

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. 48209C, Panel No. 0477 F, which is Dated 9/2/2005. 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/portal>.

LINE	BEARING	DISTANCE
L1	S 46°52'23" W	57.66'
L2	S 06°22'40" W	60.03'
L3	S 26°36'52" E	193.55'
L4	S 01°48'16" E	68.43'
L5	S 48°08'25" W	214.80'
L6	S 32°01'13" W	108.10'
L7	N 32°01'13" E	104.73'
L8	N 48°08'25" E	208.32'
L9	N 01°48'16" W	54.71'
L10	N 26°36'52" W	195.07'
L11	N 06°22'40" E	73.33'
L12	N 46°52'23" E	77.61'

# M.K. & T. RAILROAD

SCALE: 1"=40'

MONUMENTATION SET

LOT 12    LOT 13    LOT 14    LOT 15    LOT 1    LOT 2    LOT 3    LOT 4    LOT 5    LOT 6    LOT 7    LOT 8    LOT 9

(N 43°01'28" E 489.74')  
(N 43°31'56" E 489.15')

NEF INDUSTRIES, LLC  
1.977 ACRES  
DOC. NO. 20038164

TOWER SITE  
LEASE  
VOL. 1826, PG. 805

TRACT 1  
LOT 1  
155,318 SQ. FT.  
3.566 ACRES

EXISTING  
VARIABLE WIDTH  
ACCESS & UTILITY  
ESM'T. (1826/805)

UNABLE  
TO SET  
MONUMENTATION  
DUE TO FENCELINE

50' ACCESS & UTILITY  
ESM'T. (266/199)

15' UTILITY ESM'T.  
(PER PLAT) (266/199)

EDGE OF  
ASPHALT

METAL  
SHIPPING  
CONTAINER

UNABLE  
TO SET  
MONUMENTATION  
DUE TO OBSTRUCTION

FENCE  
IN 1.1'  
FENCE  
IN 3.0'  
FENCE  
IN 5.4'  
FENCE  
IN 8.2'

(N 41°17'47" W 358.23')  
(N 40°44'48" W 359.01',  
308.69')

R.D.    R.D.

COV. AREA  
COV. WOOD  
WOOD STEPS  
WOOD RAMP  
A/C PAD  
ADJ. BLDG. IN 0.7'

POINT OF  
COMMENCEMENT  
(TRACT 2)  
FND. 5/8" IRON ROD  
(N 82°00'00" E 48.99',  
N 82°05'05" E 49.06')

POINT OF  
BEGINNING  
(TRACT 2)  
FND. 5/8" IRON ROD  
(N 82°00'00" E 48.99',  
N 82°05'05" E 49.06')

KBCB INVESTMENTS  
0.7193 ACRES  
DOC. NO. 220211

KBCB INVESTMENTS, LLC  
0.616 ACRES  
DOC. NO. 13041914

KBCB INVESTMENTS, LLC  
0.14 ACRES  
DOC. NO. 17035724

NANCY ANN BRISTER, ET AL  
0.204 ACRES  
DOC. NO. 21046660

ANGEL CUEVAS  
0.1286 ACRES  
DOC. NO. 21046660

W. GROVE STREET  
(50' R.O.W.)

ADJ. BUILDING  
ENCROACHES  
PROPERTY LINE

MULTIPLE  
IMPROVEMENTS  
ENCROACH  
ACCESS & UTILITY  
ESM'T.

NOTE:  
DRAWING AMENDED ON 11/14/2023 TO SHOW MONUMENTATION SET  
FOR 20' WIDE ACCESS EASEMENT (TRACT 2).

NOTE:  
PRIOR SURVEYS (WESTAR JOB NOS. 90162 & 114635) WERE USED  
FOR REFERENCE.

**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: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 9, PG. 387, PLAT RECORDS, VOL. 266, PG. 199, DEED RECORDS, HAYS COUNTY, TEXAS.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS,  
TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

