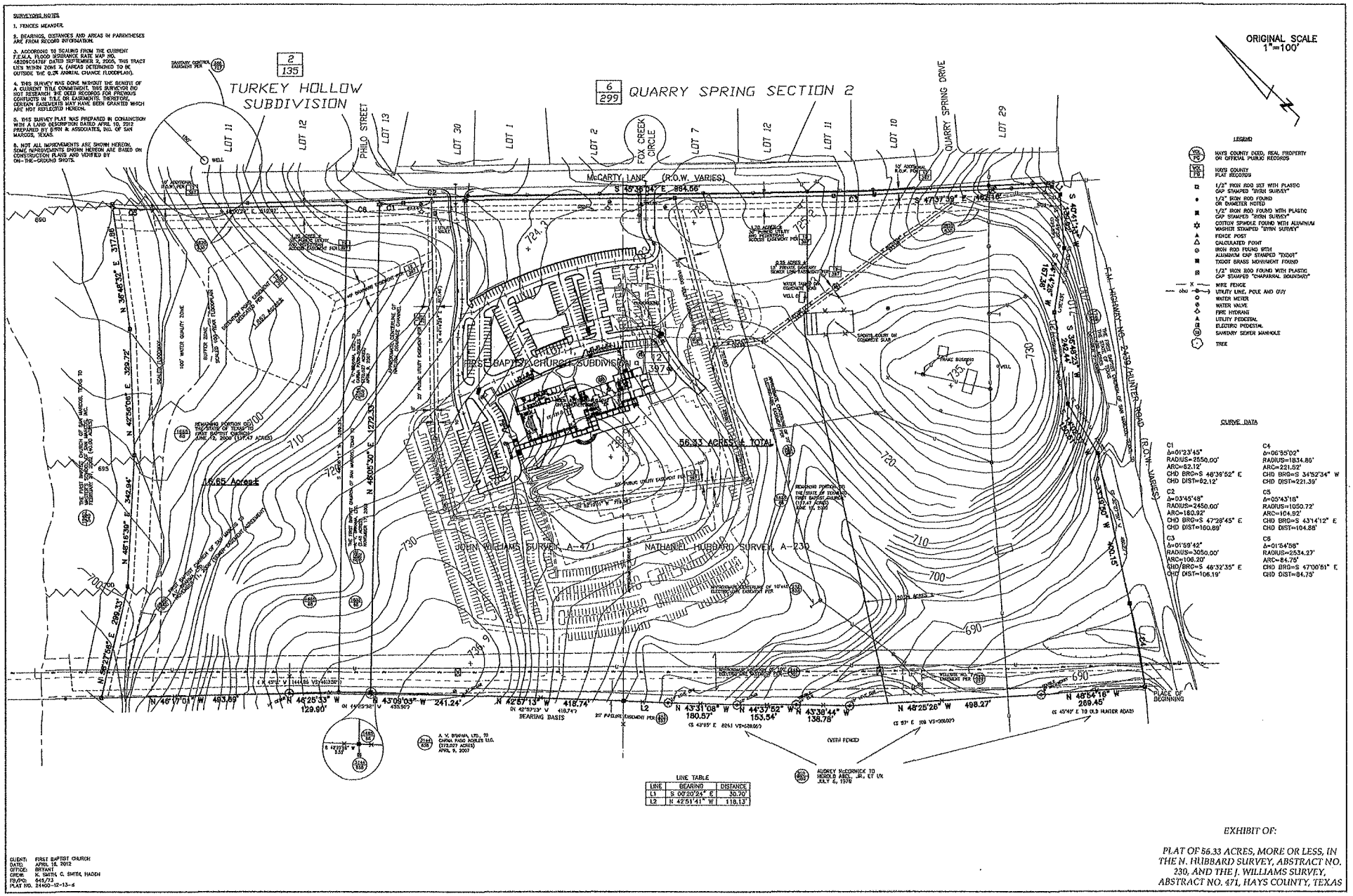
SURVEYORS NOTES
1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0475F DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. 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.
5. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED APRIL 10, 2012 PREPARED BY BYRN & ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
6. NOT ALL IMPROVEMENTS ARE SHOWN HEREON. SOME IMPROVEMENTS SHOWN HEREON ARE BASED ON CONSTRUCTION PLANS AND VERIFIED BY ON-THE-GROUND SHOTS.
ORIGINAL SCALE 1"=100'
TURKEY HOLLOW SUBDIVISION
QUARRY SPRING SECTION 2
McCARTY LANE (R.O.W. VARIES)
FIRST BAPTIST CHURCH SUBDIVISION
56.33 ACRES, 6 TOTAL
14.65 Acres±
JOHN WILLIAMS SURVEY, A-471
NATHANIEL HUBBARD SURVEY, A-230
FM HIGHWAY NO. 2439 (HUNTER ROAD) (R.O.W. VARIES)
PLACE OF BEGINNING
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
1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
COTTON SPINDLE FOUND WITH ALUMINUM WASHER STAMPED "BYRN SURVEY"
FENCE POST
CALCULATED POINT
IRON ROD FOUND WITH ALUMINUM CAP STAMPED "TXDOT"
TXDOT BRASS MONUMENT FOUND
1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CHAPARRAL BOUNDARY"
WIRE FENCE
UTILITY LINE, POLE AND GUY
WATER METER
WATER VALVE
FIRE HYDRANT
UTILITY PEDESTAL
ELECTRIC PEDESTAL
SANITARY SEWER MANHOLE
TREE
CURVE DATA
C1 Δ=01°23'45" RADIUS=2550.00' ARC=62.12' CHD BRG=S 46°39'52" E CHD DIST=62.12'
C2 Δ=03°45'48" RADIUS=2450.00' ARC=160.92' CHD BRG=S 47°28'45" E CHD DIST=160.89'
C3 Δ=01°59'42" RADIUS=3050.00' ARC=106.20' CHD BRG=S 46°32'35" E CHD DIST=106.19'
C4 Δ=06°55'02" RADIUS=1834.86' ARC=221.52' CHD BRG=S 34°52'34" W CHD DIST=221.39'
C5 Δ=05°43'18" RADIUS=1050.72' ARC=104.92' CHD BRG=S 43°14'12" E CHD DIST=104.88'
C6 Δ=01°54'58" RADIUS=2534.27' ARC=84.75' CHD BRG=S 47°00'51" E CHD DIST=84.75'
LINE TABLE
L1 S 00°00'54" E 30.00'
L2 N 42°51'41" W 119.13'
N 46°17'01" W 493.69'
N 46°25'33" W 129.90'
N 43°09'03" W 241.24'
N 42°57'13" W 418.74'
BEARING BASIS
N 43°31'08" W 180.57'
N 44°37'52" W 153.54'
N 43°39'44" W 138.78'
N 48°25'26" W 498.27'
N 49°54'16" W 269.45'
S 47°37'39" E 462.16'
S 49°38'04" E 884.56'
S 36°45'32" E 317.86'
N 36°45'32" E 329.72'
N 42°56'05" E 342.94'
N 48°05'30" E 1272.33'
N 48°15'39" E 299.33'
N 89°27'56" E 299.33'
S 42°56'05" W 1272.33'
S 36°45'32" W 317.86'
S 47°37'39" E 462.16'
S 49°54'16" E 269.45'
S 48°25'26" E 498.27'
S 43°39'44" E 138.78'
S 44°37'52" E 153.54'
S 43°31'08" E 180.57'
S 42°57'13" E 418.74'
S 43°09'03" E 241.24'
S 46°25'33" E 129.90'
S 46°17'01" E 493.69'
A.V. BYRON, LTD., TO CAPRA PASO ROBLES LLC. (172.027 ACRES) APRIL 9, 2007
AUDREY McCORMICK TO HAROLD ABEL, JR., ET UX JULY 6, 1978
CLIENT: FIRST BAPTIST CHURCH
DATE: APRIL 16, 2012
OFFICE: BRYANT
CREW: K. SMITH, C. SMITH, HADEN
FB/PG: 615/73
PLAT NO. 24400-12-13-6
EXHIBIT OF:
PLAT OF 56.33 ACRES, MORE OR LESS, IN THE N. HUBBARD SURVEY, ABSTRACT NO. 230, AND THE J. WILLIAMS SURVEY, ABSTRACT NO. 471, HAYS COUNTY, TEXAS