIAL PUBLIC RECORDS OR NOTED
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - 1/2" IRON ROD FOUND OR DIAMETER NOTED
 - 1/2" IRON PIPE FOUND OR DIAMETER NOTED
 - ▲ FENCE POST
 - △ CALCULATED POINT
 - CONCRETE MONUMENT FOUND
 - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "EXACTA" OR NOTED
 - #--- CHAIN LINK FENCE
 - x-x- WIRE FENCE
 - ohu UTILITY LINE, POLE AND GUY
 - WATER METER
 - ⊕ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ▲ UTILITY PEDESTAL
 - CLEANOUT
 - ⊕ SIGN
 - P.O.B. POINT OF BEGINNING

TO MILES ABERNATHY AND CHICAGO 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 SEPTEMBER 22, 2023; 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 OR NOTED HEREON.



DAVID C. WILLIAMSON, R.P.L.S. NO. 4190

- 388
876
PARTITION DEED:
BARBARA BAGLEY BEGO ET AL TO
ROBERT W. BAGLEY ET UX
7/1/2004 (SECOND TRACT-26 1/9 AC.)
- 216
96
REMAINING PORTION OF:
W.A. WILLIAMS ET AL TO
CHARLOTTE GREGG WILLIAMS
4/7/1948 (TRACT TWO-26 1/9 AC.)
- 54
397
REMAINING PORTION OF:
W.G. FULLER ET AL TO
W.R. WILLIAMS
4/11/1914 (TRACT NO. TWO-26 1/9 AC.)
- 28
189
REMAINING PORTION OF:
J.H. GARY TO
W.S. FULLER
1/2/1902 (26 1/9 AC.)

- 388
876
REMAINING PORTION OF PARTITION DEED:
BARBARA BAGLEY BEGO ET AL TO
ROBERT W. BAGLEY ET UX
7/1/2004 (FIRST TRACT-100 AC.)
- 216
96
W.A. WILLIAMS ET AL TO
MRS. CHARLOTTE GREGG WILLIAMS
4/7/1948 (TRACT NO. ONE-100 AC.)
- 54
397
W.G. FULLER ET AL TO
W.R. WILLIAMS
4/11/1914 (TRACT NO. ONE-100 AC.)
- 28
70
B.G. COLLIER ET UX TO
W.S. FULLER
9/7/1900 (100 AC.)

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 35.088 ACRES, MORE OR LESS, IN THE
WILLIAM PETTUS LEAGUE, ABSTRACT NO. 21,
CALDWELL COUNTY, TEXAS

REVISED 10/25/2023
CLIENT: ABERNATHY, MILES
DATE: SEPTEMBER 22, 2023
OFFICE: HADEN
CREW: C. SMITH, HADEN
FB/PG: 787/5
PLAT NO. 28217-23-d