

SURVEYORS NOTES

1. FENCES MEASURED.
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. 48209C0355 F, DATED SEPTEMBER 2, 2005, A PORTION OF THIS TRACT LIES WITHIN ZONE AE, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND 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. ORIGINAL SURVEY LINES SHOWN HEREON ARE APPROXIMATE ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
7. THIS TRACT MAY BE SUBJECT TO THE RIGHTS OF THE STATE OF TEXAS UP TO THE GRADIENT BOUNDARY OF THE BLANCO RIVER, THEREFORE AREAS ARE APPROXIMATE ONLY.

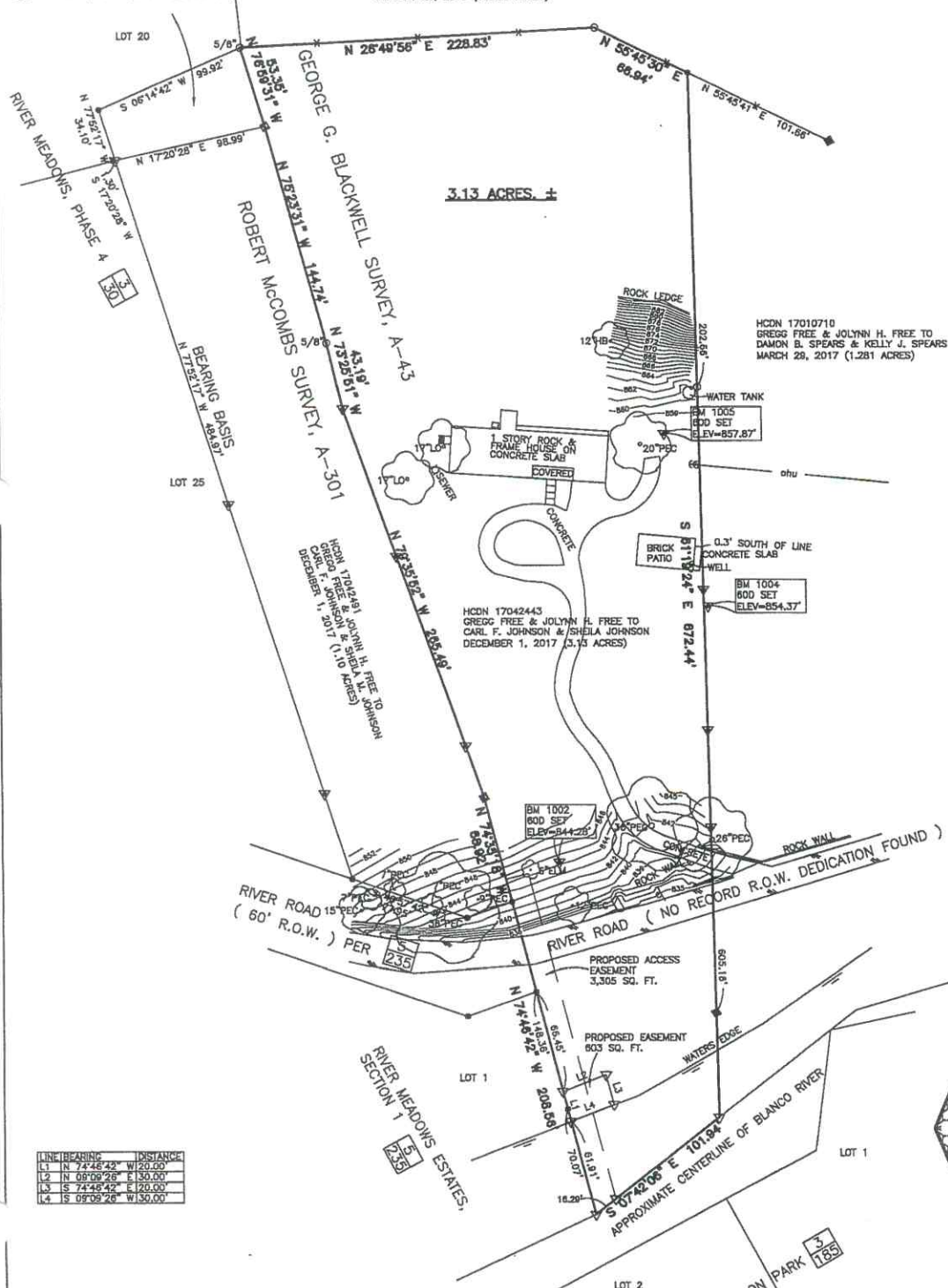


2567
264 DAVID DAILEY & ZULA MAE DAILEY TO
JAMES M. MILLER, ET UX
FEBRUARY 8, 1996 (0.10 ACRES)

3636
517 GREGG FREE TO
JAMES M. MILLER, ET UX
APRIL 24, 2008 (0.10 ACRES)

4886
818 LONE STAR BANK, SSB TO
WILLIAM H. BOWMAN, ET UX
MARCH 3, 2014 (0.10 ACRE-TRACT 2)

HCDN16004989
SCOTT WAY TO
WIMBERLEY SEVEN A LAND, LLC
JANUARY 29, 2018 (132.09 ACRES)



- LEGEND**
- VOL
PG HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - VOL
PG HAYS COUNTY PLAT RECORDS
 - 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
 - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - CALCULATED POINT
 - WIRE FENCE
 - UTILITY LINE, POLE AND GUY
 - CLEANOUT
 - IRON ROD FOUND WITH ALUMINUM CAP STAMPED "PRO-TECH ENG."
 - EDGE OF ASPHALT
 - HCDN HAYS COUNTY DEED NUMBER
 - HB HACKBERRY
 - PEC PECAN
 - LO LIVE OAK

TO CARL F. JOHNSON AND SHEILA M. JOHNSON 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 JANUARY 19, 2021.

KYLE SMITH, R.P.L.S. NO. 5307



BYRN & ASSOCIATES, INC.

SURVEYING

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-398-2270 FAX 512-392-2945
FIRM NO. 10070500

TOPOGRAPHIC SURVEY OF A PORTION OF THE JOHNSON 4.23 ACRES, IN THE GEORGE G. BLACKWELL SURVEY AND THE ROBERT McCOMBS SURVEY, CITY OF WIMBERLEY, HAYS COUNTY, TEXAS

REVISD 12/15/2021
REVISD 5/12/2021
REVISD 2/22/2021
CLIENT: JOHNSON, SHEILA
DATE: 1/19/2021
OFFICE: K. SMITH, PRADO
CREW: K. SMITH, PRADO
FB/PG: 781/41
PLAT NO. 27858-21-a