

SURVEYOR'S 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. 4820900355 F, DATED 9/2/2005, A PORTION OF THIS TRACT LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND A PORTION OF THIS TRACT LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 0% ANNUAL CHANCE FLOOD).

4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 1909520-WM DATED 3/13/2019, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY. 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. THIS TRACT IS NOT A PORTION OF PARADISE VALLEY SUBDIVISION, THEREFORE DOES NOT APPEAR TO BE SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 191, PAGE 606 OF THE HAYS COUNTY DEED RECORDS, VOLUME 1227, PAGE 72 OF VOLUME 1758, PAGE 652 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.

6. 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.

7. 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.

NOTES CORRESPONDING TO SCHEDULE B OF TITLE COMMITMENT G.F. NUMBER 1909520-WM PROVIDED BY TITLE RESOURCES GUARANTY COMPANY

10(c) ELECTRIC EASEMENT RECORDED IN VOLUME 116, PAGE 488 OF THE HAYS COUNTY DEED RECORDS, AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.

10(d) 15' WIDE WATERLINE EASEMENT RECORDED IN HAYS COUNTY DOCUMENT NUMBER 17005951 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.

DEED HISTORY OF THE FULKERSON TRACT

- HCDN 16034757
D. LANE HARTSOCK ET UX TO
TOM FULKERSON ET UX
10/4/2016 (7.633 AC.)
- 1331
255
CYPRUS LAND CORP. ET AL TO
D. LANE HARTSOCK ET UX
7/21/1997 (7.633 AC.)
- 728
715
COBRA EXPLORATION, INC. TO
CYPRUS LAND CORP.
11/25/1987 (7.48 AC.)
- 315
621
EARL M. HARTER, JR. ET UX TO
COBRA EXPLORATION, INC.
5/6/1978 (7.48 AC.)
- 272
636
LLOYD F. DEETS & JEANNE S. DEETS TO
EARL M. HARTER, JR.
11/25/1975 (7.48 AC.)
- 242
629
CARL N. BRINKLEY, INC. TO
LLOYD F. DEETS & JEANNE S. DEETS
3/1/1971 (7.48 AC.)

HCDN 18035563
RAYMOND C. LEMANDOWSKI, JR. ET UX TO
GARY L. REICHMANN ET UX
9/25/2018 (12.00 AC.)

LEGEND

- VOL
PG HAYS COUNTY DEED, REAL PROPERTY
OR OFFICIAL PUBLIC RECORDS
- 1/2" 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 ALUMINUM
CAP STAMPED "BYRN & ASSOC."
- △ CALCULATED POINT
- # CHAIN LINK FENCE
- ohu UTILITY LINE, POLE AND GUY

431
351 MATTHEW MORGAN TO
SPOKE HOLLOW PARTNERSHIP
9/7/2012 (17.543 AC.)



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

CLIENT: DOWD, MATTHEW
DATE: 3/20/2019
OFFICE: K. SMITH
CREW: K. SMITH, C. SMITH
FB/PG: 768/24
PLAT NO. 27640-19-c

PLAT OF 7.48 ACRES, MORE OR LESS, IN THE
THOMAS CARUTHERS SURVEY, ABSTRACT 106,
CITY OF WIMBERLEY, HAYS COUNTY, TEXAS

DESCRIPTION OF 7.48 ACRES, MORE OR LESS, OF LAND AREA IN THE THOMAS CARUTHERS SURVEY, ABSTRACT NO. 106, HAYS COUNTY, TEXAS, BEING ALL OF THAT TRACT DESCRIBED AS 7.48 ACRES (COMPRISED OF FOUR TRACTS) IN A DEED FROM CARL N. BRINKLEY, INC TO LLOYD F. DEETS AND JEANNE S. DEETS, DATED MARCH 1, 1971 AND RECORDED IN VOLUME 242, PAGE 427 OF THE HAYS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the record centerline of the Blanco River, for the common north corner of the Deets tract 4, and the east corner of Paradise Valley Park as recorded in Volume 1705, Page 807 of the Hays County Official Public records;

THENCE leaving Paradise Valley Park and **PLACE OF BEGINNING** as shown on that plat numbered 27640-18-c, dated March 20, 2019 as prepared for Matthew Dowd by Byrn & Associates of San Marcos, Texas, with the record centerline of the Blanco River and the north line of the Deets tracts 1 and 4, the following four courses:

1. **S 40° 31' 11" E 102.76 feet** to a calculated point,
2. **S 67° 33' 40" E 374.56 feet** to a calculated point,
3. **S 75° 08' 03" E 388.40 feet** to a calculated point, and
4. **N 84° 54' 21" E 387.74 feet** to a calculated point in the west line of that tract described as 17.543 acres in a deed from Matthew Morgan to Spoke Hollow Partnership, dated September 7, 2012 and recorded in Volume 4431, Page 351 of the Hays County Official Public records, for the northeast corner of the Deets tract 1 and this description;

THENCE leaving the record centerline of the Blanco River, with the common east line of the Deets tract 1 and the west line of the Spoke Hollow Partnership tract, **S 10° 00' 22" W 49.90 feet** to a calculated point for the common southeast corner of the Deets tract 1 and the northeast corner of that tract described as 12.00 acres in a deed from Raymond C. Lewandowski, Jr. et ux to Gary L. Riechmann et ux, dated September 25, 2018 and recorded in Hays County Document Number 18035563, from which an iron rod found with aluminum cap which is a witness rod to the northwest corner of the Spoke Hollow Partnership tract bears **S 10° 00' 22" W 2.58 feet**;

THENCE leaving the Spoke Hollow Partnership tract, with the common south line of the Deets tract 1 and the north line of the Riechmann tract and that tract described as 2.893 acres in a deed from John E. Johnson et ux to Arthur D. Selma and Rebecca A. Selma, dated September 8, 2016 and recorded in Hays County Document Number 16031700, the following five courses:

1. **S 77° 57' 57" W 280.39 feet** to a 1/2" iron set,
2. **S 81° 25' 57" W 293.83 feet** to a 1/2" iron set,
3. **S 85° 24' 57" W 224.04 feet** to a 1/2" iron rod set,
4. **N 81° 51' 37" W 184.31 feet** to a 1/2" iron rod found, and
5. **N 76° 46' 43" W 149.59 feet** to a 1/2" iron rod set in the east line of the Deets tract 2, for the common west corner of the Deets tract 1 and the north corner of the Selma tract;

THENCE leaving the Deets tract 1, with the common southeast line of the Deets tract 2 and the northwest line of the Selma tract, **S 39° 34' 56" W 138.24 feet** to a 1/2" iron rod found for the common southeast corner of the Deets tract 2, and angle point in the northwest line of the Selma tract and the northeast corner of that tract described as 9.3850 acres in a deed from Sunset Accomodations, LLC to

Sturdi Enterprises, Inc., dated December 5, 2012 and recorded in Volume 4511, Page 314 of the Hays County Official Public records;

THENCE leaving the Selma tract, with the common south line of the Deets tract 2 and the north line of the Sturdi Enterprises tract, **N 68° 02' 32" W 325.43 feet** to a 1/2" iron found for the common west corner of the Deets tract 2, the south corner of the Deets tract 3 and an angle point in the north line of the Sturdi Enterprises tract;

THENCE leaving the Deets tract 2, with the common southwest line of the Deets tract 3 and the northeast line of the Sturdi Enterprises tract, **N 24° 10' 34" W 98.24 feet** to a 1/2" iron rod found for the common west corner of the Deets tract 3 and the south corner of that tract described as 1.11 acres in a deed from John F. Skinner and Delda S. Skinner to Scott Vaughan and Sarah Vaughan, dated March 4, 1997 and recorded in Volume 1293, Page 885 of the Hays County Official Public Records;

THENCE leaving the Sturdi Enterprises tract, with the common northwest line of the Deets tract 3 and the southeast line of the Vaughan 1.11 acre tract, the following two courses:

1. **N 53°54'44"E 149.17 feet** to a 1/2" iron rod found, and
2. **N 32°43'18"E 91.61 feet** to a 1/2" iron rod found for the common north corner of the Deets tract 3, the west corner of the Deets tract 4, the east corner of the Vaughan 1.11 acre tract and the south corner of that tract described as "tract one" in a deed from Dorothy Jane Brinkley White et al to Scott Vaughan and Sarah Vaughan, dated August 9, 2000 and recorded in Volume 1705, Page 801 of the Hays County Official Public records;

THENCE leaving the Deets tract 3 and the Vaughan 1.11 acre tract, with the northwest line of the Deets tract 4, **N 59°09'55"E 244.99 feet** to the **PLACE OF BEGINNING**. Pass at 102.58 feet a calculated point for the common east corner of the Vaughan tract one and the southeast corner of that tract described as "tract two" in the White to Vaughan deed, and the southeast corner of that tract described as an ingress / egress easement in the deed from Carl N. Brinkley, Inc. to Lloyd F. Deets and Jeanne S. Deets, pass at 135.42 feet a calculated point for the east corner of the Vaughan tract two and the easement corner of the Brinkley to Deets easement, pass at 179.03 feet a 1/2" iron rod found.

There are contained within these metes and bounds 7.48 acres, more or less, of land area as prepared from public records and a survey made on the ground on March 20, 2019 by Byrn & Associates, Inc. of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic cap stamped "Byrn Survey". The BEARING BASIS for this description was determined from GPS observations and refers to Grid North of the Texas State Plane Coordinate System, N.A.D. 83, South Central Zone. 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.



Kyle Smith, R.P.L.S. #5307



Client: Dowd, Matthew
Date: March 20, 2019
Survey: Caruthers, Thomas, A-106
County: Hays
Job No: 27640-19
FND 7.48