



GRAPHIC SCALE  
1" = 40'  
GEORGE W. LINDSAY SURVEY  
ABSTRACT NO. 289  
HAYS COUNTY, TX

#### LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- △ CALCULATED POINT (NOTHING FOUND OR SET)
- - - EASEMENT LINE
- ADJOINER TRACT BOUNDARY
- SUBJECT TRACT BOUNDARY
- OPRHCTX OFFICIAL PUBLIC RECORDS  
HAYS COUNTY, TEXAS
- RPRHCTX REAL PROPERTY RECORDS  
HAYS COUNTY, TEXAS
- DRHCTX DEED RECORDS  
HAYS COUNTY, TEXAS

JONATHAN D. FISHER, MIKIKO KUDO  
TRACT 74  
VOL. 2525, PG. 239  
OPRHCTX

(48.70')  
(N82°01'E)  
48.70'  
N80°59'26"E

FEMA ZONE X

FEMA ZONE AE

FEMA FLOODWAY

FEMA ZONE AE

FEMA ZONE X

LEE RAND FLUITT  
TRACT 18  
DOCUMENT NO. 17042071  
OPRHCTX

N06°56'49"W 439.40'  
(N05°55'W 439.38')

25' BUILDING SETBACK LINE  
10' PUBLIC UTILITY EASEMENT

N116°53'53"W 463.35'  
(N15°55'W 463.39')

10' PUBLIC UTILITY EASEMENT  
25' BUILDING SETBACK LINE

JOHN M & PATRICIA GROGAN  
TRACT 20  
VOL. 1347, PG. 433  
OPRHCTX



LEE RAND FLUITT  
TRACT 19, CALLED 0.98 ACRES  
DOCUMENT NO. 17042071  
OPRHCTX

#### SURVEYOR'S NOTES:

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. STATE PLANE GRID DISTANCE VALUES WERE CONVERTED TO SURFACE VALUES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.000007498. UNITS: US SURVEY FEET

2. EASEMENTS AND BUILDING LINES SHOWN HEREON ARE BASED SOLELY UPON THOSE COVENANTS, CONDITIONS, AND RESTRICTIONS BY DEED AS LISTED IN VOL. 540, PG. 435, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS.

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. NO ADDITIONAL RESEARCH FOR EASEMENTS OR RESTRICTIONS (BEYOND THOSE SHOWN HEREON) AFFECTING THIS TRACT WAS PERFORMED BY WHITECAP SURVEY COMPANY, LLC.

4. SUBJECT TRACT LIES PARTIALLY WITHIN ZONE "X", PARTIALLY WITHIN ZONE AE, AND PARTIALLY WITHIN ZONE AE REGULATORY FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C0105F, DATED SEPTEMBER 02, 2005. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.

5. SYMBOLS MAY BE EXAGGERATED FOR CLARITY.

LITTLE BARTON DRIVE  
50' WIDTH ROW  
VOL. 300, PG. 614  
DRHCTX  
(DEDICATED TO THE COUNTY OF HAYS AND TO THE PUBLIC)  
VOL. 588, PG. 235  
RPRHCTX

(N89°12'W 100.00')  
N89°46'26"E 100.00'

S89°46'26"W 130.00'  
(N89°12'W 130.00')

SHEET 1  
OF 1

PROJECT NAME: 320 LITTLE BARTON DR
CLIENT: LEE FLUITT
JOB NUMBER: 1900036
SURVEY DATE: MAY 23, 2019
SURVEYOR: WH
TECHNICIAN: WH,LH

FORM SURVEY  
320 LITTLE BARTON DRIVE  
DRIPPING SPRINGS, TX  
78620

**WHITECAP**  
—SURVEY COMPANY—

WHITECAP SURVEY COMPANY, LLC  
TBPLS FIRM NO. 10194424  
PO BOX 1225  
DRIPPING SPRINGS, TX 78620  
(512) 808-0102  
EMAIL: INFO@WHITECAPSURVEY.COM