

SCALE 1"=140'

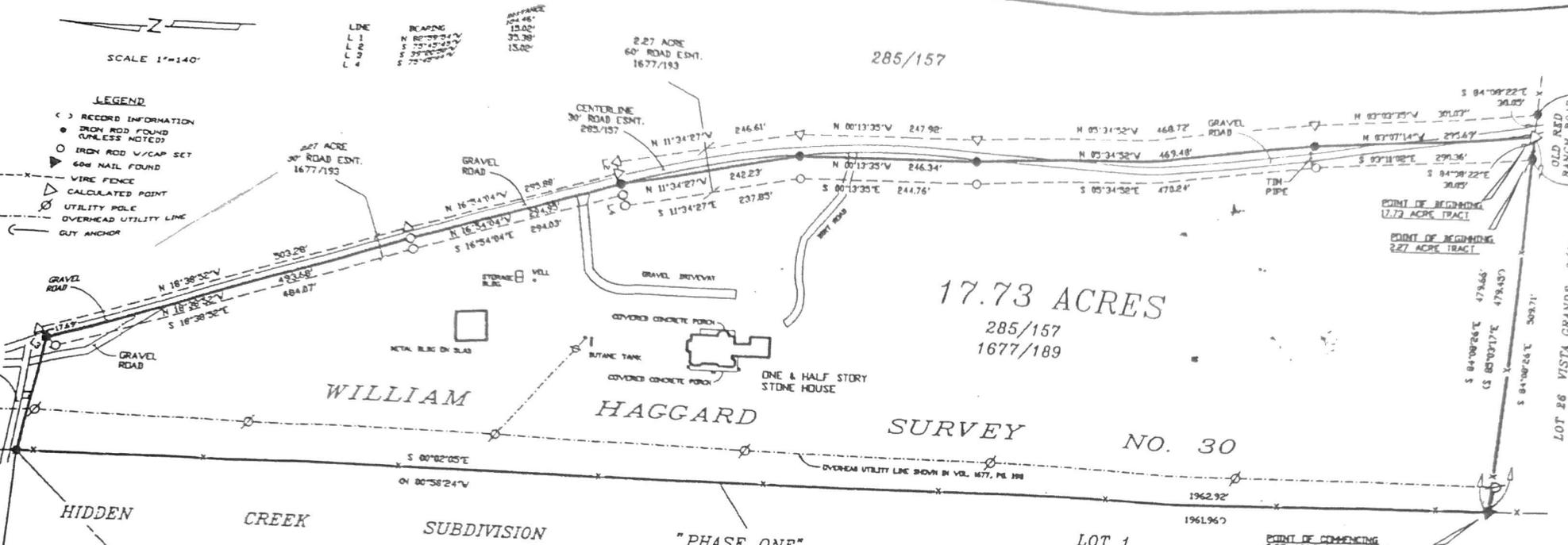
LINE	BEARING	DISTANCE
L 1	N 80°58'24"E	15.00'
L 2	S 77°12'43"W	23.30'
L 3	S 39°05'24"W	15.00'
L 4	S 77°12'43"W	

2.27 ACRE  
60' ROAD ESMT.  
1677/193

285/157

LEGEND

- (C) RECORD INFORMATION
- IRON ROD FOUND (UNLESS NOTED)
- IRON ROD W/CAP SET
- ▲ 60# NAIL FOUND
- △ WIRE FENCE
- CALCULATED POINT
- UTILITY POLE
- OVERHEAD UTILITY LINE
- GUY ANCHOR



17.73 ACRES

285/157  
1677/189

WILLIAM HAGGARD SURVEY NO. 30

LOT 1

NOTES:

- 1) THIS TRACT IS SUBJECT TO THE 30' INGRESS/EGRESS EASEMENT RECORDED IN VOLUME 285, PAGE 157, DEED RECORDS OF HAYS COUNTY, TEXAS. SAID EASEMENT IS LOCATED NEAR THE EAST LINE OF THIS TRACT ON THE CENTERLINE OF A GRAVEL ROAD SHOWN HEREON.
- 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0050E, DATED FEB. 18, 1998, THIS TRACT IS LOCATED IN ZONE X AND IS NOT IN THE 100-YEAR FLOODPLAIN.
- 3) THIS TRACT IS SUBJECT TO AN EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS RECORDED IN VOLUME 157, PAGE 11, DEED RECORDS OF HAYS COUNTY, TEXAS, WITH REGARDS TO RIGHTS OF INGRESS/EGRESS.
- 4) BEARING BASIS FOR THIS SURVEY IS BASED ON GLOBAL POSITIONING SATELLITE SOLUTIONS.
- 5) REFERENCE IS HEREBY MADE TO TWO (2) ATTACHED DESCRIPTIONS.
- 6) THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 1677, PAGE 185, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

A. DRANE SURVEY

"REDDIE L. KOEPP AND LENA ELIZABETH KOEPP  
NORTH AMERICAN TITLE COMPANY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
:71778  
CATTLEMAN'S NATIONAL BANK OF ROUND MOUNTAIN, TEXAS.  
651 OLD RED RANCH ROAD

"I, GARY F. PENNINGTON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND SUPERVISION DURING THE COURSE OF MY PROFESSIONAL SERVICE TO THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT AS SHOWN OR NOTED OTHERWISE, THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OR IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, AND ALL ADJACENT PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.



09-01-2002

SURVEY PLAT

OF

17.73 ACRES

AND A

2.27 ACRE ROADWAY EASEMENT

OUT OF THE

WILLIAM HAGGARD SURVEY NO. 30  
HAYS COUNTY, TEXAS