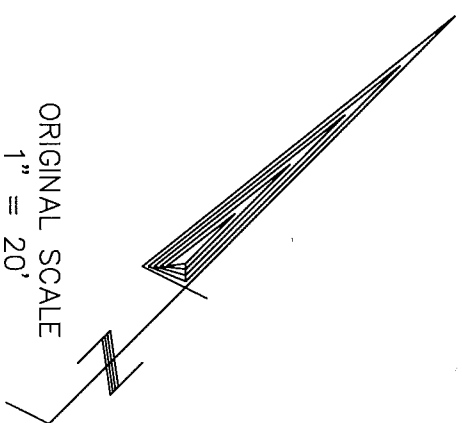


1. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
2. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0389F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
3. THIS 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.
4. 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.
5. TREE SYMBOLS ARE NOT TO SCALE AND DO NOT REPRESENT THE ACTUAL CANOPY SIZE OR LOCATION.

ORIGINAL SCALE  
1" = 20'



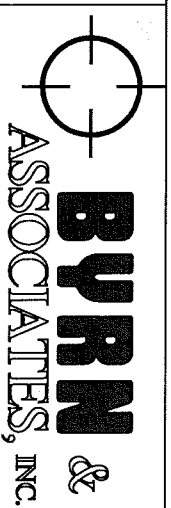
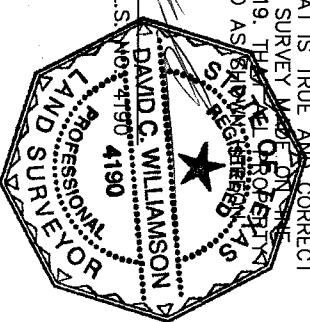
### LEGEND

- VOL  
 PG
- VOL  
 PG
- HAYS COUNTY DEED, REAL PROPERTY  
 OR OFFICIAL PUBLIC RECORDS
- HAYS COUNTY  
 PLAT RECORDS
- 1/2" IRON ROD SET WITH PLASTIC  
 CAP STAMPED "BYRN SURVEY"  
 CONCRETE NAIL SET WITH ALUMINUM  
 WASHER STAMPED "BYRN SURVEY"
- WATER METER

TO ERIC ROSS, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAN IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON AUGUST 8, 2019. THE PAUL ROBERTSON CORNERS ARE MONUMENTED AS SHOWN ON STREET 48

**DAVID C. WILLIAMSON, R.P.L.S.**



# SURVEYING

P.O. BOX 1453 SAN MARCOS, TEXAS 78667  
PHONE 512-396-2270 FAX 512-392-2945  
FIRM NO. 10070500

CLIENT:	ROSS, ERIC
DATE:	AUGUST 8, 2019
OFFICE:	HADEN
CREW:	C. SMITH, K. SMITH
FB/PG:	758/75
PLAT NO.	27684-19-2-b

PLAT OF 0.17 ACRES, MORE OR LESS,  
BEING A PORTION OF HILLYER STREET, WESTOVER ADDITION,  
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS