

BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "SOUTH CENTRAL ZONE" NAD83.

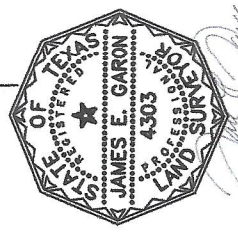
LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- ⊗ SEPTIC LID
- X— WIRE FENCE
- POWER POLE
- E— OVERHEAD ELECTRIC LINE
- D— DOWN GUY
- P.U.E.— PUBLIC UTILITY EASEMENT (BRG-DIST.)
- R.C.— RECORD CALL

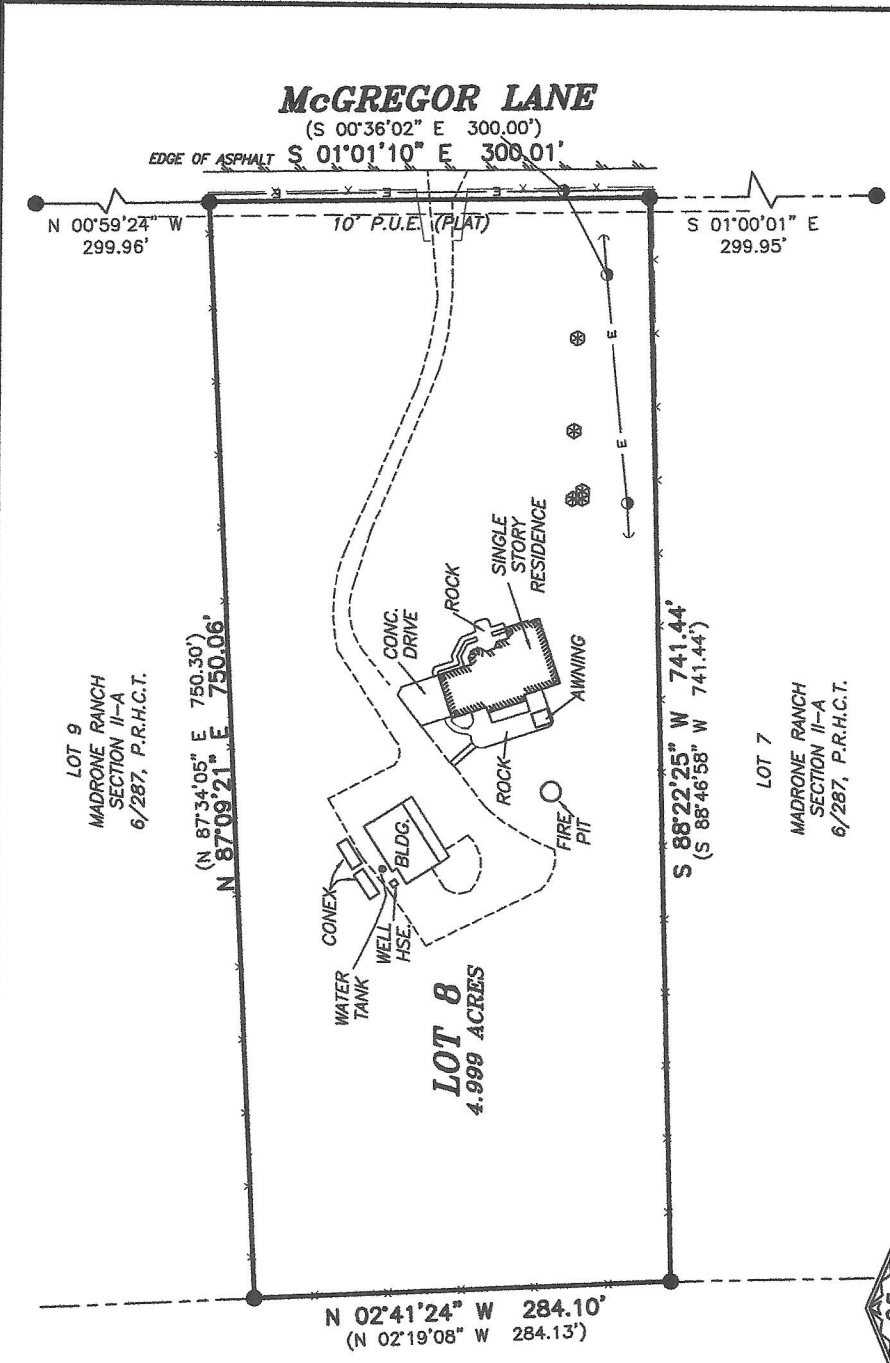
TO THE OWNERS, LIEN HOLDERS AND TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48209C0025F, EFFECTIVE SEPTEMBER 2, 2005.



JULY 11, 2022



LOT 9
MADRONE RANCH
SECTION II-A
6/287, P.R.H.C.T.

(N 87°34'05" E 750.30')
N 87°09'21" E 750.06'

LOT 8
4.999 ACRES

(S 88°22'25" W 741.44')
S 88°46'58" W 741.44'

LOT 7
MADRONE RANCH
SECTION II-A
6/287, P.R.H.C.T.

McGREGOR LANE

(S 00°36'02" E 300.00')
EDGE OF ASPHALT S 01°01'10" E 300.01'

N 00°59'24" W 299.96'

S 01°00'01" E 299.95'

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REFERENCE:

ADDRESS: 3033 McGREGOR LANE, DRIPPING SPRINGS, TEXAS.
LEGAL DESCRIPTION: LOT 8, MADRONE RANCH, SECTION II-A, MAP OR PLAT RECORDED IN VOLUME 6, PAGE 287, PLAT RECORDS OF HAY COUNTY, TEXAS.

FIELD BOOK: B-666/75
FILE: S:\Counties\Hays\Subdivisions\Madrone Ranch\Sect II-A\61822.dwg

G.F. NO.: