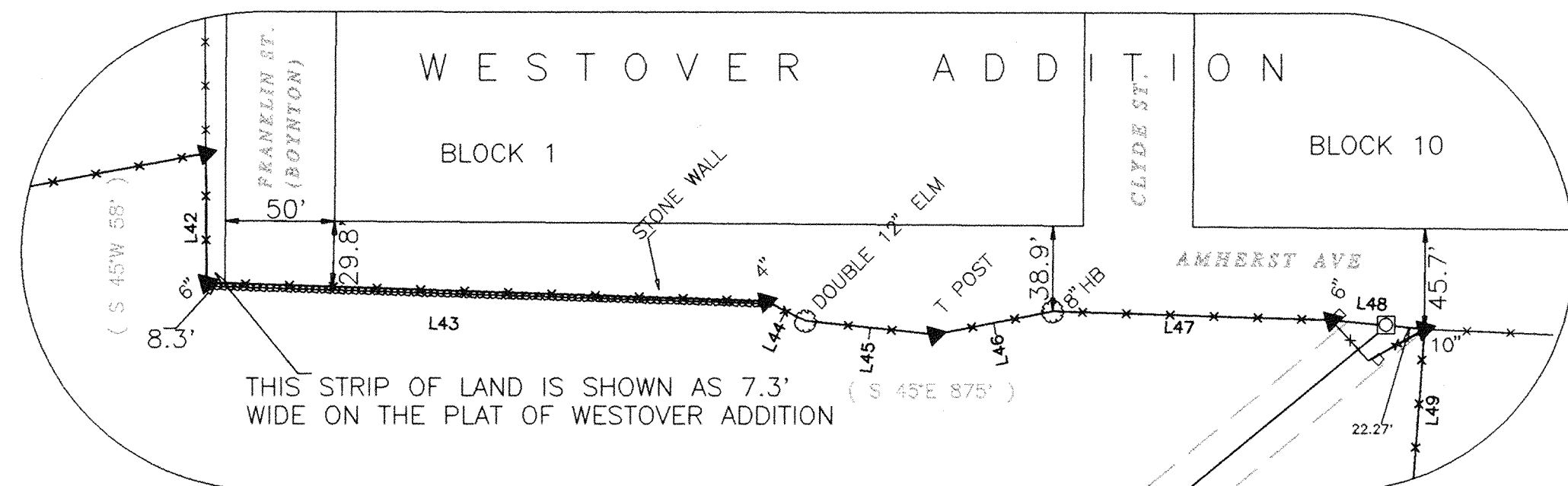


ORIGINAL SCALE
1" = 200'

DETAIL



LEGEND

- VOL HAYS COUNTY
- PG PLAT RECORDS
- VOL HAYS COUNTY DEED, REAL PROPERTY
- PG OR OFFICIAL PUBLIC RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED BYRN SURVEY
- COTTON GIN SPINDLE FOUND
- UTILITY LINE, POLE AND GUY
- CEDAR FENCE POST
- WIRE FENCE
- STONE WALL
- LO LIVE OAK TREE

57.14 ACRES ±

J.O. McLERRAN, ET UX TO
T.B. MARTIN, ET UX
SEPTEMBER 16, 1955 (TRACT NO. 1, 366.3 ACRES)

LIMIT OF DETAILED STUDY
ACCORDING TO SCALING FROM
PRELIMINARY FEMA FLOOD
INSURANCE RATE MAP
NO. 480321 0189

J.O. McLERRAN, ET UX TO
T.B. MARTIN, ET UX
SEPTEMBER 16, 1955 (TRACT NO. 2, 127.41 ACRES)

LINE	BEARING	DISTANCE
L1	S 47°06'21" W	132.65'
L2	S 49°04'45" W	164.67'
L3	S 23°17'00" W	88.12'
L4		
L5		
L6		
L7		
L8	S 45°46'23" W	95.29'
L9	S 63°17'28" W	31.27'
L10	S 04°16'15" E	85.54'
L11	S 42°43'30" E	20.58'
L12	S 13°51'54" E	150.75'
L13	S 56°55'21" E	184.45'
L14	S 27°35'29" E	118.60'
L15	S 35°00'13" W	104.55'
L16	S 45°39'21" W	96.95'
L17	S 06°13'50" W	77.81'
L18		
L19	S 54°36'25" W	104.43'
L20		
L21		
L22		
L23	N 49°03'31" E	140.48'
L24	N 47°50'55" E	73.81'
L25	N 41°42'13" E	78.94'
L26	N 37°38'25" E	89.87'
L27	N 27°14'33" E	33.02'
L28	N 24°33'26" E	23.17'
L29	N 14°00'12" E	8.60'
L30	N 03°51'40" E	9.87'
L31	N 72°31'40" E	277.42'
L32	N 69°58'28" E	77.74'
L33	N 71°48'59" E	40.55'
L34		
L35		
L36		
L37	N 71°39'05" W	134.39'
L38	N 41°22'58" W	102.54'
L39	N 81°53'51" W	189.77'
L40	S 53°33'35" E	98.09'
L41	S 46°45'42" E	102.80'
L42	S 44°38'48" W	58.88'
L43	S 43°07'17" E	255.57'
L44	S 18°23'47" E	20.16'
L45	S 39°05'13" E	59.54'
L46	S 56°10'02" E	54.76'
L47	S 43°16'30" E	127.69'
L48	S 39°33'54" E	42.37'
L49	S 49°13'35" W	92.17'

SURVEYORS NOTES

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- 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 EASEMENTS. THEREFORE CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- 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.
- THIS TRACT IS SUBJECT TO THAT UPPER SAN MARCOS WATERSHED INUNDATION EASEMENT DESCRIBED IN A DEED FROM T. B. MARTIN TO UPPER SAN MARCOS WATERSHED, RECORDED IN VOL. 336, PG. 149 OF THE HAYS COUNTY DEED RECORDS.
- THIS SURVEY PLAT WAS DONE IN CONJUNCTION WITH LAND DESCRIPTIONS DATED JUNE 20, 1997 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.

TO THE T. B. MARTIN ESTATE, 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 JUNE 20, 1997.
THAT PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

DAVID C. WILLIAMSON, R.P.L.S. NO. 4190

BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
1115 HIGHWAY 80 EAST
P.O. BOX 1433
SAN MARCOS, TEXAS 78666
(512) 396-2270

PLAT OF 57.14 ACRES, MORE OR LESS
IN THE JOHN WILLIAMS SURVEY, A-490,
HAYS COUNTY, TEXAS

CLIENT: MARTIN ESTATE
DATE: JUNE 20, 1997
OFFICE: SMITH, SCHULTE
CREW: EVERETT, KELLY
FB/PG: 495/1
PLAT NO. S 23596-96-2-d