

**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. 48053C, Panel No. 0525 G, which is Dated 11/01/2019. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey 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 <https://msc.fema.gov/portals>.

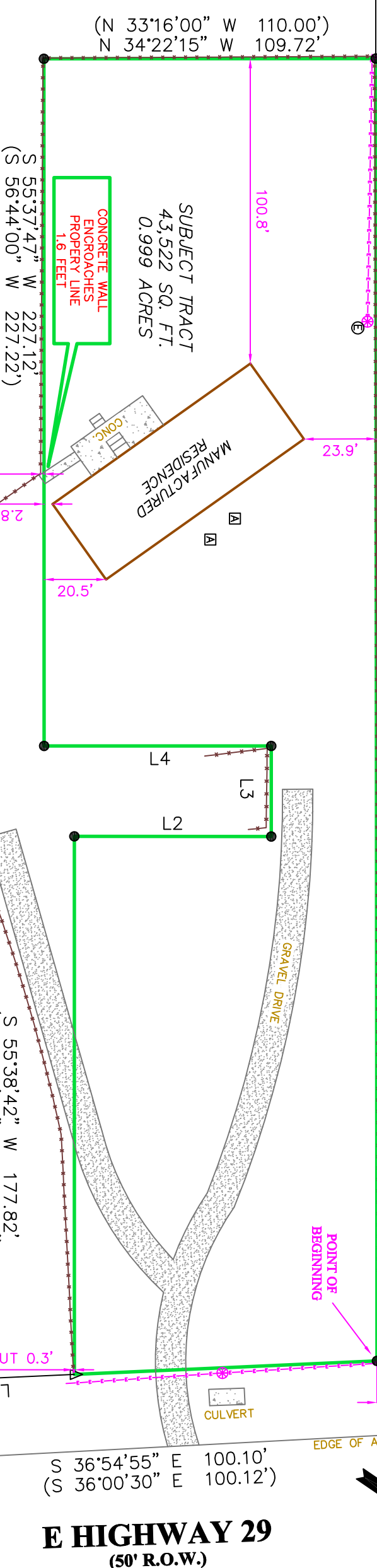
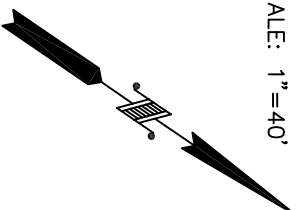
**COUNTY LINE ESTATES SUBDIVISION  
CABINET 2, SLIDES 47B-C**

LOT 11

(N 56°44'00" E 429.96')  
(N 55°35'38" E 430.40')

LINE	BEARING	DISTANCE
L1	S 36°54'55" E (S 36°05'06" E)	48.40' (48.24')
L2	N 34°20'31" W (N 33°16'00" W)	65.02' (65.00')
L3	S 55°44'26" W (S 56°44'00" W)	29.88' (30.00')
L4	S 34°20'02" E (S 33°16'00" E)	75.12' (75.00')

SCALE: 1"=40'



**E HIGHWAY 29  
(50' R.O.W.)**

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.  
NOTE: THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.  
NOTE: Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

FIRM REGISTRATION NO.  
10111700

**Westar  
Alamo**

**LAND SURVEYORS, LLC.**  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 572-9500 FAX (210) 572-9999

G.F. NO. N/A

- LEGEND**
- ▲ = CALCULATED POINT
  - = FND 1/2" IRON ROD
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - R.D. = RECORD DIGNITY MONUMENT
  - ⊕ = POWER POLE
  - ⊖ = ELECTRIC METER
  - ⊖ = A/C PAD
  - E— = WIRE FENCE
  - E— = OVERHEAD ELECTRIC

DRAWN BY: JT RVD:DLE

JOB NO. 111447

TITLE COMPANY: N/A

**Property Address:** 4811 1/2 HIGHWAY 29

**Property Description:**

Being 0.999 acres of land, more or less, out of the Benjamin McKinney Survey No. 3, Abstract 580, Burnet County, Texas, that same property described in Substitute Trustee's Deed recorded in Document No. 202119449, Official Public Records, Burnet County, Texas and being a portion of Lot 12, County Line Estates described in Cabinet 2, Slides 47B-C, Plat Records of Burnet County, said 0.999 acres being more particularly described by metes and bounds attached hereto

**Owner:**

TBD



DATE: 12/20/2021

I, DAVID L. ELZY, 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.

DAVID L. ELZY

Registered Professional Land Surveyor  
Texas Registration No. 4675