

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48021E, Parcel No. 5025E, which is Dated 01-19-2014. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON TXDOT HIGHWAY RIGHT OF WAY MAPS.

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTES:

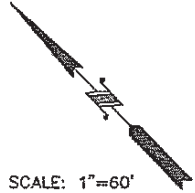
THIS PROPERTY IS SUBJECT TO ELECTRIC DISTRIBUTION LINE EASEMENT RECORDED IN VOLUME 149, PAGE 379, DEED RECORDS, BASTROP COUNTY, TEXAS.

THIS PROPERTY IS NOT SUBJECT TO A 40 FOOT ROADWAY FROM BRENNHAM STREET TO CROCKETT STREET RECORDED IN VOLUME 61, PAGE 84, DEED RECORDS, BASTROP COUNTY, TEXAS (LIES WITHIN HWY. 290).

RIGHT-OF-WAY TAKEN BY THE STATE OF TEXAS RECORDED IN VOLUME 103, PAGE 256, DEED RECORDS, BASTROP COUNTY, TEXAS, IS SHOWN AS THE RIGHT-OF-WAY LINE FOR THE SOUTH LINE OF THIS PROPERTY.

THE CENTERLINE OF THE EXISTING ROADWAY FOR AUSTIN STREET AND JOE SAYER ROAD WERE USED TO CREATE THE NORTH AND EAST LINE OF THIS PROPERTY.

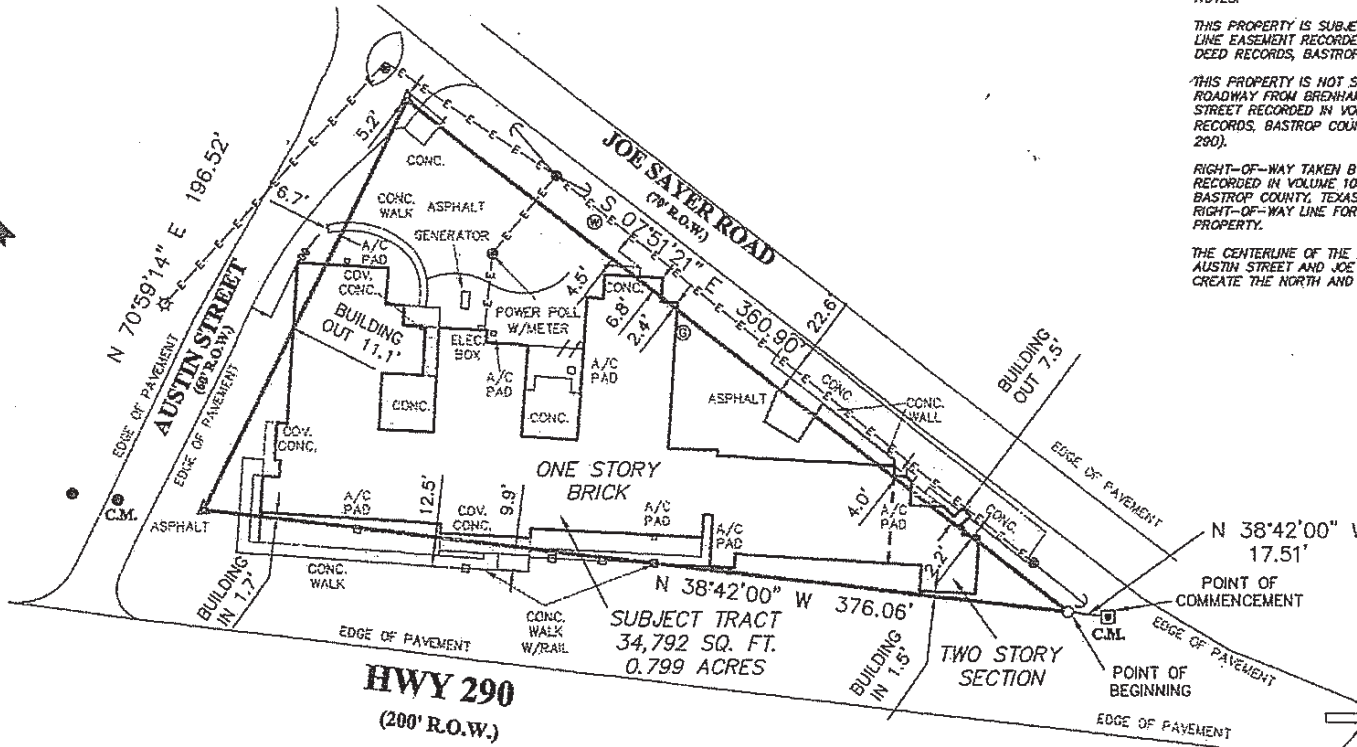
SCALE: 1"=60'



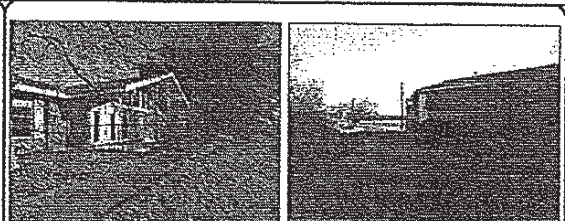
LEGEND

- ⊠ - SET 600 NAIL
- - 1/2" IRON ROD TO BE SET
- ⊙ - FND 1/2" IRON ROD
- ⊞ - FND MONUMENT
- - WOOD FENCE
- - CHAIN LINK FENCE
- - IRON RAIL
- ⊙ - LIGHT POST
- - GUY WIRE
- - OVERHEAD ELECTRIC
- ⊙ - GAS METER
- ⊙ - WATER METER
- ⊙ - POWER POLE
- () - RECORD INFORMATION
- B.S. - BUILDING SETBACK
- C.M. - CONTROLLING MONUMENT

DRAWN BY: JV



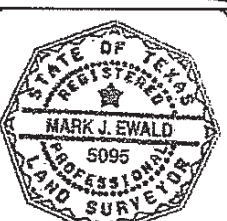
Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1038 HELOTES, TEXAS 78023-1038
PHONE (210) 372-5500 FAX (210) 372-6999



Property Address:
605 HWY 290

Property Description:
Being 0.799 acres of land, more or less, out of the Jonathan Burlesco Survey, Abstract 18, Bastrop County, Texas, and being out of and a part of Block 9, H. B. Smith Addition to the City of Elgin, Bastrop County, Texas according to the map or plat thereof, recorded in Volume 45, Page 470, Deed Records, Bastrop County, Texas, SAVE AND EXCEPT that portion of Block 9 conveyed to the State of Texas in a Deed recorded in Volume 103, Page 256, Deed Records, Bastrop County, Texas, said 0.799 acres being more particularly described by metes and bounds attached hereto.

Owner:
H & C PARTNERS, LLC OR AUTHORIZED AGENT



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

METES AND BOUNDS

Being 0.799 acres of land, more or less, out of the Jonathan Burleson Survey, Abstract 18, Bastrop County, Texas, and being out of and a part of Block 9, H. B. Smith Addition to the City of Elgin, Bastrop County, Texas according to the map or plat thereof, recorded in Volume 45, Page 470, Deed Records, Bastrop County, Texas, SAVE AND EXCEPT that portion of Block 9 conveyed to the State of Texas in a Deed recorded in Volume 103, Page 256, Deed Records, Bastrop County, Texas, said 0.799 acres being more particularly described by metes and bounds as follows:

COMMENCING at a Highway Right-of-Way Monument found on the northeast Right-of-Way line of Hwy. 290 (200 foot Right-of-Way), same being near the intersection of Joe Sayer Road (70 foot Right-of-Way) and Hwy. 290 and the **POINT OF COMMENCEMENT**;


THENCE along the northeast Right-of-Way line of said Hwy 290, North 38 degrees 42 minutes 00 seconds West, a distance of 17.51 feet to a 1/2 inch iron rod set for the southeast corner of this 0.799 acres, same being the **POINT OF BEGINNING**;

THENCE continuing along the northeast Right-of-Way line of said Hwy. 290, North 38 degrees 42 minutes 00 seconds West, a distance of 376.06 feet to a 60d nail set in asphalt for the northwest corner of this 0.799 acres, same being the intersection of the northeast Right-of-Way line of said Hwy. 290 and the South Right-of-Way line of Austin Street (60 foot Right-of-Way);

THENCE along the South Right-of-Way line of said Austin Street, North 70 degrees 59 minutes 14 seconds East, a distance of 196.52 feet to a 60 d nail set in asphalt for the northeast corner of this 0.799 acres, same being the intersection of the South Right-of-Way line of said Austin Street and the West Right-of-Way line of said Joe Sayer Road;

THENCE along the West Right-of-Way line of said Joe Sayer Road, South 07 degrees 51 minutes 21 seconds East, a distance of 360.90 feet to the **POINT OF BEGINNING**, and containing 0.799 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
January 15, 2014

