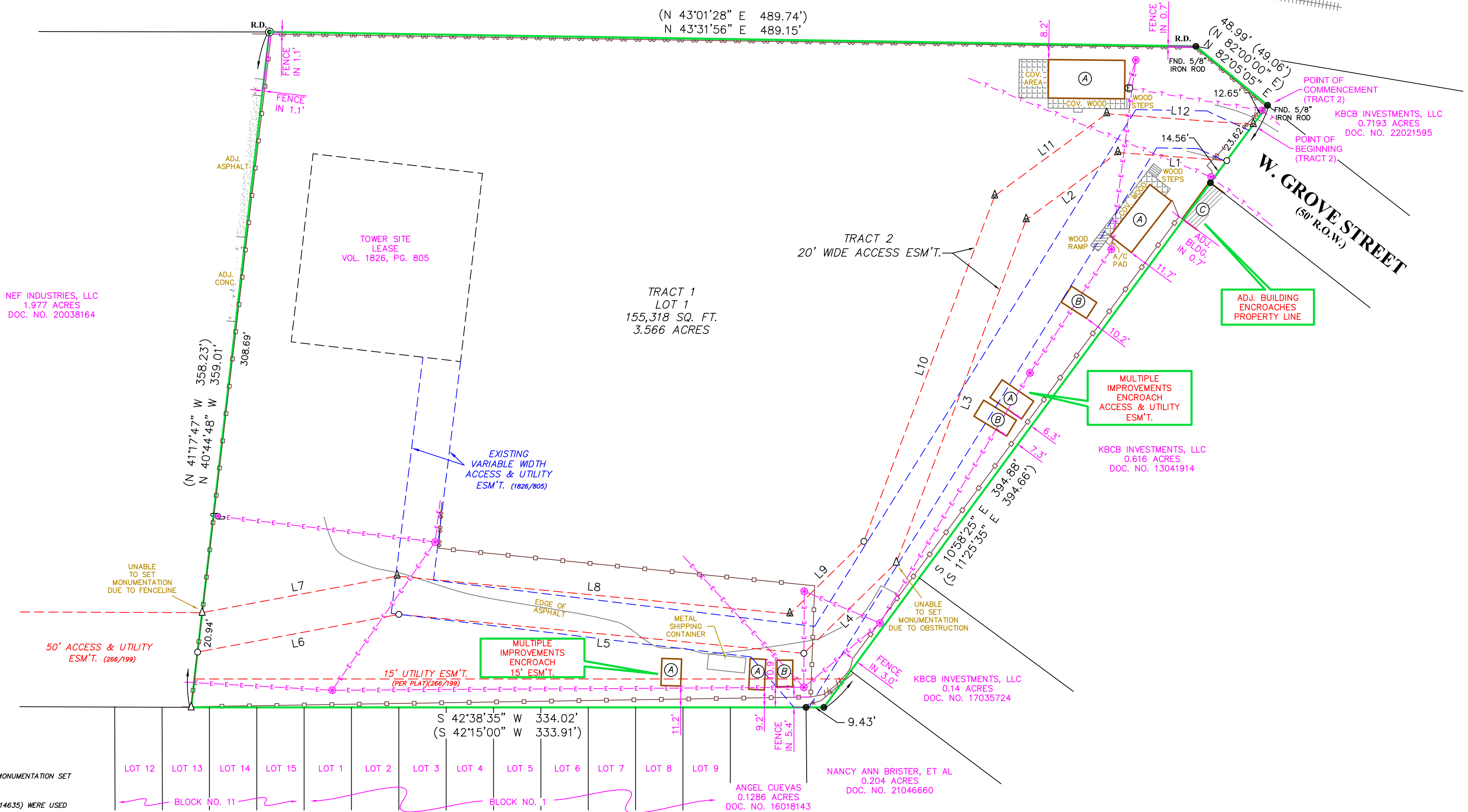


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 482090C, Panel No. 0477 E, 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'



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.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



LEGEND

- = CALCULATED POINT
- = FOUND 1/2" IRON ROD
- ⊙ = SET 1/2" IRON ROD CAPPED WALL
- ⊙ = SET MAG NAIL W/ W/ASHER STAMPED WALLS
- ⊙ = RECORD INFORMATION
- ⊙ = RECORD DIGNITY MONUMENT
- ⊙ = POWER POLE
- ⊙ = OVERHEAD ELECTRIC
- ⊙ = OVERHEAD TELEPHONE
- ⊙ = ELECTRIC METER
- ⊙ = METER POLE
- ⊙ = CHAIN LINK FENCE
- ⊙ = METAL FENCE

DWG: JV RVD: MJE

Property Address: 211 WEST GROVE STREET
Property Description:

TRACT 1: LOT 1, SAUCEDO SUBDIVISION, HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 387, PLAT RECORDS, HAYS COUNTY, TEXAS.

TRACT 2: Being a 20 foot wide access easement, across Lot 1, Saucedo Subdivision, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 9, Page 387, Plat Records, Hays County, Texas, said easement being more particularly described by metes and bounds attached hereto.

Owner: T.B.D.
TITLE COMPANY: N/A



BUILDING LEGEND

- (A) = SIDING BLDG. ON BLOCKS
- (B) = METAL BLDG. ON WOOD
- (C) = ADJ. BLDG.



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual BOUNDARY AND EASEMENT ONLY survey made on the ground under my supervision.

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

DATE: 1/20/2023