

LEGEND



HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS



1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"



1/2" IRON ROD FOUND OR DIAMETER NOTED



IRON ROD FOUND WITH PLASTIC CAP



60D NAIL FOUND



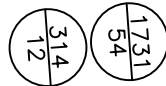
WIRE FENCE



UTILITY LINE, POLE AND GUY



MICHAEL GREEN ET UX TO MARK O. LUNDEEN 4/22/1998 (2.529 AC.)



REMEDIOS R. GARZA, JR. & JANIE R. GARZA TO JESUS CAMPOS 10/1/2000
REMEDIOS R. GARZA, JR. & JANIE R. GARZA TO 8/7/1978

HCIN 16006218
LARRY G. STRALEY TO SUMER NICOLE HERNANDEZ 2/23/2016 (3.28 AC.)

2.279 Acres



SESARIO GARZA TO JEFFRY L. FRY ET UX 7/30/2013 (0.945 AC.)

HCIN 21017487
NELAWYN DALLEY, EXECUTRIX TO NATALY CARRANZA 4/7/2021 (0.50 AC.)



BEULAH MARIE LAWRENCE NEEDHAM TO JOHN P. STEELE ET UX 11/18/1971 (1 AC.)

1.00 ACRE REMAINDER OF HERNANDEZ 3.28 ACRES

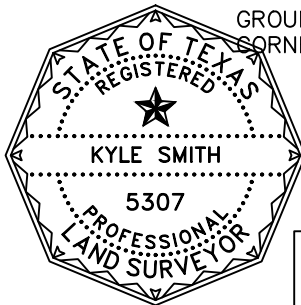
ORIGINAL SCALE
1" = 60'



TO SUMER NICOLE HERNANDEZ, 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 10/6/2021. THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

KYLE SMITH, R.P.L.S. NO. 5307



BYRN & ASSOCIATES, INC.

SURVEYING

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

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. 48209C0105F, DATED 9/2/2005, 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 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.
5. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED 10/6/2021 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
6. 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.

CLIENT: HERNANDEZ, SUMER NICOLE
DATE: 10/6/2021
OFFICE: K. SMITH
CREW: K. SMITH, C. SMITH
FB/PG: 796/1
PLAT NO. 27992-21-b

PLAT OF 2.279 ACRES IN THE
PHILLIP A. SMITH SURVEY, A-415,
CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

DESCRIPTION OF 2.279 ACRES, MORE OR LESS, OF LAND AREA IN THE PHILLIP A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 3.28 ACRES IN A DEED FROM LARRY G. STRALEY TO SUMER NICOLE HERNANDEZ, DATED FEBRUARY 23, 2016 AND RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 16006218 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set in the north line of Creek Road, for the common southwest corner of the Nicole Hernandez tract and the southeast corner of that tract described as 2.37 acres in a deed from Larry Straley and Ester Straley to Carrie D. Straley Hernandez dated February 8, 2010 and recorded in Volume 3823, Page 402 of the Hays County Official Public records, from which a 60d nail found for the southwest corner of the Carrie D. Straley tract bears S 88°28'08"W 249.80 feet;

THENCE leaving Creek Road and the **PLACE OF BEGINNING**, as shown on that plat numbered 27992-21-b dated October 6, 2021 as prepared for Nicole Hernandez by Byrn & Associates, Inc. of San Marcos, Texas, with the common west line of the Nicole Hernandez tract and the east Carrie Hernandez tract **N 00° 17' 57" E 423.12 feet** to a ½" iron rod set in the south line of that tract described as 2.529 acres in a deed from Michael Green et ux to Mark O. Lundeen, dated April 22, 1998 and recorded in Volume 1407, Page 5 of the Hays County Official Public Records, from which a 60d nail found for the northwest corner of the Carrie Hernandez tract bears S 87° 04' 28"W 241.96 feet;

THENCE leaving the Carrie Hernandez tract, with the common north line of the Nicole Hernandez tract and the south line of the Lundeen tract, the following two courses:

1. **N 86° 57' 00" E 133.19 feet** to a ½" iron rod found, and
2. **N 71° 58' 22" E 311.13 feet** to a 1/2" iron rod found for the common northeast corner of the Nicole Hernandez tract and the northwest corner of that tract conveyed in a deed from Remedios R. Garza, Jr. et al to Jesus Campos, dated October 1, 2000 and recorded in Volume 1731, Page 54 of the Hays County Official Public Records;

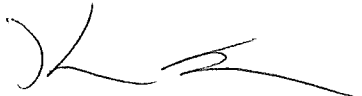
THENCE leaving the Lundeen tract, with the common east line of the Nicole Hernandez tract and the west line of the Campos tract, **S 05° 04' 05" E 312.70 feet** to a ½" iron rod found for a common southeast corner of the Nicole Hernandez tract, the southwest corner of the Campos tract, the northwest corner of that tract described as 0.945 of an acre in a deed from Sesario Garza to Jeffrey L. Fry et ux, dated July 30, 2013 and recorded in Volume 4706, Page 731 of the Hays County Official Public Records and the northeast corner of that tract described as 0.50 of an acre in a deed from Nelawyn Dalley, Executrix to Nataly Carranza, dated April 7, 2021 and recorded in Hays County Instrument Number 21017487 of the Hays County Official Public Records;

THENCE leaving the Campos and Fry tracts, with the south line of the Nicole Hernandez tract, **N 89° 52' 27" W 209.18 feet** to a ½" iron rod set, pass at 105.00 feet the common record northwest corner of the Carranza tract and the northeast corner of that tract described as 1 acre in a deed from Beulah Marie Lawrence Needham to John P. Steels et ux, dated November 18, 1971 and recorded in Volume 252, Page 904 of the Hays County Deed Records, from which a plastic capped iron rod found for an interior corner of the Nicole Hernandez tract and the northwest corner of the Steele tract bears N 89° 52' 27" W 106.01 feet;

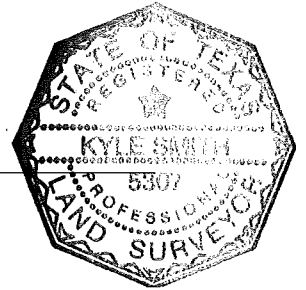
THENCE leaving the Steele tract and crossing a portion of the Nicole Hernandez tract, the following three courses:

1. **N 05° 04' 19" W 81.39 feet** to a ½" iron rod set,
2. **N 89° 42' 03" W 210.77 feet** to a ½" iron rod set, and
3. **S 00° 17' 57" W 296.84 feet** to a 1/2" iron rod set in the common south line of the Nicole Hernandez tract and the north line of Creek Road, from which a plastic capped iron rod found for the southeast corner of the Nicole Hernandez tract bears N 88° 28' 08" E 132.31 feet;

THENCE with said common line, **S 88° 28' 08" W 30.02 feet** to the **PLACE OF BEGINNING**. There are contained within these metes and bounds 2.279 acres, more or less, of land area as prepared from public records and a survey made on the ground on October 6, 2021 by Byrn & Associates, Inc. of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic cap stamped "Byrn Survey". The Bearing Basis for this description was determined from GPS observations and refers to Grid North of the Texas State Plane Coordinate System, NAD 83, South Central Zone.



Kyle Smith, R.P.L.S. #5307



Client: Hernandez, Nicole
Date: October 6, 2021
Subd.: Smith, Phillip A., A-415
County: Hays
Job No: 27992-21
FND2.279