

**SURVEYORS' NOTES**

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0387F, DATED SEPTEMBER 2, 2005, A PORTION OF THIS TRACT LIES WITHIN ZONE AE (BASED FLOOD ELEVATIONS DETERMINED).
- 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.
- THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED AUGUST 16, 2016 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
- 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.
- THE 631.1 CONTOUR LINE SHOWN HEREON IS THE SAME LINE DESCRIBED IN VOLUME 361 PAGE 583 OF THE HAYS COUNTY DEED RECORDS TO THE 76.67 ACRE TRACT. IT WAS LATER GRANTED FEE SIMPLE TO EARLY ALONG WITH THE 11.82 ACRE TRACT AND THE 0.25 ACRE TRACT IN VOLUME 397 PAGE 856 OF THE HAYS COUNTY DEED RECORDS. IT WAS STILL RESERVED AS AN ACCESS EASEMENT BY BACKUS. A 1.07 ACRE PORTION OF THE 1.17 ACRE TRACT WAS LATER SOLD TO DAVIS IN VOLUME 1490 PAGE 720 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.
- THE TRACTS OF LAND SHOWN HEREON MAY BE SUBJECT TO THE TEXAS POWER AND LIGHT COMPANY, ONE EASEMENT BEING RECORDED IN VOLUME 98, PAGE 104 OF THE HAYS COUNTY DEED RECORDS AND THE OTHER BEING RECORDED IN VOLUME 98, PAGE 310 OF THE HAYS COUNTY DEED RECORDS.
- THE 1.17 ACRES TRACT WAS GRANTED AS PART OF THE ACCESS EASEMENT IN VOLUME 361 PAGE 583 OF THE HAYS COUNTY DEED RECORDS TO THE 76.67 ACRE TRACT. IT WAS LATER GRANTED FEE SIMPLE TO EARLY ALONG WITH THE 11.82 ACRE TRACT AND THE 0.25 ACRE TRACT IN VOLUME 397 PAGE 856 OF THE HAYS COUNTY DEED RECORDS. IT WAS STILL RESERVED AS AN ACCESS EASEMENT BY BACKUS. A 1.07 ACRE PORTION OF THE 1.17 ACRE TRACT WAS LATER SOLD TO DAVIS IN VOLUME 1490 PAGE 720 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.
- THE 0.30 ACRE TRACT AND THE 0.81 ACRE TRACT WERE CONVEYED TO GRADY EARLY IN VOLUME 361 AND PAGE 583 OF THE HAYS COUNTY DEED RECORDS BUT WERE RESERVED AS AN ACCESS EASEMENT BY THE GRANTOR-BACKUS.
- 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

REVISÉ JANUARY 12, 2017.

CLIENT: EARLY, GRADY  
 DATE: AUGUST 16, 2016  
 OFFICE: HADEN  
 CREW: SMITH, C., LOZANO HADEN  
 FB/PIS: 742/51  
 PLAT NO. 26584-2-16-d

- Exhibit "A"**
- Red Outline - Gift 102.17 acre Tract**
  - Green Outline - EARLY reserved 38.82 acres**
  - Red Dash - 60' easement grant from EARLY to FOUNDATION**
  - Green Dash - EARLY reserved 60 easement**
  - Blue line - Existing Roadway Section**

EASEMENTS

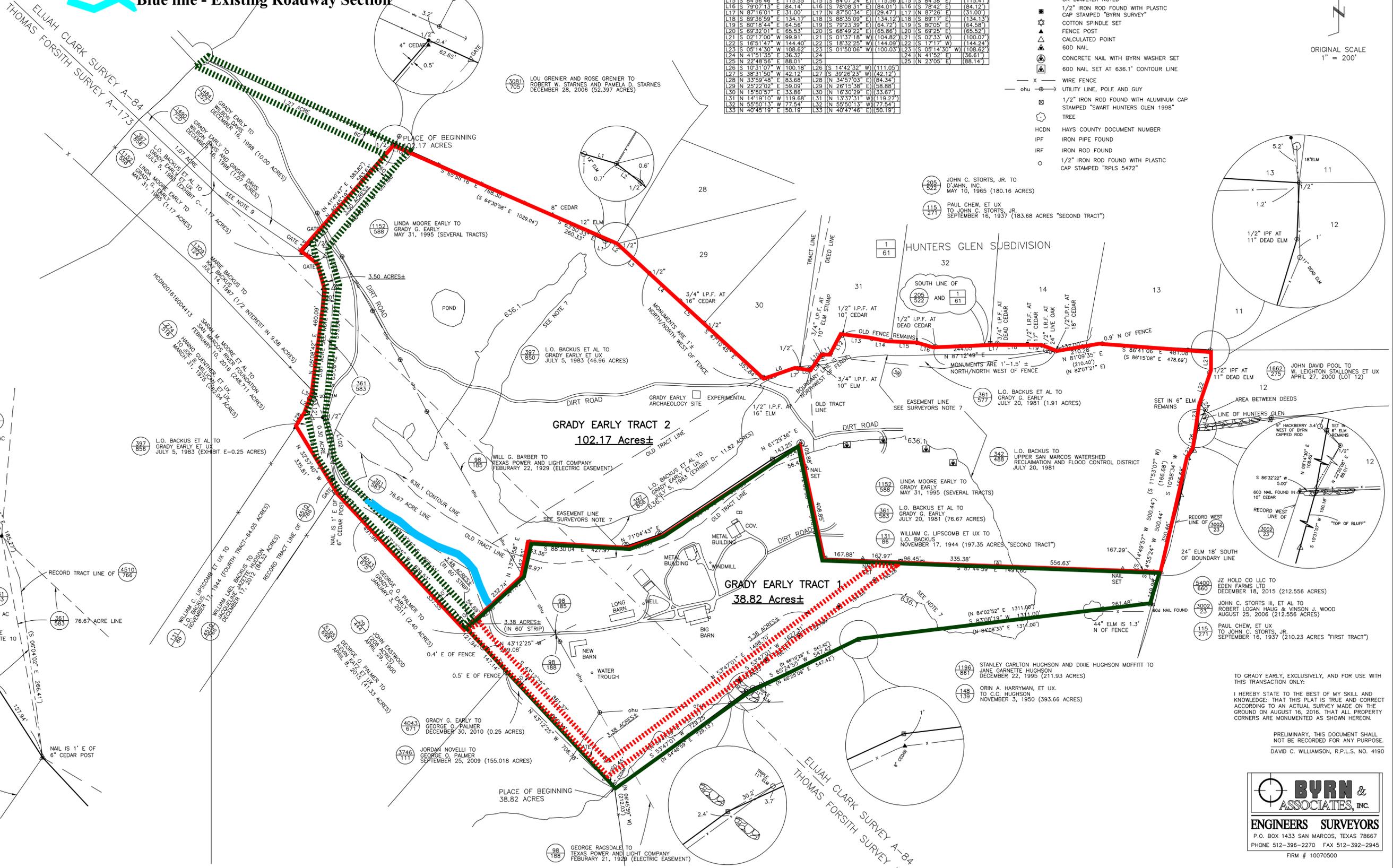
LINE	BEARING	DISTANCE
L100	S 65°58'16" E	62.65'
L101	S 14°19'10" E	192.63'
L102	S 10°55'14" E	203.94'
L103	S 32°57'40" E	110.88'
L104	S 47°42'46" W	60.01'
L105	N 10°55'14" W	221.09'

THIS TRACT HUNTERS GLEN

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 73°43'59" E	49.88'	L1	S 72°53'47" E	(49.74)	L2	S 52°07'06" E	(22.11)
L2	S 52°07'06" E	22.11'	L2	S 51°42'07" E	(21.51)	L3	S 48°25'09" E	(174.65)
L3	S 48°25'09" E	174.65'	L3	S 47°32'57" E	(174.65)	L4	S 48°09' E	(174.65)
L4	S 48°09' E	174.65'	L4	S 47°13'59" E	(183.19)	L5	S 47°50' E	(183.19)
L5	S 47°50' E	183.19'	L5	S 46°39'57" E	(1145.29)	L6	S 47°06' E	(143.23)
L6	S 47°06' E	143.23'	L6	N 77°14'47" E	(160.78)	L7	N 76°24' E	(161.52)
L7	N 76°24' E	161.52'	L7	N 88°20' E	(10.12)	L8	N 88°20' E	(10.12)
L8	N 88°20' E	10.12'	L8	N 88°20' E	(44.23)	L9	N 88°20' E	(44.23)
L9	N 88°20' E	44.23'	L9	N 44°08'10" E	(36.45)	L10	N 43°25' E	(36.49)
L10	N 43°25' E	36.49'	L10	N 52°37'11" E	(39.48)	L11	N 52°02' E	(39.53)
L11	N 52°02' E	39.53'	L11	N 69°16'05" E	(39.52)	L12	N 68°42' E	(39.52)
L12	N 68°42' E	39.52'	L12	N 33°45'51" E	(94.71)	L13	N 33°12' E	(94.64)
L13	N 33°12' E	94.64'	L13	S 82°43'35" E	(133.68)	L14	S 83°15' E	(133.63)
L14	S 83°15' E	133.63'	L14	S 84°04'13" E	(84.30)	L15	S 84°38' E	(84.29)
L15	S 84°38' E	84.29'	L15	S 84°07'24" E	(115.56)	L16	S 84°38' E	(115.41)
L16	S 84°38' E	115.41'	L16	S 78°08'51" E	(84.01)	L17	S 78°42' E	(84.12)
L17	S 78°42' E	84.12'	L17	N 87°50'34" E	(29.47)	L18	N 87°26' E	(31.00)
L18	N 87°26' E	31.00'	L18	S 88°35'09" E	(134.12)	L19	S 89°17' E	(134.13)
L19	S 89°17' E	134.13'	L19	S 79°23'39" E	(64.72)	L20	S 80°05' E	(64.58)
L20	S 80°05' E	64.58'	L20	S 68°49'22" E	(63.86)	L21	S 69°25' E	(65.52)
L21	S 69°25' E	65.52'	L21	S 01°37'18" W	(104.82)	L22	S 02°33' W	(100.07)
L22	S 02°33' W	100.07'	L22	S 16°51'47" W	(144.40)	L23	S 17°17' W	(144.24)
L23	S 17°17' W	144.24'	L23	S 05°14'30" W	(108.62)	L24	S 05°14'30" W	(108.62)
L24	S 05°14'30" W	108.62'	L24	S 01°50'06" W	(100.03)	L25	S 01°50'06" W	(100.03)
L25	S 01°50'06" W	100.03'	L25	N 23°05' E	(88.14)	L26	N 23°05' E	(88.14)
L26	N 23°05' E	88.14'	L26	S 14°42'32" W	(111.05)	L27	S 14°42'32" W	(111.05)
L27	S 14°42'32" W	111.05'	L27	S 38°51'50" W	(42.12)	L28	S 38°51'50" W	(42.12)
L28	S 38°51'50" W	42.12'	L28	N 34°57'03" E	(84.34)	L29	N 34°57'03" E	(84.34)
L29	N 34°57'03" E	84.34'	L29	N 26°15'38" E	(58.88)	L30	N 26°15'38" E	(58.88)
L30	N 26°15'38" E	58.88'	L30	N 16°50'39" E	(33.67)	L31	N 16°50'39" E	(33.67)
L31	N 16°50'39" E	33.67'	L31	N 14°19'10" W	(119.68)	L32	N 13°57'31" W	(119.27)
L32	N 13°57'31" W	119.27'	L32	N 55°50'13" W	(77.54)	L33	N 55°50'13" W	(77.54)
L33	N 55°50'13" W	77.54'	L33	N 40°47'46" E	(50.19)	L34	N 40°47'46" E	(50.19)

- LEGEND
- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
  - HAYS COUNTY PLAT RECORDS
  - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
  - 1/2" IRON ROD FOUND OR DIAMETER NOTED
  - 3/4" IRON PIPE FOUND OR DIAMETER NOTED
  - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
  - COTTON SPINDLE SET
  - FENCE POST
  - CALCULATED POINT
  - 60D NAIL
  - CONCRETE NAIL WITH BYRN WASHER SET
  - 60D NAIL SET AT 636.1' CONTOUR LINE
  - WIRE FENCE
  - UTILITY LINE, POLE AND GUY
  - 1/2" IRON ROD FOUND WITH ALUMINUM CAP STAMPED "SWART HUNTERS GLEN 1998"
  - TREE
  - HAYS COUNTY DOCUMENT NUMBER
  - IRON PIPE FOUND
  - IRON ROD FOUND
  - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "RPLS 5472"

ORIGINAL SCALE 1" = 200'



TO GRADY EARLY, 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 AUGUST 16, 2016. THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

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

**BYRN & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS**  
 P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
 PHONE 512-396-2270 FAX 512-392-2945  
 FIRM # 10070500

PLAT OF LOT 140.99 ACRES, MORE OR LESS, IN THE ELIJAH CLARK SURVEY A-84, HAYS COUNTY, TEXAS