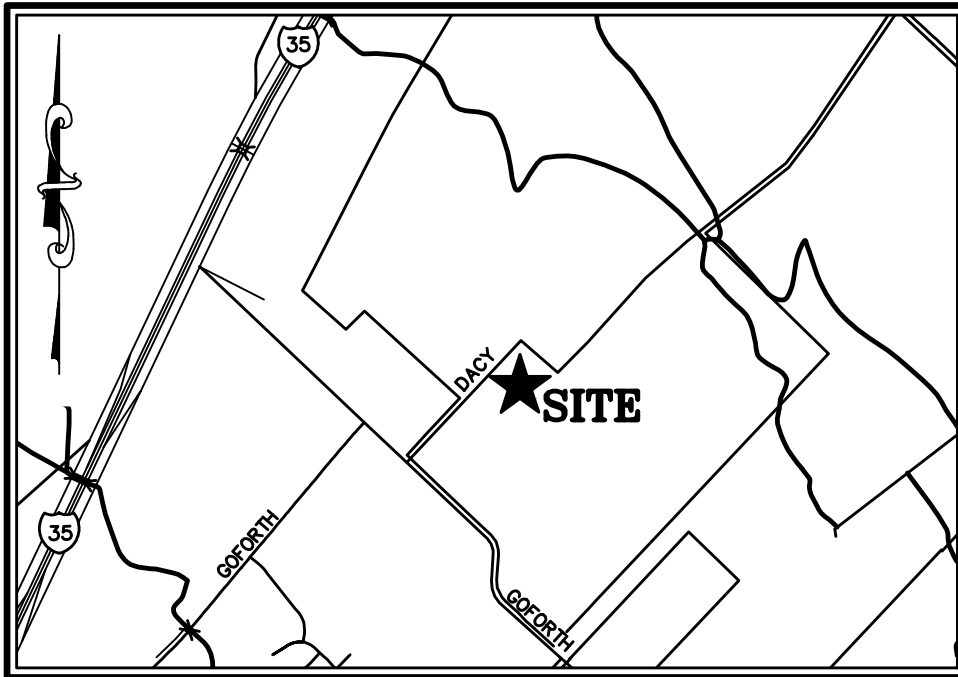


VICINITY MAP

SCALE: 1" = 2000'



SHEET INDEX:

1. COVER PAGE/GENERAL NOTES
2. LEGEND/NOTES
3. OVERALL SITE LAYOUT
4. DETAIL SHEET 1
5. DETAIL SHEET 2

L.C.E.: LIMITED COMMON ELEMENTS
G.C.E.: GENERAL COMMON ELEMENTS

ALL IMPROVEMENTS IN THE PROPERTY OUTSIDE THE UNITS AND LIMITED COMMON ELEMENT AREAS ARE GENERAL COMMON ELEMENTS

THIS CONDOMINIUM PLAT CONTAINS THE INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT



Jason Ward
4/14/2015

CONDOMINIUM NOTES:

1) ALL IMPROVEMENTS AND LAND REFLECTED ON THE PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS: (I) IN THE CONDOMINIUM DECLARATION; OR (II) ON THE PLAT AND PLANS INCLUDED HERewith.

2) OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE CONDOMINIUM DECLARATION.

3) EACH UNIT, BUILDING, LIMITED COMMON ELEMENT AND GENERAL COMMON ELEMENT IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED IN THE CONDOMINIUM DECLARATION. PURSUANT TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED THE RIGHT TO (I) COMPLETE OR MAKE IMPROVEMENTS INDICATED ON THE PLAT AND PLANS; (II) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY THE TEXAS UNIFORM CONDOMINIUM ACT (THE "ACT") AND THE CONDOMINIUM DECLARATION; (III) USE UNITS OR COMMON ELEMENTS FOR OPERATION, SALES AND MARKETING PURPOSES; AND (IV) APPOINT OR REMOVE ANY DECLARANT-APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DEFINED IN THE CONDOMINIUM DECLARATION) CONSISTENT WITH THE ACT. SEE THE CONDOMINIUM DECLARATION FOR A COMPLETE DESCRIPTION OF THE RIGHTS RETAINED BY THE DECLARANT. DECLARANT HAS FURTHER RETAINED CERTAIN EASEMENTS FOR THE BENEFIT OF THE ASSOCIATION, THE OWNERS, AND CERTAIN THIRD-PARTIES ALL AS DESCRIBED IN THE CONDOMINIUM DECLARATION.

**DACY LANE
CONDOMINIUMS
City of Kyle
Hays County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	4/14/2015
Project:	00368
Scale:	1" = 50'
Reviewer:	JSW
Tech:	JP
Field Crew:	MS/NW
Survey Date:	NOV. 2014
Sheet:	1 OF 5

[A]
LOT 11A
TEXANA DARLENE HARRIS
VOL. 3842, PG. 816, O.P.R.H.C.T.

[B]
REPLAT OF LOT 11 OF
KYLE HEIGHTS SECTION 2
VOL. 10, PG. 85, P.R.H.C.T.

[C]
CALLED 0.112 ACRES
RIGHT-OF-WAY DEDICATION
VOL. 3911, PG. 22, O.P.R.H.C.T.

[D]
ALEXANDER MCKOWNE
SURVEY
ABSTRACT NO. 327

[E]
JOHN JONES SURVEY
ABSTRACT NO. 263

GENERAL NOTES:

THE RIGHT-OF-WAY WIDENING ALONG DACY LANE WAS CONVEYED TO HAYS COUNTY IN VOLUME 3911, PAGE 22. IN THE PREAMBLE OF THAT DOCUMENT, THE PROPERTY IS DESCRIBED AS A 0.112 ACRE TRACT AS ATTACHED IN EXHIBIT "A". A 15' PUBLIC UTILITY EASEMENT WAS CONVEYED TO HAYS COUNTY IN VOLUME 3911, PAGE 28. IN THE PREAMBLE OF THAT DOCUMENT THE EASEMENT AREA IS DESCRIBED AS 0.115 ACRES AS ATTACHED IN EXHIBIT "A". THE SKETCH AND METES AND BOUNDS ATTACHED TO THE RIGHT-OF-WAY CONVEYANCE DOCUMENT, IS CALLED 0.115 ACRES AND APPEARS TO SHOW A 15' PUBLIC UTILITY EASEMENT INSTEAD OF THE RIGHT OF WAY CONVEYANCE. THE SKETCH AND METES AND BOUNDS ATTACHED TO THE PUBLIC UTILITY EASEMENT, IS CALLED 0.112 ACRE AND APPEARS TO SHOW THE RIGHT-OF-WAY DEDICATION INSTEAD OF THE PUBLIC UTILITY EASEMENT. IT APPEARS THAT THE WRONG SKETCH AND METES AND BOUNDS WERE INADVERTENTLY ATTACHED TO BOTH THE RIGHT-OF-WAY WIDENING DOCUMENT, AND THE PUBLIC UTILITY EASEMENT DOCUMENT. SURVEYOR RECOMMENDS HAVING A CORRECTED RIGHT-OF-WAY DEDICATION DOCUMENT AND CORRECTED PUBLIC UTILITY EASEMENT DOCUMENT FILED WITH HAYS COUNTY, ATTACHING THE CORRECT EXHIBIT "A" DESCRIPTION FOR EACH DOCUMENT.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON NOVEMBER 12, 2014, 4WARD CONTROL POINT WAS CHECKED TO LCRA MON A490, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 13,909,285.368 E 2,335,952.208, ELEV. 633.045'. (CONVERTED USING CORPSCON)

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000102762546

DACY LANE
CONDOMINIUMS
City of Kyle
Hays County, Texas

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "WARD-5811" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "CHAPARRAL" CAP FOUND (UNLESS NOTED)
	SURVEY CONTROL POINT
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
[.....]	RECORD INFORMATION PER PLAT VOL. 10 PG. 85
((.....))	RECORD INFORMATION PER VOL. 3911 PG. 22, SEE NOTE 1
(.....)	RECORD INFORMATION PER PLAT VOL. 12 PG. 351-352
{.....}	RECORD INFORMATION PER PLAT VOL. 6 PG. 395-396

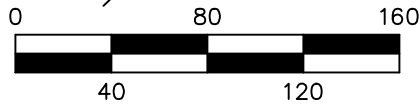


PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	4/14/2015
Project:	00368
Scale:	1" = 50'
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Survey Date:	NOV. 2014
Sheet:	2 OF 5

COUNTY ROAD #205 AKA DACY LANE (R.O.W. VARIES)

SURVEY CONTROL POINT		
GRID N:	13,915,526.77	
GRID E:	2,332,077.81	
ELEV.:	724.03'	



GRAPHIC SCALE: 1" = 80'

(N45°00'00"E 295.51')
(N43°48'17"E 209.92')
149.92'
(150.00')

LOT 13-B
LOT 13-A

LOT 13-A
ROBERTO VILLANUEVA
VOL. 2792, PG. 208
O.P.R.H.C.T.

((N46°13'03"W 752.35'))
(N46°13'03"W 752.49')

LOT 14
(N45°00'00"W 360.30')
(N46°13'03"W 360.30')

LOT 11-B
LOT 12

REPLAT OF LOT 13,
KYLE HEIGHTS
SECTION 2
VOL. 12, PG. 351-352
P.R.H.C.T.

KYLE HEIGHTS
SECTION 2
VOL. 6, PG. 395-395
P.R.H.C.T.

LOT 11B
GENE HARRIS AND
VICKI L. HARRIS
VOL. 1878, PG. 137
O.P.R.H.C.T.

COUNTY ROAD #205
AKA DACY LANE
(R.O.W. VARIES)

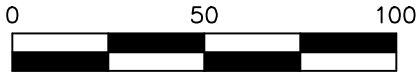
FROM WHICH A
1/2" IRON ROD
FOUND BEARS,
N39°16'37"E 3.13'

**DACY LANE
CONDOMINIUMS
City of Kyle
Hays County, Texas**



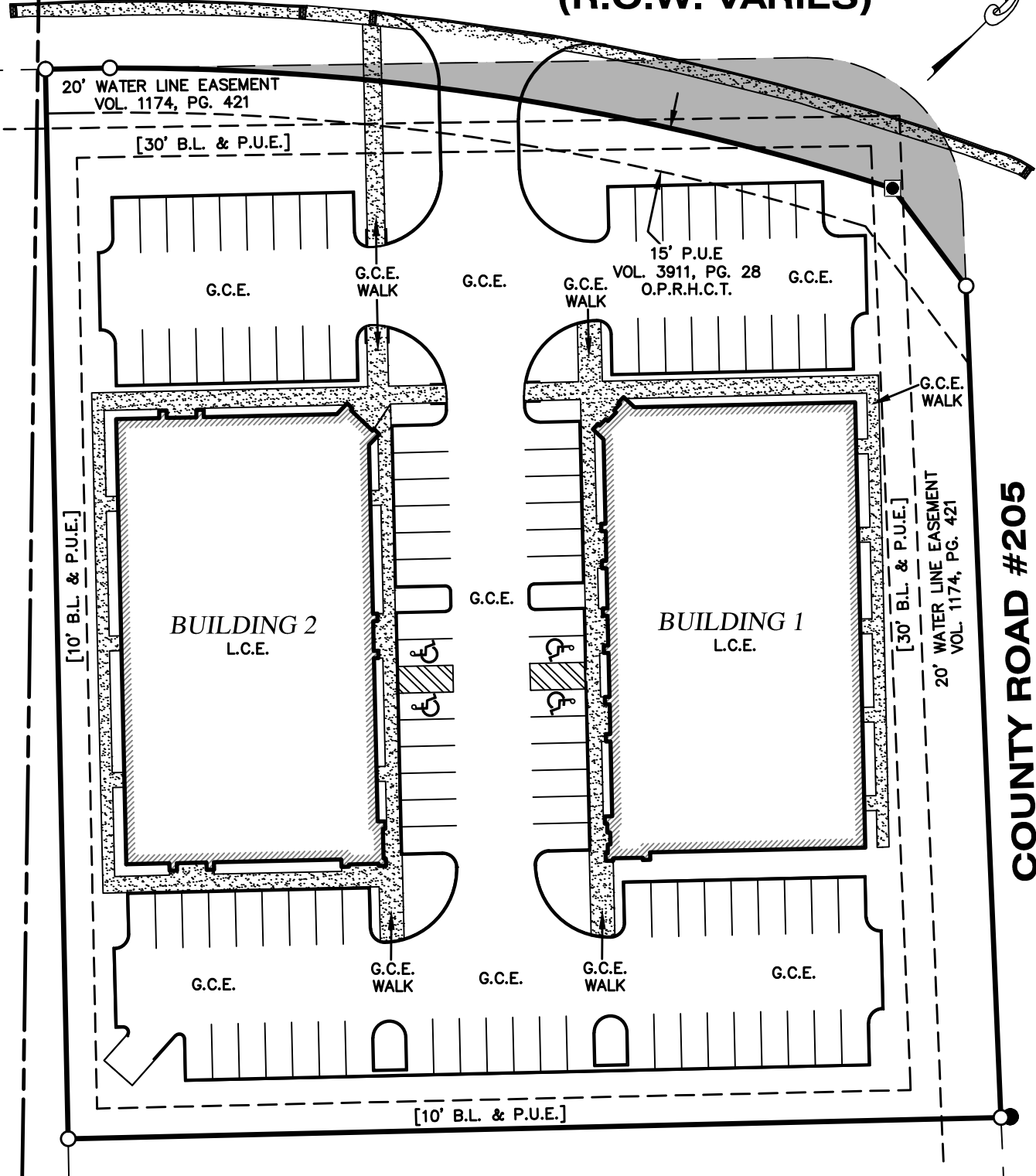
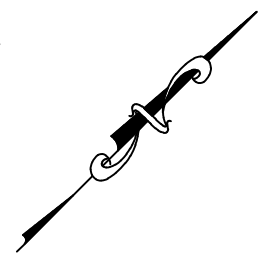
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Sheet:	3 OF 5



GRAPHIC SCALE: 1" = 50'

**COUNTY ROAD #205
AKA DACY LANE
(R.O.W. VARIES)**

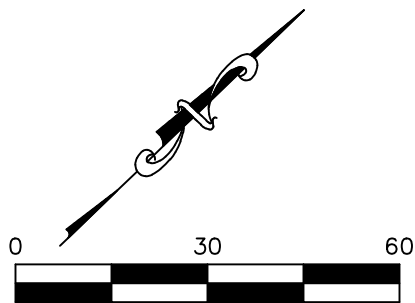


**COUNTY ROAD #205
AKA DACY LANE
(R.O.W. VARIES)**

**DACY LANE
CONDOMINIUMS
City of Kyle
Hays County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	4/14/2015
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Field Crew:	MS/NW
Survey Date:	NOV. 2014
Sheet:	4 OF 5



4WARD
Land Surveying
A Limited Liability Company

Date:	4/14/2015
Project:	00368
Scale:	1" = 30'
Reviewer:	JSW
Tech:	JP
Field Crew:	MS/NW
Survey Date:	NOV. 2014
Sheet:	5 OF 5