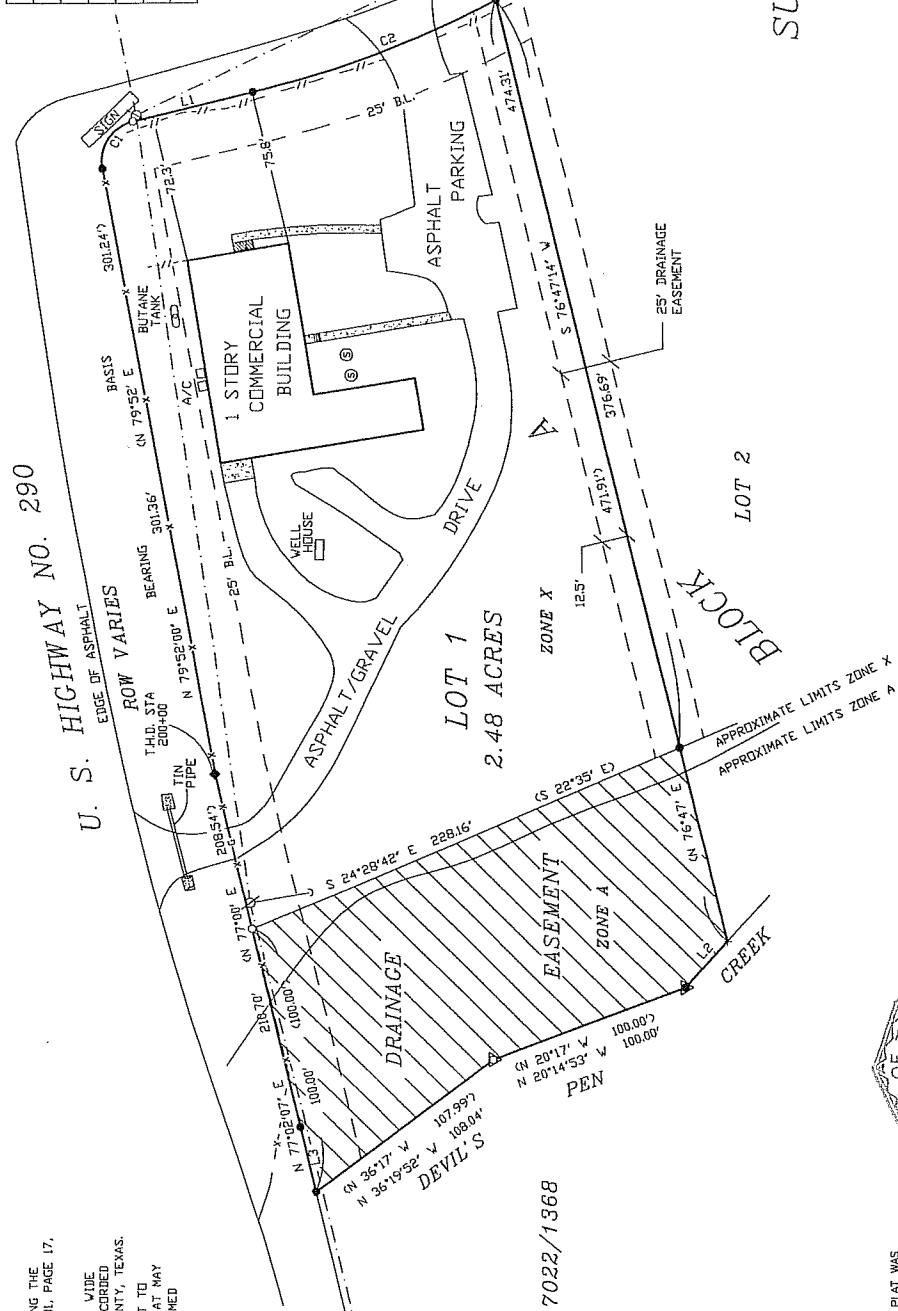


Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
C1	87°22'12"	20.00'	30.50'	27.63'	S 55°52'16" E
					S 56°33' E
C2	14°32'01"	502.79'	127.54'	127.20'	S 20°15'52" E
					S 20°15' E

LINE	BEARING	DISTANCE
L1	S 12°56'35" E	60.95'
	S 12°59' E	(60.95')
L2	N 46°48'53" W	30.81'
	N 38°23'09" W	(30.81')
L3	N 77°42'07" E	32.74'
	N 77°00' E	(30.00')



**SURVEY PLAT**  
OF  
**LOT 1, BLOCK A**  
**ASHLEY OAKS**  
A SUBDIVISION RECORDED IN  
VOLUME 81, PAGE 17,  
PLAT RECORDS OF  
TRAVIS COUNTY, TEXAS

HAYS COUNTY LAND SURVEYING  
P.O. BOX 981  
WIMBERLEY, TEXAS 78678  
512-847-3827

- NOTES:
- THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 81, PAGE 17, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
  - ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 10-535000E, DATED JUNE 16, 1993, PORTIONS OF THIS LOT ARE LOCATED IN ZONE A, THE FLOODPLAIN SHOWN HEREON WAS SCALED ONTO THIS SURVEY AND IS SHOWN IN AN APPROXIMATE LOCATION.
  - THIS LOT IS SUBJECT TO A VARYING WIDTH DRAINAGE EASEMENT ALONG THE WEST LOT LINE AS RECORDED IN VOLUME 81, PAGE 17, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
  - THIS LOT IS SUBJECT TO A 25' BUILDING SETBACK ALONG THE NORTH AND EAST LOT LINES AS RECORDED IN VOLUME 81, PAGE 17, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
  - THIS LOT IS SUBJECT TO A ONE-HALF (1/2) OF A 25'-WIDE DRAINAGE EASEMENT ALONG THE SOUTH LOT LINE AS RECORDED IN VOLUME 81, PAGE 17, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
  - THIS SURVEY WAS PERFORMED WITHOUT A TITLE REPORT TO IDENTIFY EASEMENTS OR OTHER MATTERS OF RECORD THAT MAY AFFECT THIS LOT. NO EASEMENT RESEARCH WAS PERFORMED OTHER THAN AS SHOWN HEREON.



SCALE 1"=100'

- LEGEND
- ( ) RECORD INFORMATION
  - 1/2 IRON ROD FOUND
  - 1/2 IRON ROD 1/4" CAP SET
  - ◆ CONCRETE HIGHWAY MONUMENT FOUND
  - ▽ GUTTER SPINDLE FOUND
  - ▲ RAILROAD SPIKE SET
  - + "X" CUT IN BEARING
  - ⊙ SEPTIC
  - ⊞ CONCRETE WALK
  - ▨ COVERED CONCRETE
  - X- WIRE FENCE
  - //- RAIL FENCE
  - G- GATE
  - ⊕ UTILITY POLE
  - - - OVERHEAD UTILITY LINES
  - ⊕ GUT ANCHOR

7022/1968



CERTIFICATION:

I, DANIEL R. (BOCKY) EDWARDS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING JULY, 2006, OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND EXCEPT AS SHOWN OR NOTED, THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO A PUBLIC RIGHT OF WAY.

7/19/06  
DATE

*Daniel R. Edwards*  
DANIEL R. (BOCKY) EDWARDS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5472, STATE OF TEXAS