

SURVEYORS' NOTES

1. FENCE MEANDER

2. BEARING, DISTANCES, AND AREAS IN PARCEL LINES ARE FROM RECORD INFORMATION.

3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 482090C0355 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.

DAVID DAILEY & ZULA MAE DAILEY TO
JAMES W. MILLER, ET UX
FEBRUARY 8, 1995 (0.10 ACRES)

3638
517 GREGG FREE TO
JAMES M. MILLER, ET UX
APRIL 24, 2009 (0.10 ACRES)

4866
618 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, 2016 (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
 X — WIRE FENCE
 → UTILITY LINE, POLE AND GUY
 CLEANOUT
 IRON ROD FOUND WITH ALUMINUM
 CAP STAMPED "PRO-TECH ENG."
 // EDGE OF ASPHALT
 HCON HAYS COUNTY DEED NUMBER
 HB HACKBERRY
 PEC PECAN
 LO LIVE OAK

REVISED 12/15/2021

REVISED 5/12/2021

REVISED 2/22/2021
CLIENT: JOHNSON, SHEILA

DATE: 1/19/2021

OFFICE: K. SMITH
CREW: K. SMITH, PRADO

FB/PG: 781/41
PLAT. NO. 83050-01

PLAT NO. 27859-21-c

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.

JOHN BROWN B.P.L.S. NO. 5507



PRIM. NO. 1007500
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