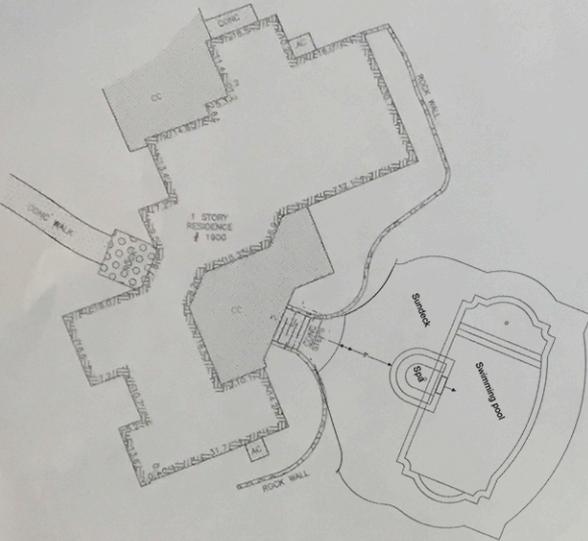
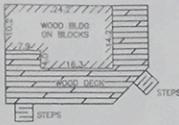


DETAIL 1  
NOT TO SCALE



DETAIL 2  
NOT TO SCALE



DONOVAN/BEYER  
26.32 ACRES  
342/55 OPR

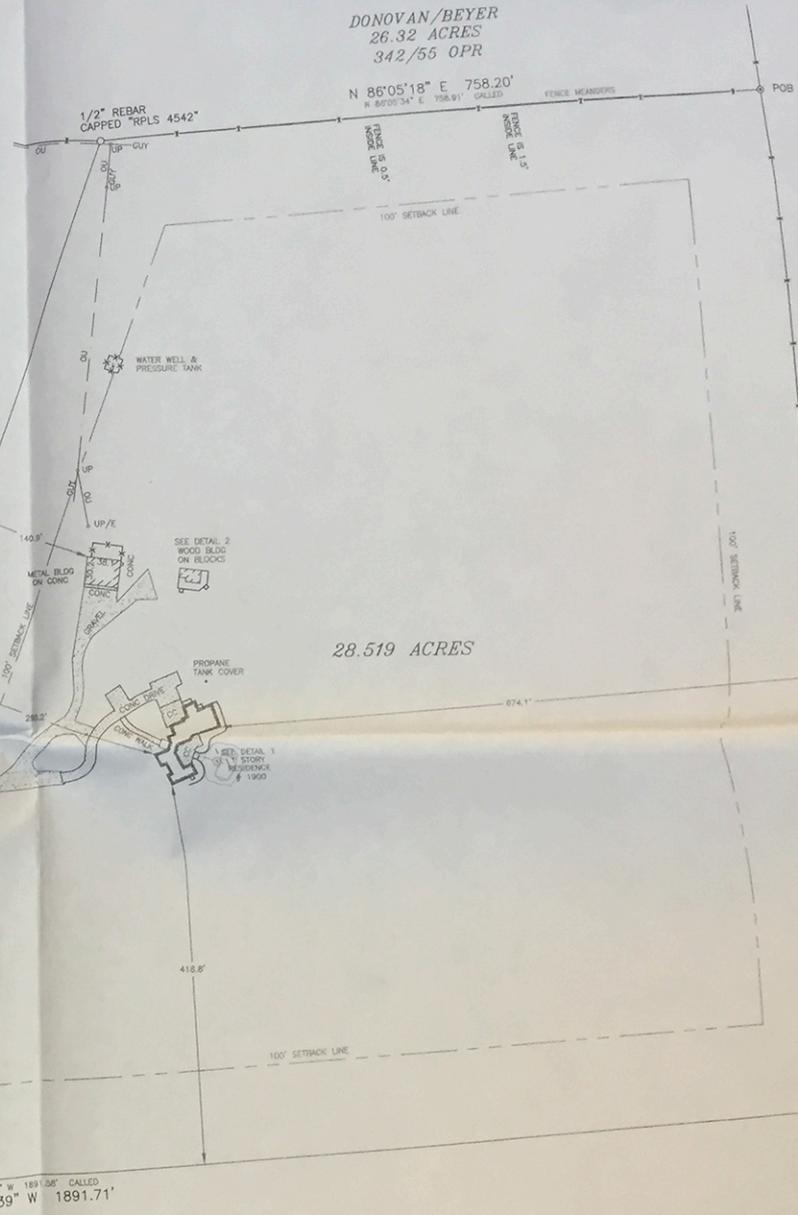
Scale: 1" = 100'



- LEGEND:
- LINE OF BEGINNING
  - CHANGES CONCRETE
  - ELECTRIC METER
  - EDGE SMALL ROAD
  - QUALITY POLE
  - OVERHEAD UTILITY
  - PEDESTAL
  - BURIED CABLE MARKING SIGN
  - AIR CONDITIONER
  - WIRE FENCE
  - FOUND REBAR (AS NOTED)
  - SET 1/2" REBAR CAPPED "LAMBERTS SURVEYING"
  - FOUND 606 NAIL-NO ID

HARRIS  
4433.77 ACRES (TRACT 1)  
157/766 DR  
S 7°51'30" E 1159.95'  
S 7°44'4" E 1160.00' CALLED

*Jose A Ramirez*  
*Blanca M Ramirez*



THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE B OF TITLE 000 PLATNUM TITLE PARTNERS CASE # 08-1210-14 DATED 08-12-10-14 THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

- REFERENCES:
- VOL 338, PG. 554 OPR
  - VOL 229, PG. 69 OPR
  - VOL 229, PG. 85 OPR
  - VOL 369, PG. 961 OPR
  - VOL 267, PG. 137 OPR \*
  - VOL 42, PG. 191 DR
  - VOL 69, PG. 148 DR \*\*
  - \* BLANKET EASEMENT
  - \*\* DOES NOT APPLY

NOTE: PER RESTRICTIONS IN 229/69 OPR, THERE ARE UTILITY AND DRAINAGE EASEMENT PER A PLAT (NO PLAT AVAILABLE-UNRECORDED SUBDIVISION) AND RESERVES THE RIGHT TO CREATE A 10' UTILITY EASEMENT ALONG ANY LOT LINE IN SAID UNRECORDED SUBDIVISION.

BYRD RANCH ROAD  
60' ROAD EASEMENT  
(229/85 OPR)

CHADWICK  
25.71 ACRES  
333/877 OPR

CHADWICK  
25.71 ACRES  
333/877 OPR

BYRD  
RESIDUE OF 1502.54 ACRES  
84/922 DR

SURVEY PLAT SHOWING:  
A 28.519 ACRE TRACT OF LAND OUT OF THE R. HOTCHKISS SURVEY NO. 411, ABSTRACT NO. 1056 AND THE J.B. LOMAX SURVEY NO. 30, ABSTRACT NO. 1565, BOTH OF BLANCO COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT CALLED 28.53 ACRES (REFERRED TO AS TRACT NO. 16, BYRD RANCH ESTATES, AN UNRECORDED SUBDIVISION) RECORDED IN VOL. 338, PG. 554, AN UNRECORDED SUBDIVISION) RECORDED IN VOL. 338, PG. 554, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS  
LEGAL DESCRIPTION PREPARED



REFERENCE BEARING:  
OBTAINED FROM RECORDED DESCRIPTION OF SUBJECT PROPERTY  
ADDRESS: 1900 BYRD RANCH ROAD

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDING ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

*Donald Blaine Hyatt*  
DONALD BLAINE HYATT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
# 5215  
TEXAS REGISTRATION NO.  
SURVEY NOT VALID UNLESS ORIGINAL SIGNATURE IS IN RED INK  
JOB # 06-0434  
DATE 12-8-09

LAMBERTS & ASSOCIATES  
SURVEYING, INC.  
818 COMAL STREET