

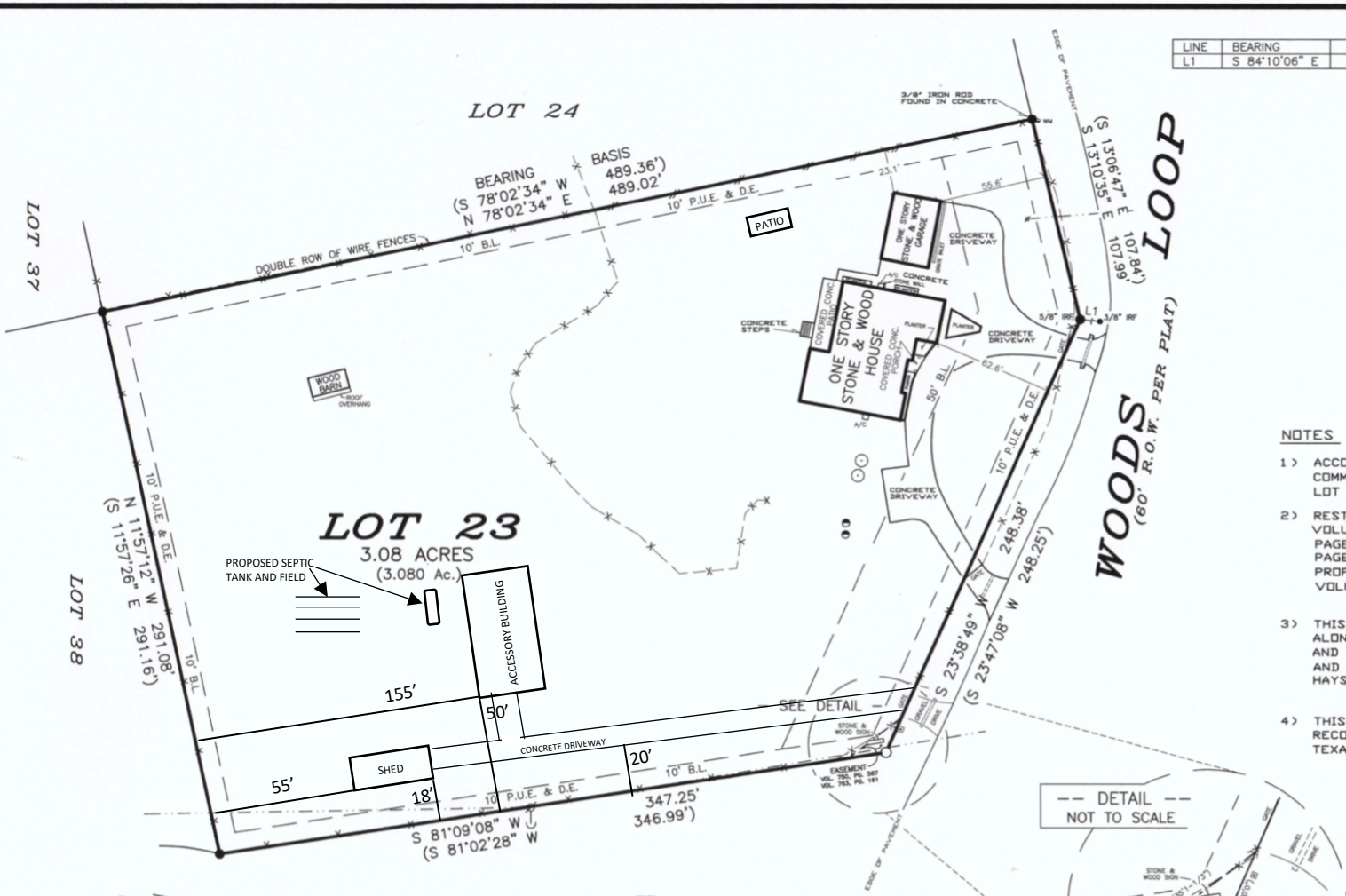
LINE	BEARING	DISTANCE
L1	S 84°10'06" E	1.03'

LEGEND

- (>) RECORD INFORMATION
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD RE-SET CAP NO. 4404
- ⊗ UTILITY POLE
- OVERHEAD UTILITY LINE
- GUY ANCHOR
- - - WOOD FENCE
- x - x - WIRE FENCE
- TIN DRAINAGE PIPE
- WM ⊙ WATER METER
- ⊙ P.V.C. RISER
- ⊠ WATER VALVE IN CONCRETE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- SEPTIC LID

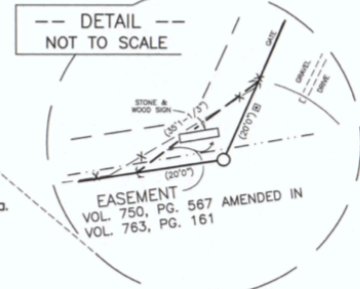


SCALE 1" = 60'



NOTES

- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0115F, DATED SEPTEMBER 2, 2005, THIS LOT IS IN ZONE X AND IS NOT IN THE 100-YEAR FLOODPLAIN.
- 2) RESTRICTIVE COVENANTS ARE RECORDED IN VOLUME 393, PAGE 477, VOLUME 397, PAGE 230, AND VOLUME 401, PAGE 24, AND VOLUME 401, PAGE 29, DEED RECORDS OF HAYS COUNTY, TEXAS, AND IN VOLUME 459, PAGE 358, VOLUME 467, PAGE 818, AND VOLUME 475, PAGE 190, REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, AND THOSE LISTED IN VOLUME 2, PAGE 345, PLAT RECORDS OF HAYS COUNTY, TEXAS.
- 3) THIS LOT IS SUBJECT TO A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES AND A 50' FRONT BUILDING LINE AND A 10' SIDE AND REAR BUILDING LINE AS RECORDED IN VOLUME 393, PAGE 477, AND VOLUME 401, PAGE 24, DEED RECORDS OF HAYS COUNTY, TEXAS.
- 4) THIS LOT IS SUBJECT TO A BLANKET P.E.C. EASEMENT RECORDED IN VOLUME 401, PAGE 24, DEED RECORDS OF HAYS COUNTY, TEXAS.



SURVEY PLAT

OF

**LOT 23,
THE WOODS,**

A SUBDIVISION RECORDED IN
VOLUME 2, PAGE 345,
PLAT RECORDS OF
HAYS COUNTY, TEXAS.

F.M. 150
(VARIABLE WIDTH R.O.W.)

CERTIFICATION

I, GARY F. PENNINGTON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING OCTOBER OF 2019, OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT AS SHOWN OR NOTED HEREON, THERE ARE NO VISIBLE DISCREPANCIES, ENCRAGEMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

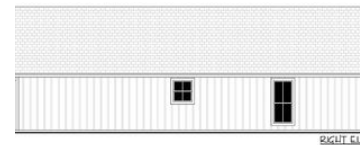
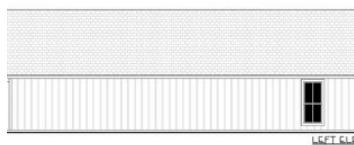
Gary F. Pennington 10-02-2019

GARY F. PENNINGTON, SOUTHWEST LAND CONSULTANTS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4404 STATE OF TEXAS
P.O. BOX 1244
DRIPPING SPRINGS, TX 78620
(512) 888-4460 FIRM NO. 10194161

TO:
PURCHASER: HAL ANDERSON AND RENEE ANDERSON
LENDER OR LIENHOLDER
TITLE CO: INDEPENDENCE TITLE COMPANY
NATIONAL INVESTORS TITLE INSURANCE CO.
GF NO: 1505080-DRP
ADDRESS: 101 WOODS LOOP



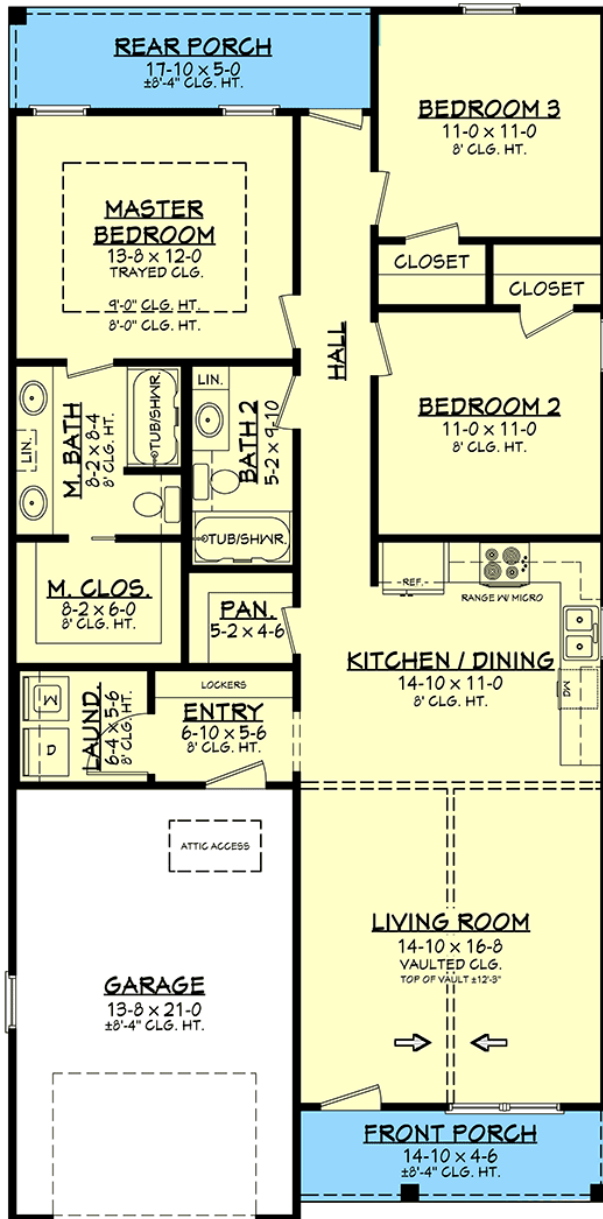
3-Bed Ranch House Plan with Vaulted Ceiling



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Plan Details

Square Footage Breakdown

Total Heated Area:	1st Floor:	Porch, Rear:	Porch, Front:
1,292 sq. ft.	1,292 sq. ft.	89 sq. ft.	68 sq. ft.

Beds/Baths

Bedrooms:	Full bathrooms:
3	2

Foundation Type

Standard Foundations:	Optional Foundations:
Crawl, Slab	Basement, Walkout

Exterior Walls

Standard Type(s):
2x4

Optional Type(s):
2x6

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Dimensions

Width: **29' 6"** Depth: **59' 10"** Max ridge height: **17' 0"**

Garage

Type: **Attached** Area: **300 sq. ft.** Count: **1 Cars** Entry Location: **Front**

Ceiling Heights

Floor / Height:
First Floor / 8' 0"

Roof

Framing Type:
Stick

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