

IMPROVEMENT SURVEY

edge of pavement

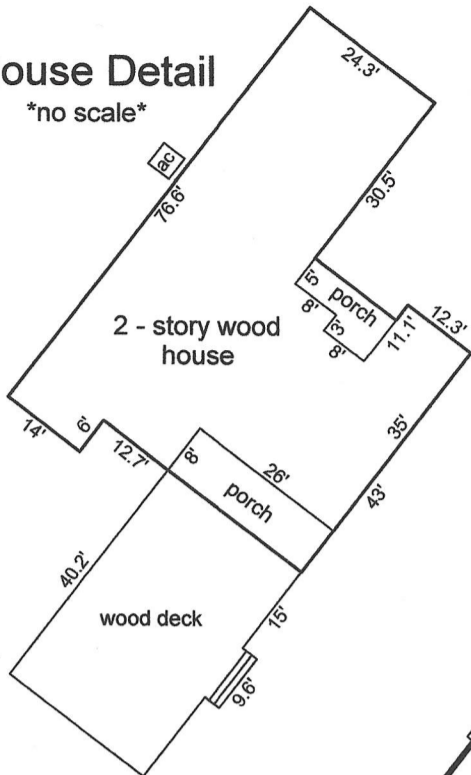
K's ADDITION

6
295

LOT 2

House Detail

no scale



LOT 16

LOT 17
0.928 Ac.

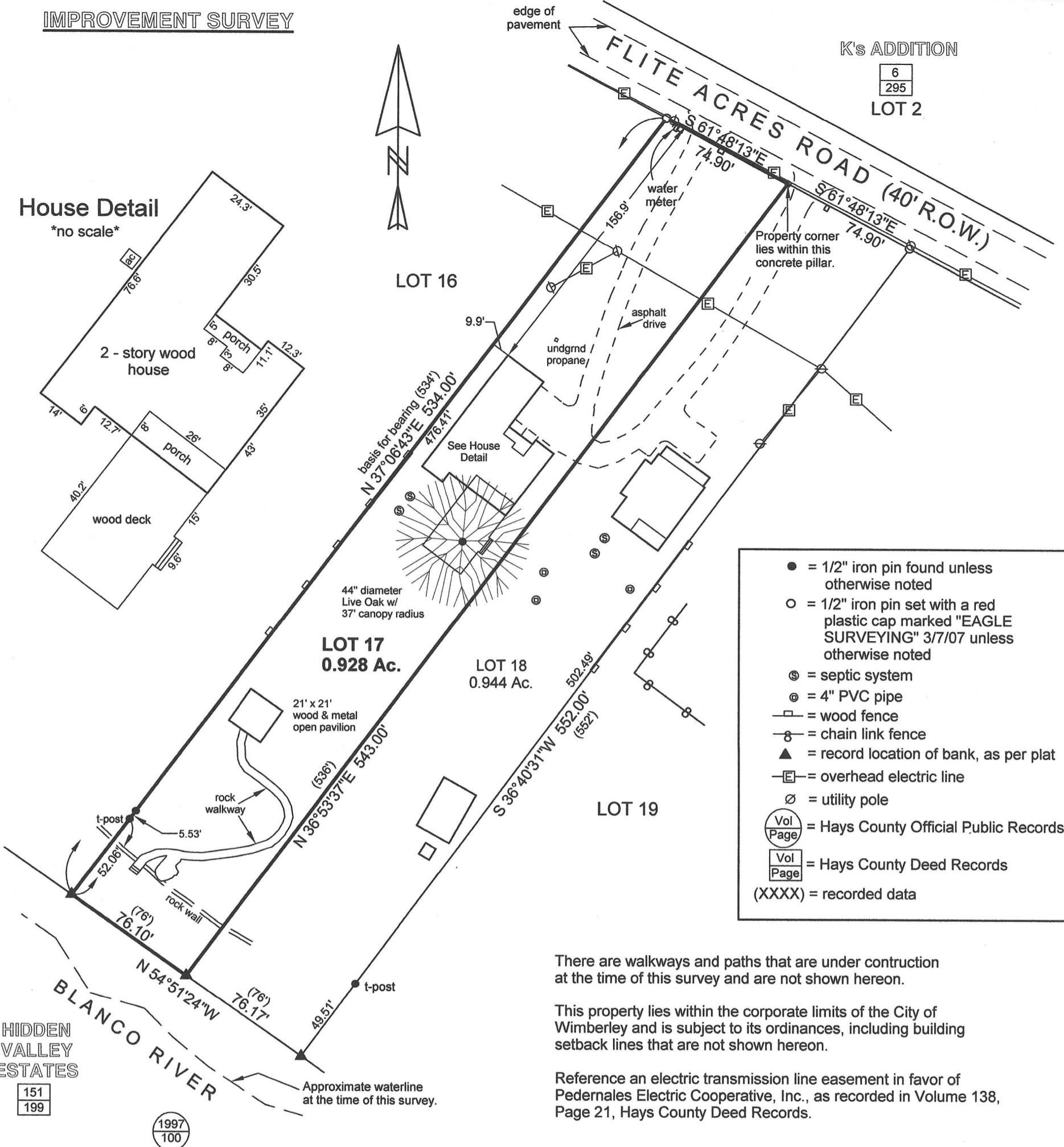
LOT 18
0.944 Ac.

LOT 19

HIDDEN VALLEY ESTATES

151
199

1997
100



- = 1/2" iron pin found unless otherwise noted
- = 1/2" iron pin set with a red plastic cap marked "EAGLE SURVEYING" 3/7/07 unless otherwise noted
- ⊙ = septic system
- ⊕ = 4" PVC pipe
- ▭ = wood fence
- ⊗ = chain link fence
- ▲ = record location of bank, as per plat
- E— = overhead electric line
- ⊘ = utility pole
- ⊙ Vol / Page = Hays County Official Public Records
- ⊙ Vol / Page = Hays County Deed Records
- (XXXX) = recorded data

There are walkways and paths that are under construction at the time of this survey and are not shown hereon.

This property lies within the corporate limits of the City of Wimberley and is subject to its ordinances, including building setback lines that are not shown hereon.

Reference an electric transmission line easement in favor of Pedernales Electric Cooperative, Inc., as recorded in Volume 138, Page 21, Hays County Deed Records.

Surveyor's Note: The recorded plat for this subdivision does not have bearings for the side property lines and all distances are given in whole feet (ex. 76'). There are no acreages stated on the plat and no corner monuments are identified. The plat also shows the lots extending only to the apparent bank of the Blanco River. The abutting subdivision, across the Blanco River, HIDDEN VALLEY ESTATES (Vol. 151, Pg. 199 HCDR), extends to the "centerline" of the Blanco River, as do most properties along the Blanco River. In general, a call to the bank of a stream or river actually carries to the "thread" of the stream, even though the part under water is not specifically described or even included in the area stated in the deed (reference Clark on Surveying and Boundaries, §25.12).

The present location of the "Centerline" of the Blanco River was not determined as part of this survey.

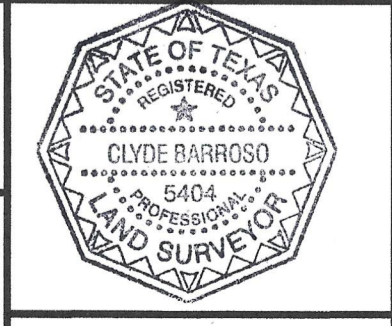
This survey contains approximately 0.928 acres of land area, more or less, to the record location of the rear corners as per the recorded plat.

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CLIENT: Salmac Construction & Excavating, LLC	This survey was produced without the benefit of a current title report, therefore certain easements may exist that were not apparent on the ground and are not shown hereon.	DATE: February 22, 2024 SCALE: 1" = 60' 17FLITE.ZAK
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LEGAL DESCRIPTION: All of Lot 17, FLITE ACRES SUBDIVISION, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 137, Page 430, Plat Records of Hays County, Texas.
ADDRESS: 2028 Flite Acres Road, Wimberley, Texas 78676

Subject property does lie within a Special Flood Hazard Area as determined from FIRM Hazard Map, Community Panel No. 48209C0360 F, dated September 2, 2005.



EAGLE LAND SURVEYING
(512) 847- 1079
P.O. Box 2264 Wimberley, TX. 78676

I hereby certify that this plat correctly represents a survey made upon the ground under my supervision, on March 7, 2007, April 20, 2023, and February 22, 2024, and that there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso
Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm #10079300.

JOB NUMBER: 24-004 ec/cb