

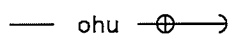

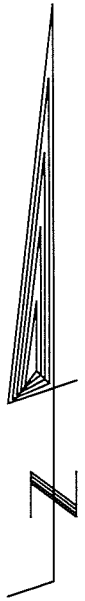


SURVEYORS NOTES

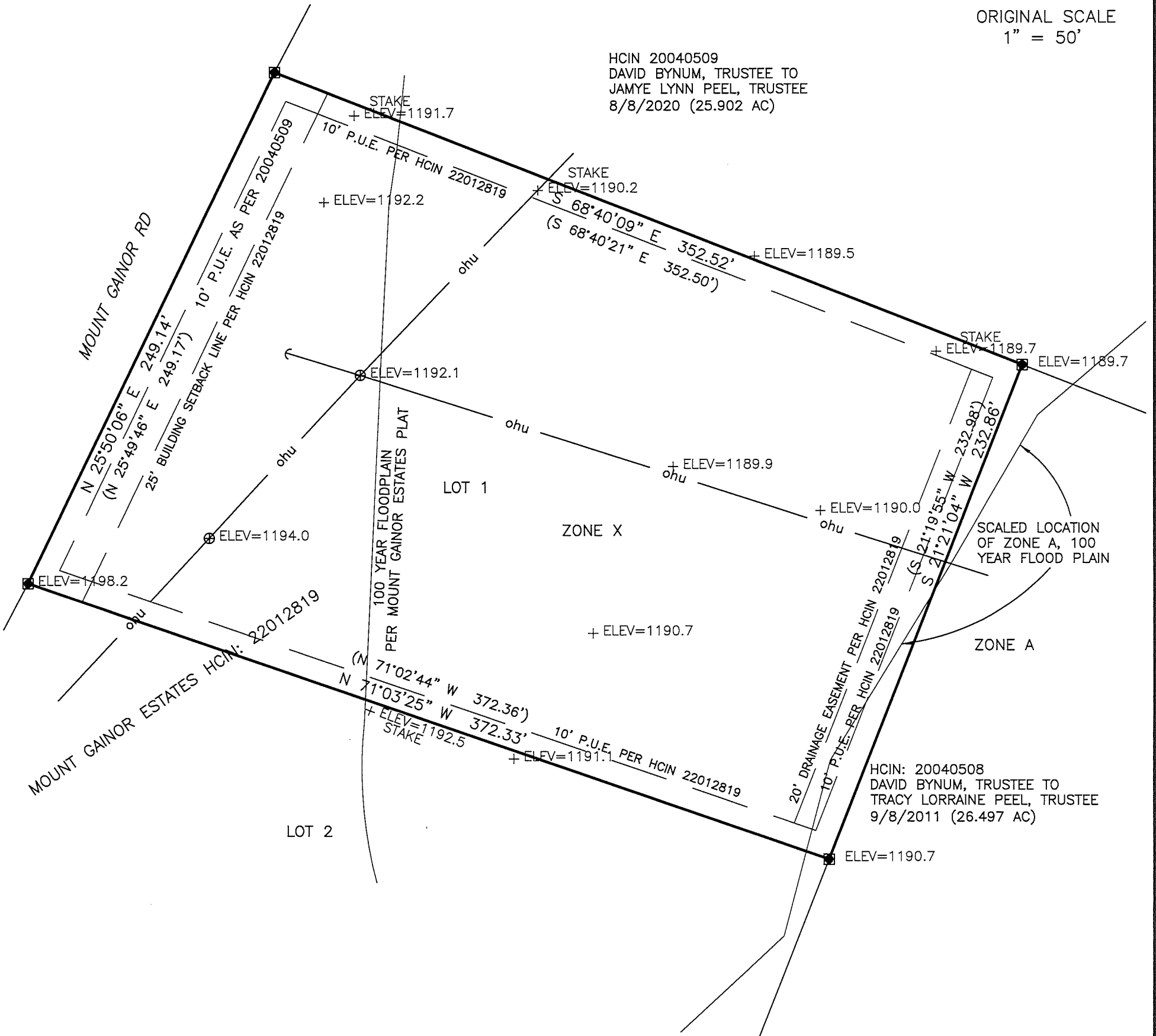
1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0095F, DATED 8/2/2005, THIS TRACT LIES WITHIN ZONES A, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AND ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
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. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

LEGEND

-  HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- HCIN HAYS COUNTY INSTRUMENT NUMBER
-  1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "GARON"
-  ohu  UTILITY LINE, POLE AND GUY
- PLAT PLAT RECORDED IN HCIN 22012819 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS



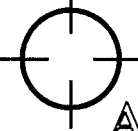
ORIGINAL SCALE
1" = 50'



TO NEIL STOKES, 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 8/19/2022. THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.


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



BYRN & ASSOCIATES, INC.

SURVEYING

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

PLAT OF LOT 1,
MOUNT GAINOR ESTATES
HAYS COUNTY, TEXAS

CLIENT: STOKES, NEIL
DATE: 8/19/2022
OFFICE: BANKS
CREW: K. SMITH, BANKS
FB/PG: 800/20
PLAT NO. 28097-22-b