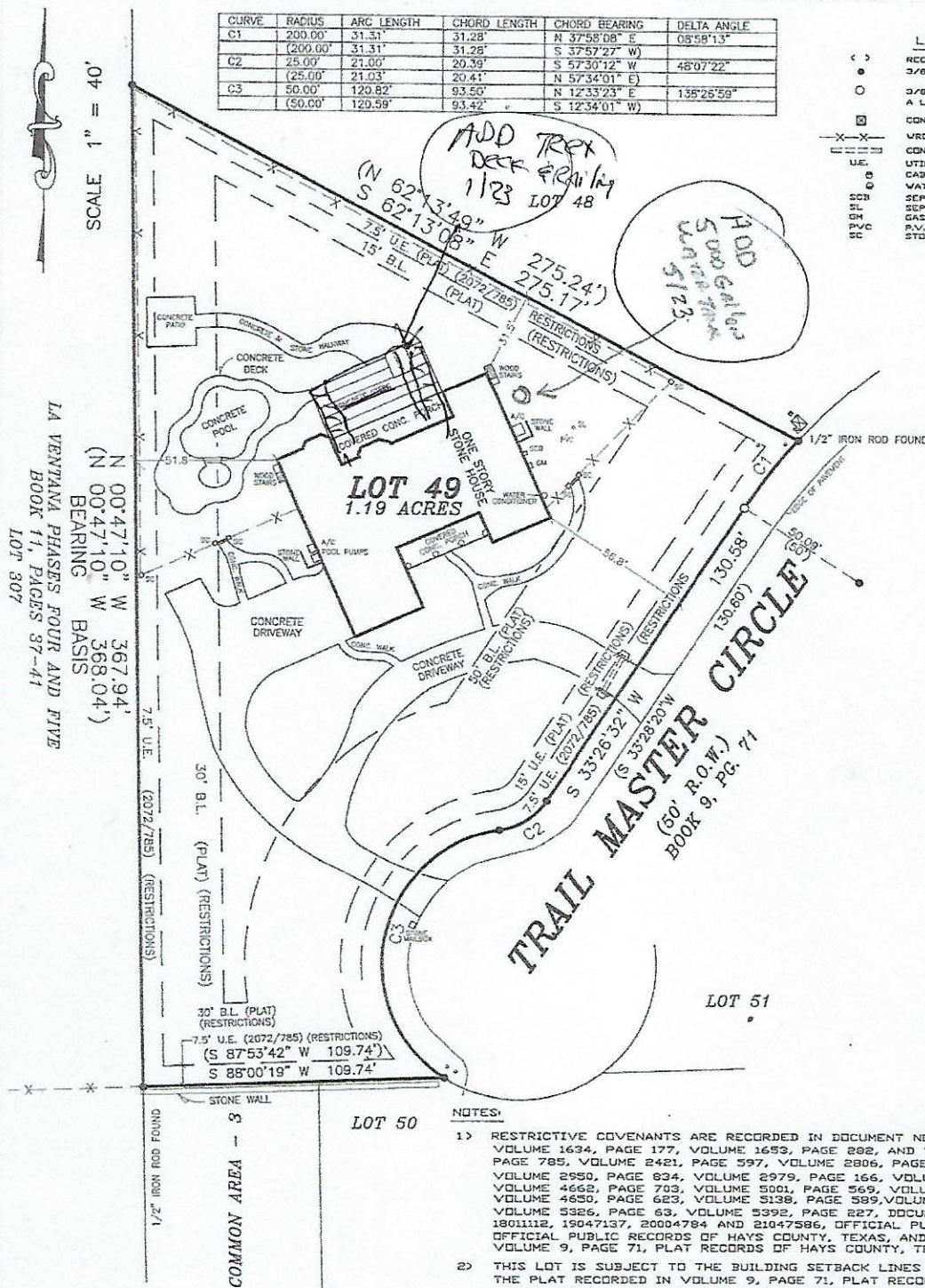


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	31.31'	31.28'	N 37°58'08" E	08°58'13"
C2	25.00'	21.00'	20.39'	S 57°30'12" W	48°07'22"
C3	50.00'	120.82'	93.50'	N 12°33'23" E	135°25'58"
	(50.00')	120.59'	93.42'	S 12°34'01" W	

LEGEND

RECORD INFORMATION
 3/8" IRON ROD FOUND U/CAP
 UNLESS NOTED
 3/8" IRON FOUND IN 2006, NOW UNDER
 A LARGE LANDSCAPE BOULDER
 CONCRETE UTILITY PAD
 WROUGHT IRON FENCE
 CONCRETE DRAINAGE PIPE
 UTILITY EASEMENT
 CABLE RISER UNLESS NOTED
 WATER METER OR WATER VALVE
 SEPTIC CONTROL BOX
 SEPTIC LID
 GAS METER
 P.V.C. RISER
 STONE COLUMN



NOTES:

- 1) RESTRICTIVE COVENANTS ARE RECORDED IN DOCUMENT NO. 9928686, VOLUME 1634, PAGE 177, VOLUME 1653, PAGE 282, AND VOLUME 2072, PAGE 785, VOLUME 2421, PAGE 597, VOLUME 2806, PAGE 464-465, VOLUME 2950, PAGE 834, VOLUME 2979, PAGE 166, VOLUME 3068, PAGE 291, VOLUME 4662, PAGE 703, VOLUME 5001, PAGE 569, VOLUME 5138, PAGE 584, VOLUME 4650, PAGE 623, VOLUME 5138, PAGE 589, VOLUME 4650, PAGE 623, VOLUME 5326, PAGE 63, VOLUME 5392, PAGE 227, DOCUMENT NUMBERS 1602591, 1801112, 19047137, 20004784 AND 21047586, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 9, PAGE 71, PLAT RECORDS OF HAYS COUNTY, TEXAS.
- 2) THIS LOT IS SUBJECT TO THE BUILDING SETBACK LINES AS SET OUT ON THE PLAT RECORDED IN VOLUME 9, PAGE 71, PLAT RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 1634, PAGE 177, DOCUMENT NO. 9928686, VOLUME 1653, PAGE 282, AND VOLUME 2072, PAGE 785, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 3) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C023SF, DATED SEPTEMBER 2, 2005, THIS LOT IS LOCATED IN ZONE X, AND IS NOT IN THE 100-YEAR FLOOD PLAIN.
- 4) THE FOLLOWING DOCUMENTS DO NOT AFFECT THIS LOT: VOLUME 1715, PAGE 617, VOLUME 2420, PAGE 549, OFFICIAL PUBLIC RECORDS AND VOLUME 284, PAGE 370, DEED RECORDS OF HAYS COUNTY, TEXAS.

TO:
 PURCHASER: NORMAN PENSKY AND BARBARA PENSKY
 TITLE CO: CORRIDOR TITLE COMPANY
 FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO: 22-1099-D
 ADDRESS: 290 TRAIL MASTER CIRCLE
 LENDER OR LIENHOLDER (IF ANY)

CERTIFICATION

I GARY F. PENNINGTON DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION UPDATED DURING MAY 2022, 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, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

SOUTHWEST LAND CONSULTANTS

GARY F. PENNINGTON
 R. P. L. S. NO. 4404
 STATE OF TEXAS
 P.O. BOX 1244
 DRIPPING SPRINGS, TX 78620
 (512) 888-4460 FIRM NO. 10194161

05-31-2022



SURVEY PLAT

OF

LOT 49,

LA VENTANA, PHASE 1,

A SUBDIVISION RECORDED IN

BOOK 9, PAGE 71, PLAT

RECORDS OF HAYS COUNTY, TEXAS.

FILE: VENT49_UPDATE
 JOB NO: 22-05-31