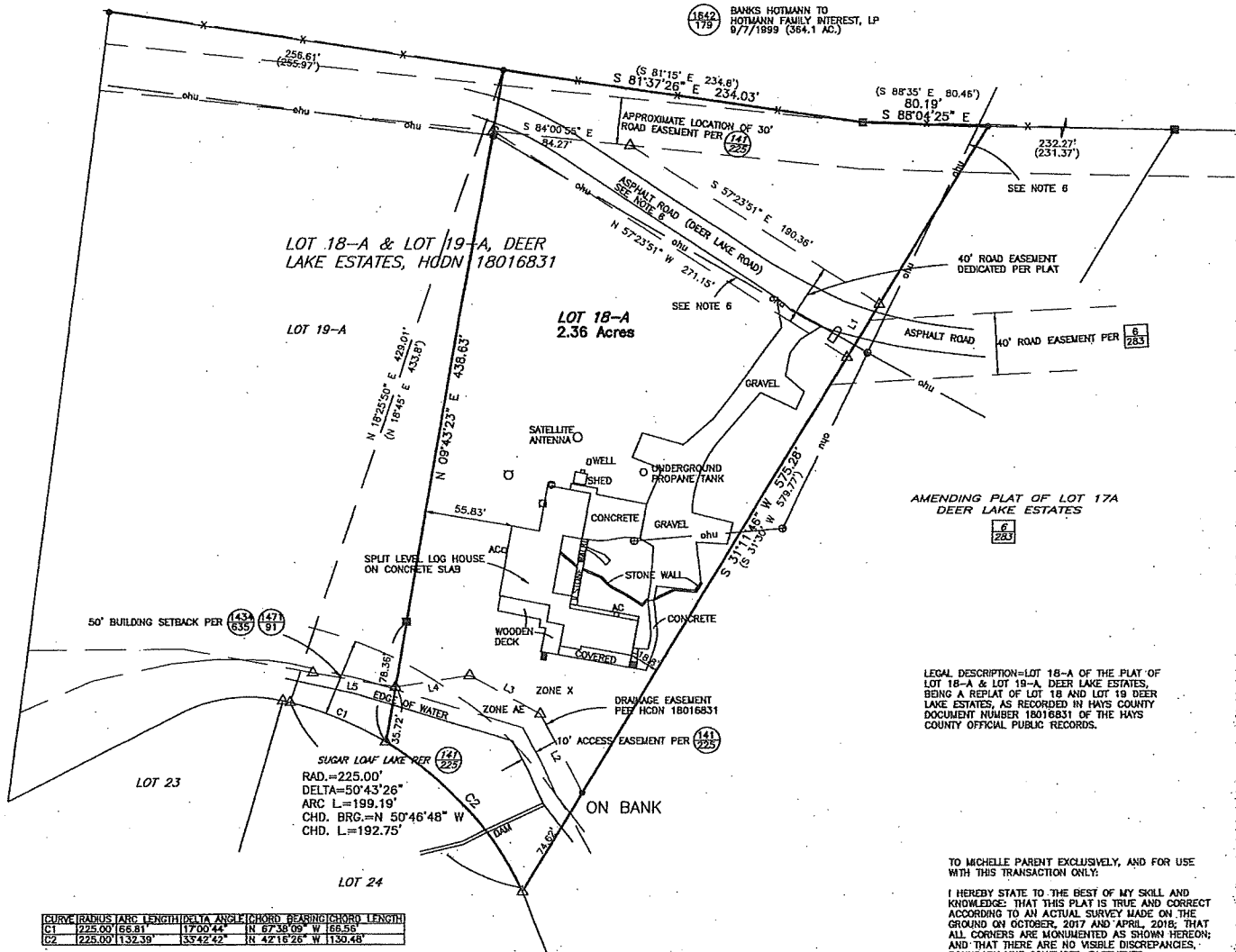
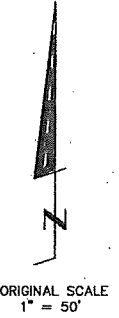


**SURVEYOR'S NOTES**

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. 48209CD241F, DATED SEPTEMBER 5, 2005, A PORTION OF THIS TRACT LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. T-102930, DATED SEPTEMBER 27, 2017 PROVIDED BY TEXAS NATIONAL TITLE. 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. 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.
6. THIS TRACT IS SUBJECT TO A 10' ELECTRIC EASEMENT CENTERED ON EXISTING ELECTRIC LINES, A 40' ROAD EASEMENT ALONG DEER LAKE ROAD, AND THE TERMS AND CONDITIONS ACCORDING TO THAT PLAT RECORDED IN HAYS COUNTY DOCUMENT NUMBER 18016831 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.

**LEGEND**

- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- HAYS COUNTY PLAT RECORDS
- 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
- IRON ROD FOUND WITH PLASTIC CAP
- CALCULATED POINT
- WIRE FENCE
- UTILITY LINE, POLE AND GUY
- CLEANOUT
- SEPTIC TANK LID
- MAILBOX
- GAS METER
- HAYS COUNTY DOCUMENT NUMBER



LEGAL DESCRIPTION=LOT 18-A OF THE PLAT OF LOT 18-A & LOT 19-A, DEER LAKE ESTATES, BEING A REPLAT OF LOT 18 AND LOT 19 DEER LAKE ESTATES, AS RECORDED IN HAYS COUNTY DOCUMENT NUMBER 18016831 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.

TO MICHELLE PARENT 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 OCTOBER, 2017 AND APRIL, 2018; 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.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	225.00	66.81	17.0042°	N 87°38'09" W	166.56	
C2	225.00	132.39	33°42'42"	N 42°16'26" W	130.48	

LINE	BEARING	DISTANCE
L1	S 31°11'46" W	49.02
L2	N 22°02'49" W	57.62
L3	N 81°23'39" W	51.65
L4	S 11°42'58" W	48.19
L5	N 82°06'09" W	53.63

**NOTES CORRESPONDING TO SCHEDULE B OF TITLE COMMITMENT G.F. NO. T-102930 PROVIDED BY TEXAS NATIONAL TITLE**

- 1.1 VOLUME 148, PAGE 384 OF THE HAYS COUNTY DEED RECORDS. THIS IS A CONVEYANCE OF LOT 34, DEER LAKE ESTATES AND DOES NOT AFFECT THE SUBJECT TRACT.
- 1.2 RESTRICTIONS RECORDED IN VOLUME 268, PAGE 736 OF THE HAYS COUNTY DEED RECORDS. THESE RESTRICTIONS APPEAR TO HAVE EXPIRED JUNE 14, 1989.
- 1.3 RESTRICTIONS RECORDED IN VOLUME 1437, PAGE 635 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. THESE RESTRICTIONS AFFECT THE SUBJECT TRACT AND THE PLOTTABLE RESTRICTIONS ARE SHOWN HEREON.
- 1.4 RESTRICTIONS RECORDED IN VOLUME 1471 PAGE 91 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. THESE RESTRICTIONS AFFECT THE SUBJECT TRACT AND THE PLOTTABLE RESTRICTIONS ARE SHOWN HEREON.
- 10.1 BUILDING SETBACK RECORDED IN VOLUME 1434, PAGE 635 AND VOLUME 1471, PAGE 91 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.
- 10.2 30' ACCESS EASEMENT ALONG THE NORTHERN PROPERTY LINE RECORDED ON THE PLAT RECORDED IN VOLUME 141, PAGE 225 OF THE HAYS COUNTY DEED RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10.3 EASEMENTS RECORDED IN VOLUME 147, PAGE 57 AND VOLUME 147, PAGE 61 OF THE HAYS COUNTY DEED RECORDS. THESE EASEMENTS ARE LOCATED FROM LOT 28 TO LOT 38 AND DO NOT AFFECT THE SUBJECT TRACT.
- 10.4 ROAD MAINTENANCE AGREEMENT RECORDED IN VOLUME 1201, PAGE 750 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. AFFECTS SUBJECT TRACT BUT CONTAINS NO PLOTTABLE ITEMS.

DAVID C. WILLIAMSON, R.P.L.S. NO. 4180

**BYRN & ASSOCIATES, INC.**  
**SURVEYING**  
 P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
 PHONE 512-395-2270 FAX 512-392-2945  
 FIRM NO. 10070500

**PLAT OF LOT 18-A,  
 DEER LAKE ESTATES,  
 HAYS COUNTY, TEXAS**

CLIENT: PARENT, MICHELLE  
 DATE: MAY 15, 2018  
 OFFICE: HADEN  
 CREW: C. SMITH, LOZANO  
 FB/PG: 762/14  
 PLAT NO. 27449-17-2-c