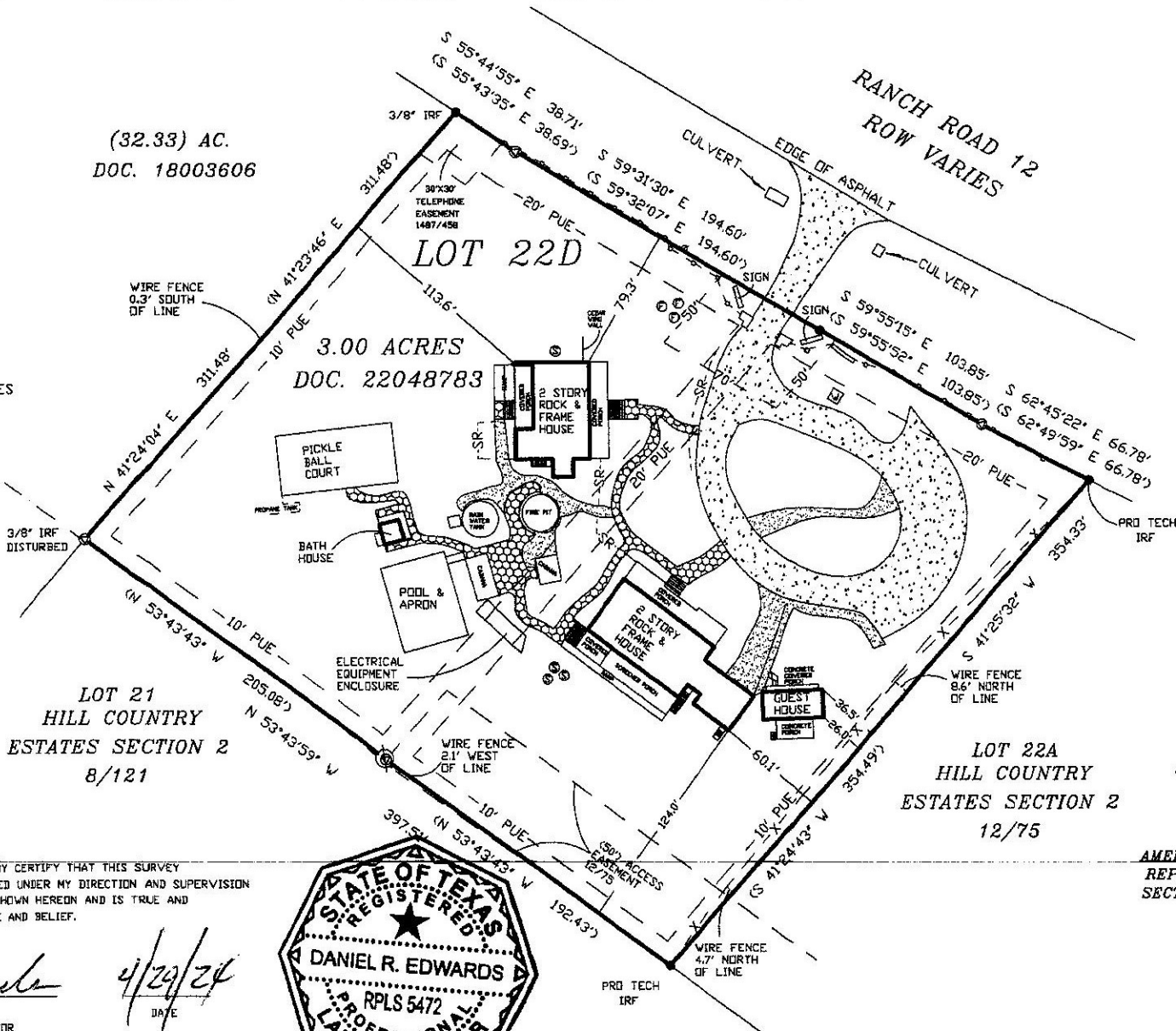


SCALE 1" = 60'

LEGEND

- () RECORD INFORMATION
- 1/2" IRON ROD FOUND OR AS NOTED
- ⊙ CALCULATED POINT
- — — OVERHEAD UTILITY LINES
- ⊖ UTILITY POLE
- - - WIRE FENCE
- ⊕ FLAG POLE
- ▨ STONE WALK
- ▩ GRANITE WALK
- ▭ ASPHALT DRIVE
- ⊙ SEPTIC AREA
- - SR - - SPLIT RAIL FENCE
- ⊕ WELL HOUSE

(32.33) AC.
DOC. 18003606



NOTES

- 1) BEARING BASIS FOR THIS LOT WAS DERIVED FROM GPS OBSERVATIONS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
- 2) THIS SURVEY WAS PERFORMED WITHOUT A CURRENT TITLE REPORT TO IDENTIFY EASEMENTS OR OTHER MATTERS OF RECORD THAT MAY AFFECT THIS TRACT. NO EASEMENT RESEARCH WAS PERFORMED OTHER THAN AS SHOWN HEREON.
- 3) A ROCK COLUMN AND WOOD FENCE HEADER ALONG THE LINE NEAREST RANCH ROAD 12.
- 4) A WIRE FENCE MEANDERS THE NORTH, WEST AND SOUTH LINES OF THIS LOT AS SHOWN.
- 5) A UTILITY LINE RUNS ALONG THE RIGHT OF WAY OF RANCH ROAD 12 AND IS NOT SHOWN DUE TO SCALE OF DRAWING.
- 6) EASEMENTS SHOWN WERE RECORDED IN VOLUME 12, PAGE 75, PLAT RECORDS OF HAYS COUNTY, TEXAS AND WERE NOT ABANDONED BY THE AMENDING PLAT RECORDED IN DOCUMENT NO. 22048783, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 7) THIS LOT IS SUBJECT TO A JOINT-USE DRIVEWAY EASEMENT ENTERING THIS LOT FROM RANCH ROAD 12 AS SHOWN AND RECORDED IN VOLUME 12, PAGE 75, PLAT RECORDS OF HAYS COUNTY, TEXAS.
- 8) THIS LOT IS SUBJECT TO A 30' BY 30' TELEPHONE EASEMENT AS RECORDED IN VOLUME 1487, PAGE 458, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

LOT 21
HILL COUNTRY
ESTATES SECTION 2
8/121

LOT 22A
HILL COUNTRY
ESTATES SECTION 2
12/75

SURVEY PLAT
OF
LOT 22D

**AMENDING PLAT OF LOTS 22B & 22C
REPLAT OF HILL COUNTRY ESTATES,
SECTION 2 ESTABLISHING LOT 22D
CITY OF SAN MARCOS ETJ
HAYS COUNTY TEXAS**

HAYS COUNTY LAND SURVEYING
P.O.B. 1732
WIMBERLEY, TEXAS 78676
512-925-7622
JOB NO: 24-2582
FR 100474-00

CERTIFICATION:

I, DANIEL R. (ROCKY) EDWARDS, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING APRIL, 2024, OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Daniel R. Edwards

DANIEL R. (ROCKY) EDWARDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5472 STATE OF TEXAS

4/29/24
DATE

