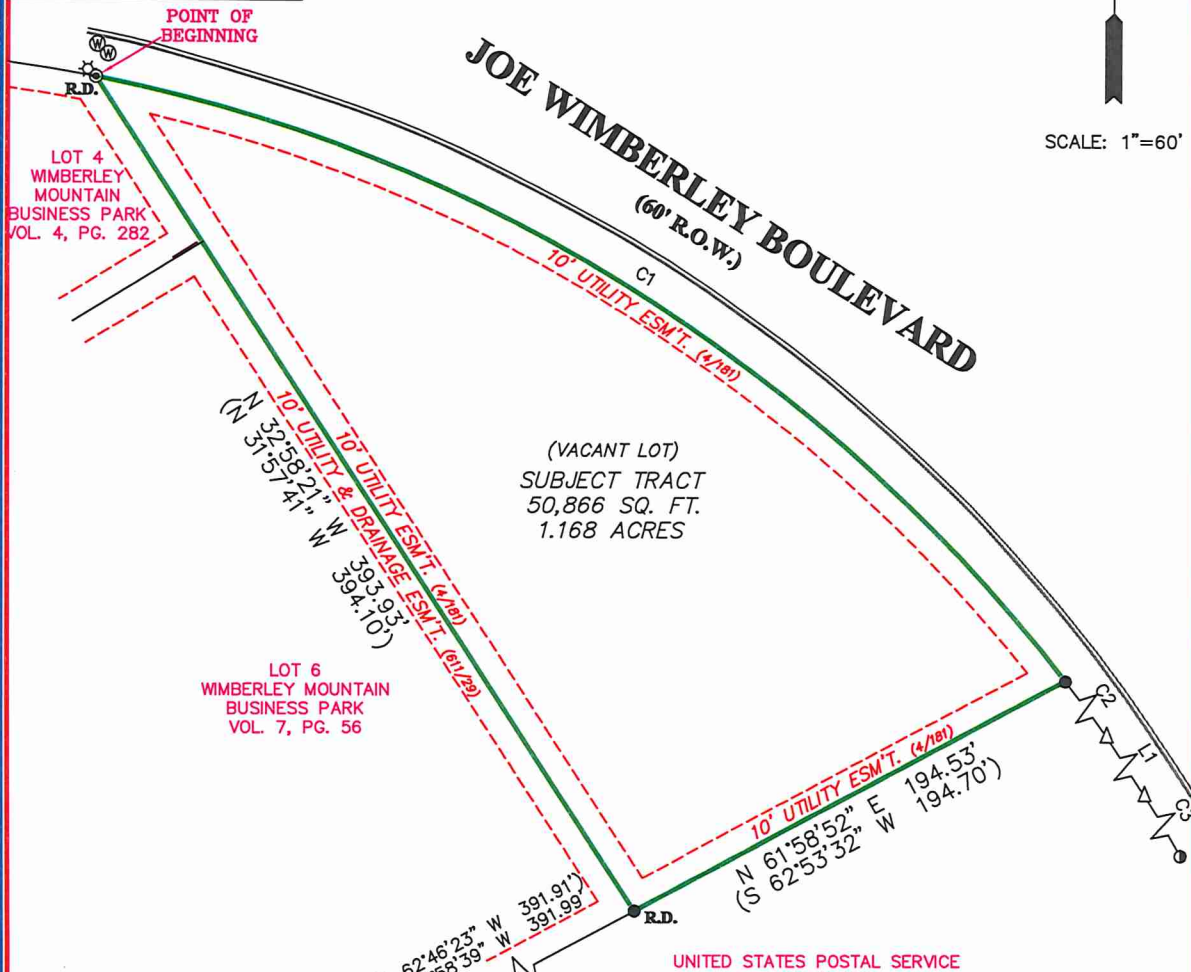


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	639.89'	464.27' (464.21')	454.15'	S 58°13'58" E (S 57°15'10" E)	41°34'15" (41°33'57")
C2	639.89'	56.61' (57.12')	56.59'	N 34°08'57" W (N 33°52'48" W)	5°04'07"
C3	387.58'	142.21' (141.82')	141.41'	N 21°57'09" W (N 20°56'31" W)	21°01'23"

LINE	BEARING	DISTANCE
L1	S 32°23'33" E (S 31°21'52" E)	135.06'



SCALE: 1"=60'



NOTE:
AMENDED ON THIS DATE 10/26/2020 TO
UPDATE DRAWING

NOTE:
THIS PROPERTY MAY BE SUBJECT TO ELECTRIC TRANSMISSION EASEMENT RECORDED IN
VOLUME 116, PAGE 570, AND 573, DEED RECORDS, HAYS COUNTY, TEXAS. (LOCATION
NOT DEFINED)

NOTE:
THIS PROPERTY MAY BE SUBJECT TO PIPELINE EASEMENT RECORDED IN VOLUME 96,
PAGE 347, AND VOLUME 103, PAGE 632 DEED RECORDS, HAYS COUNTY, TEXAS.
(LOCATION NOT DEFINED)

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane
Coordinates, South Central Zone, Grid.

UNITED STATES POSTAL SERVICE
3.190 ACRES
VOL. 636, PG. 798

NOTE:
THIS PROPERTY MAY BE SUBJECT
TO ROADWAY EASEMENT RECORDED
IN VOLUME 396, PAGE 673, DEED
RECORDS, HAYS COUNTY, TEXAS.
(LOCATION NOT DEFINED)

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

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. 0238 F, which is Dated 09/02/2005. 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>.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 4, PAGE 181, HAYS
COUNTY PLAT RECORDS; AND VOLUME 611, PAGE 29 AND VOLUME 638, PAGE 647,
HAYS COUNTY REAL PROPERTY RECORDS; AND VOLUME 927, PAGE 383, VOLUME
927, PAGE 385, VOLUME 927, PAGE 387, AND VOLUME 927, PAGE 389, HAYS
COUNTY OFFICIAL PUBLIC RECORDS.

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.

Property Address:
JOE WIMBERLEY BOULEVARD

Property Description:
BEING 1.168 ACRE OF LAND, MORE OR LESS, OUT OF THE BENJAMIN PAGE
SURVEY NUMBER 64, ABSTRACT 365, HAYS COUNTY, TEXAS, AND BEING
THAT SAME PROPERTY DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN
RECORDED IN VOLUME 1333, PAGE 817, OFFICIAL PUBLIC RECORDS OF HAYS
COUNTY, TEXAS, SAID 1.168 ACRES BEING MORE PARTICULARLY DESCRIBED
BY METES AND BOUNDS IN DESCRIPTION PREPARED THIS DAY AND HEREBY
ATTACHED TO AND MADE A PART HEREOF

Owner:
T.B.D.

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-8999

- LEGEND**
- △ - CALCULATED POINT
 - - FND 1/2" IRON ROD
 - () - RECORD INFORMATION
 - B.S. - BUILDING SETBACK
 - R.D. - RECORD DIGNITY MONUMENT
 - ⊕ - WATER METER
 - ⊙ - LIGHT POST
 - ⊗ - FND 5/8" IRON ROD
 - ⊙ - FND METAL CAP
 - - WOOD FENCE



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
DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

METES AND BOUNDS

Being 1.168 acre of land, more or less, out of the Benjamin Page Survey Number 64, Abstract 365, Hays County, Texas, and being that same property described in Warranty Deed with Vendor's Lien recorded in Volume 1333, Page 817, Official Public Records of Hays County, Texas, said 1.168 acres being more particularly described by metes and bounds as follows:

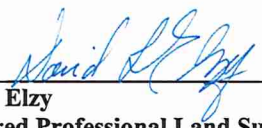
BEGINNING at a 5/8 inch iron rod found for the northwest corner of this 1.168 acres, same being the northeast corner of Lot 4, Wimberley Mountain Business Park (Volume 4, Page 282) and on the southwest Right-of-Way line of Joe Wimberley Boulevard, same also being the **POINT OF BEGINNING**;

THENCE along the southwest Right-of-Way line of Joe Wimberley Boulevard, along a curve to the right, having a radius of 639.89 feet, an arc length of 464.27 feet (called 464.21 feet), a chord length of 454.15 feet, a chord bearing of South 58 degrees 13 minutes 58 seconds East (called South 57 degrees 15 minutes 10 seconds East), and a delta angle of 41 degrees 34 minutes 15 seconds (called 41 degrees 33 minutes 57 seconds) to a 1/2 inch iron rod found for the southeast corner of this 1.168 acres, same being the northeast corner of the Unites States Postal Service, 3.190 acres (Volume 636, Page 798);

THENCE along the line common to this 1.168 acres and said Postal Service, 3.190 acres, South 61 degrees 58 minutes 52 seconds West (called South 62 degrees 53 minutes 32 seconds West), a distance of 194.53 feet (called 194.70 feet) to a 1/2 inch iron rod found for the South corner of this 1.168 acres, from which a 1/2 inch iron rod found bears South 61 degrees 58 minutes 39 seconds West (called South 62 degrees 46 minutes 23 seconds West), at a distance of 391.99 feet (called 391.91 feet), same being the East corner of Lot 6, Wimberley Mountain Business Park (Volume 7, Page 56);

THENCE along the line common to this 1.168 acres and said Lot 6, North 32 degrees 58 minutes 21 seconds West (called North 31 degrees 57 minutes 41 seconds West), a distance of 393.93 feet (called 394.10 feet) to the **POINT OF BEGINNING**, and containing 1.168 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. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



Dave L. Elzy
Registered Professional Land Surveyor
Texas Registration No. 4675
October 03, 2020
Amended on 10/26/2020

