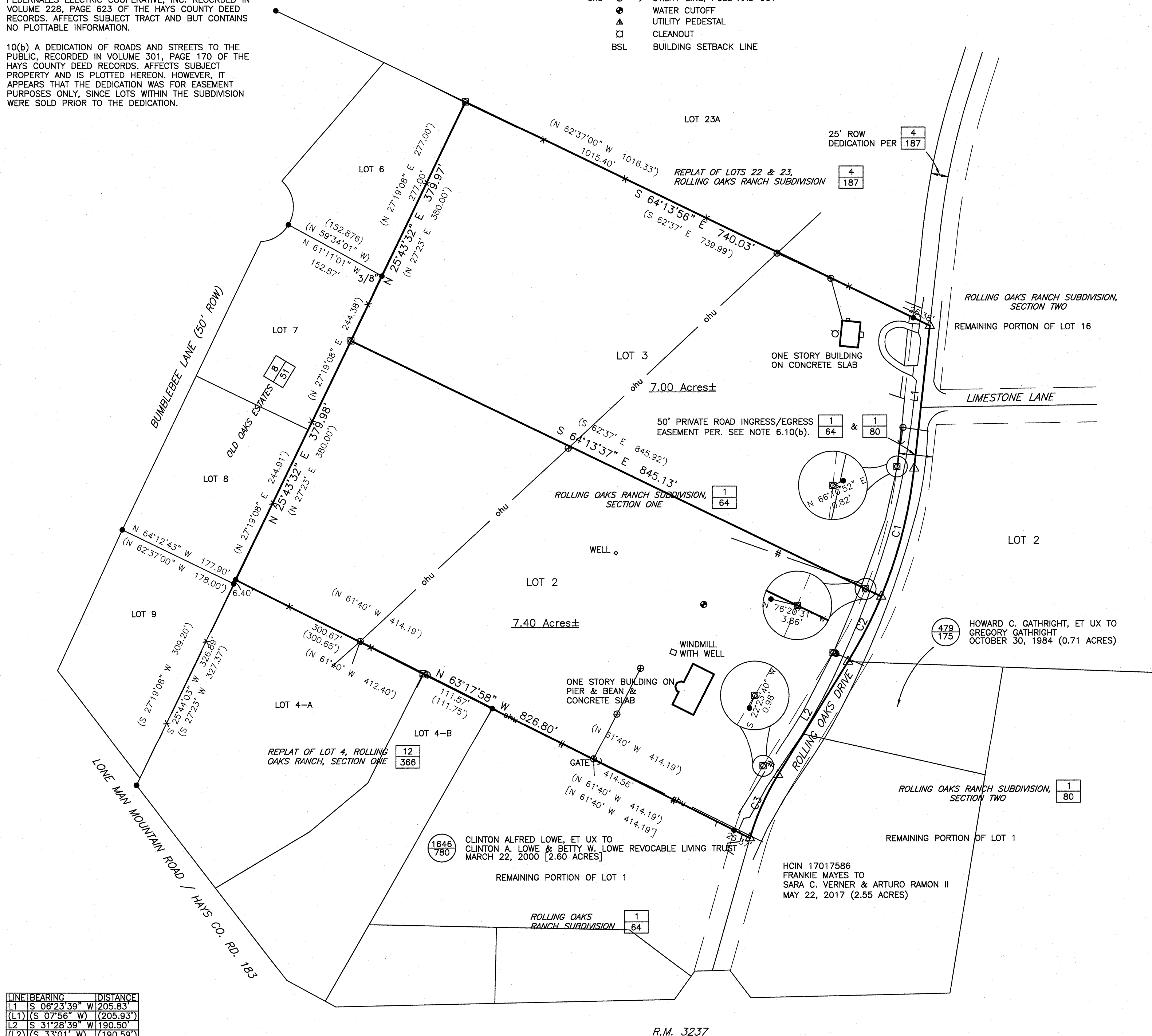
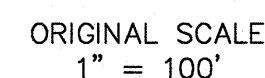


10(b) A DEDICATION OF ROADS AND STREETS TO THE PUBLIC, RECORDED IN VOLUME 301, PAGE 170 OF THE HAYS COUNTY DEED RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON. HOWEVER, IT APPEARS THAT THE DEDICATION WAS FOR EASEMENT PURPOSES ONLY, SINCE LOTS WITHIN THE SUBDIVISION WERE SOLD PRIOR TO THE DEDICATION.

BUILDING SETBACK LINE

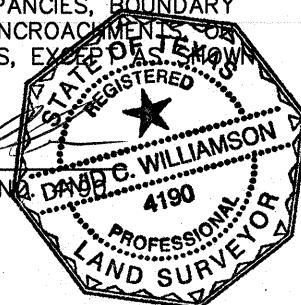


LINE	BEARING	DISTANCE
L1	S 06°23'39" W	205.83'
(L1)	(S 07°56' W)	(205.93')
L2	S 31°28'39" W	190.50'
(L2)	(S 33°01' W)	(190.59')

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	190.17'	674.29'	16'09"32"	S 14°28'47" W	189.54'
(C1)				(S 16°01" W)	(189.63')
C2	104.89'	674.29'	8°54'46"	S 27°00'56" W	104.78'
(C2)				(S 28°34" W)	(104.75')
C3	99.38'	380.22'	14°58'34"	S 23°59'09" W	99.10'
(C3)				(S 25°32" W)	(99.15')

TO RIVERWILD, LP AND TITLE RESOURCES GUARANTY
COMPANY 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 FEBRUARY 5, 2021; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE DISCREPANCIES, BOUNDARY LINE CONFLICTS, EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.



DAVID C. WILLIAMSON, R.P.L.S. M

REVISÉ FEBRUARY 26, 2021

CLIENT: RIVERWILD, LP
DATE: FEBRUARY 5, 2021
OFFICE: HADEN
CREW: C. SMITH, HADEN
FB/PG: 781/45
PLAT NO. 27869-21-c



ENGINEERS SURVEYORS

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945

PLAT OF LOT 2 & LOT 3,
ROLLING OAKS RANCH SUBDIVISION,
HAYS COUNTY, TEXAS