



1" = 60' S.M. BERRYMAN SURVEY, A-711 HAYS COUNTY, TX

CURVE TABLE					
CURVE	ARC	<b>RADIUS</b>	DELTA	BEARING	CHORD
<b>C1</b>	112.68'	235.68'	27°23'32"	S23°43'06"E	111.61'
(C1)	112.66'	235.68'	27°24'01"	S23°26'01"E	111.59'
C2	6.27'	264.50'	01°21'30"	S23°23'59"E	6.27'
(C2)	6.27'	264.50'	01°21'29"	S23°06'53"E	6.27'
C3	8.99'	264.50'	01°56'47"	S19°54'51"E	8.99'
(C3)		264.50'			
C4	68.13'	30.26'	129°01'16"	S88°32'23"W	54.62'
(C4)					

PROJECT NAME: BAKER MCGREGOR TRACT

CLIENT: BAKER

SURVEY DATE: JULY 15, 2020

JOB NUMBER: 2000193

SURVEYOR: WH

TECHNICIAN: WH,LH

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. UNITS = US SURVEY FEET

- 2. ONLY VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF UTILITIES WERE LOCATED.
- 3. SITE ADDRESS UNKNOWN
- 4. SYMBOLS MAY BE EXAGGERATED FOR CLARITY.
- 5. SUBJECT TRACT LIES WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C0025F, DATED SEPTEMBER 2, 2005. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
- 6. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTON WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
- 7. ONLY THOSE SURVEY RELATED EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE 'B' OF THE TITLE COMMITMENT GF NO. 21-0301-C, EFFECTIVE DATE: JANUARY 25, 2021, ISSUED DATE: FEBRUARY 2, 2021 BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND RELISTED BELOW WERE REVIEWED FOR THIS SURVEY. NO ADDITIONAL RESEARCH FOR EASEMENTS OR RESTRICTIONS AFFECTING THIS TRACT WAS PERFORMED BY WHITECAP SURVEY COMPANY, LLC.
- 1) THOSE RESTRICTIVE COVENANTS RECORDED IN VOLUME 262, PAGE 227, AND VOLUME 410, PAGE 499, DEED RECORDS OF HAYS COUNTY, TEXAS, AND DOCUMENT NO. 20039721, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 10d) ELECTRIC AND TELEPHONE LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 450, PAGE 776, DEED RECORDS OF HAYS COUNTY, TEXAS. - BLANKET EASEMENT, DOES AFFECT
- 10e) EASEMENT FROM WADE H. STUBBS AND WIFE, TO SHELL PIPELINE CORPORATION DATED JANUARY 3, 1929, RECORDED IN VOLUME 97, PAGE 507, DEED RECORDS OF HAYS COUNTY, TEXAS.

  - NO EVIDENCE OF PIPELINE FOUND AT THE TIME OF SURVEY, DOES NOT AFFECT
- 10f) EASEMENT RETAINED BY LETA WILLIAMS HURLBUT IN DEED TO R. J. SMITH, JR., DATED SEPTEMBER 6, 1973, RECORDED IN VOLUME 262, PAGE 227, DEED RECORDS OF HAYS COUNTY, TEXAS. - UNABLE TO LOCATE WITH RECORD DESCRIPTION, MAY AFFECT
- 10h) EASEMENT FROM LETA WILLIAMS HURLBUT, ET VIR TO HUMBLE PIPE LINE COMPANY, DATED JANUARY 5, 1950, RECORDED IN VOLUME 145, PAGE 360, DEED RECORDS OF HAYS COUNTY, TEXAS.
- NO EVIDENCE OF PIPELINE FOUND AT THE TIME OF SURVEY, DOES NOT AFFECT
- 10i) PIPELINE EASEMENT AS GRANTED TO LOWER COLORADO RIVER AUTHORITY BY LETA WILLIAMS HURLBUT BY INSTRUMENT RECORDED IN VOLUME 254, PAGE 144, DEED RECORDS OF HAYS COUNTY, TEXAS. - NO EVIDENCE OF PIPELINE FOUND AT THE TIME OF SURVEY, DOES NOT AFFECT
- 10k) TWENTY FOOT (20') WIDE UTILITY EASEMENT AS SET OUT IN DEED FROM COURTRIGHT CORPORATION RECORDED IN VOLUME 410, PAGE 499, REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS.
  - DOES AFFECT EASTERN 20' OF TRACT 15 OF VISTA WEST RANCHES AS SHOWN HEREON



TO: JOSEPH EDWARD DRISCOLL (BORROWER), REX G. BAKER, III AND SPOUSE CYNTHIA BAKER A/K/A CYNTHIA G. BAKER (OWNER) AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (TITLE COMPANY):

I, WILLIAM R. HERRING, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.

SHEET

## LAND TITLE SURVEY

OF 10.008 AC. OUT OF THE S.M. BERRYMAN SURVEY, ABSTRACT NO. 711 HAYS COUNTY, TX



WHITECAP SURVEY COMPANY, LLC TBPELS FIRM NO. 10194424 PO BOX 1225 DRIPPING SPRINGS,TX 78620 (512) 808-0102 EMAIL: INFO@WHITECAPSURVEY.COM