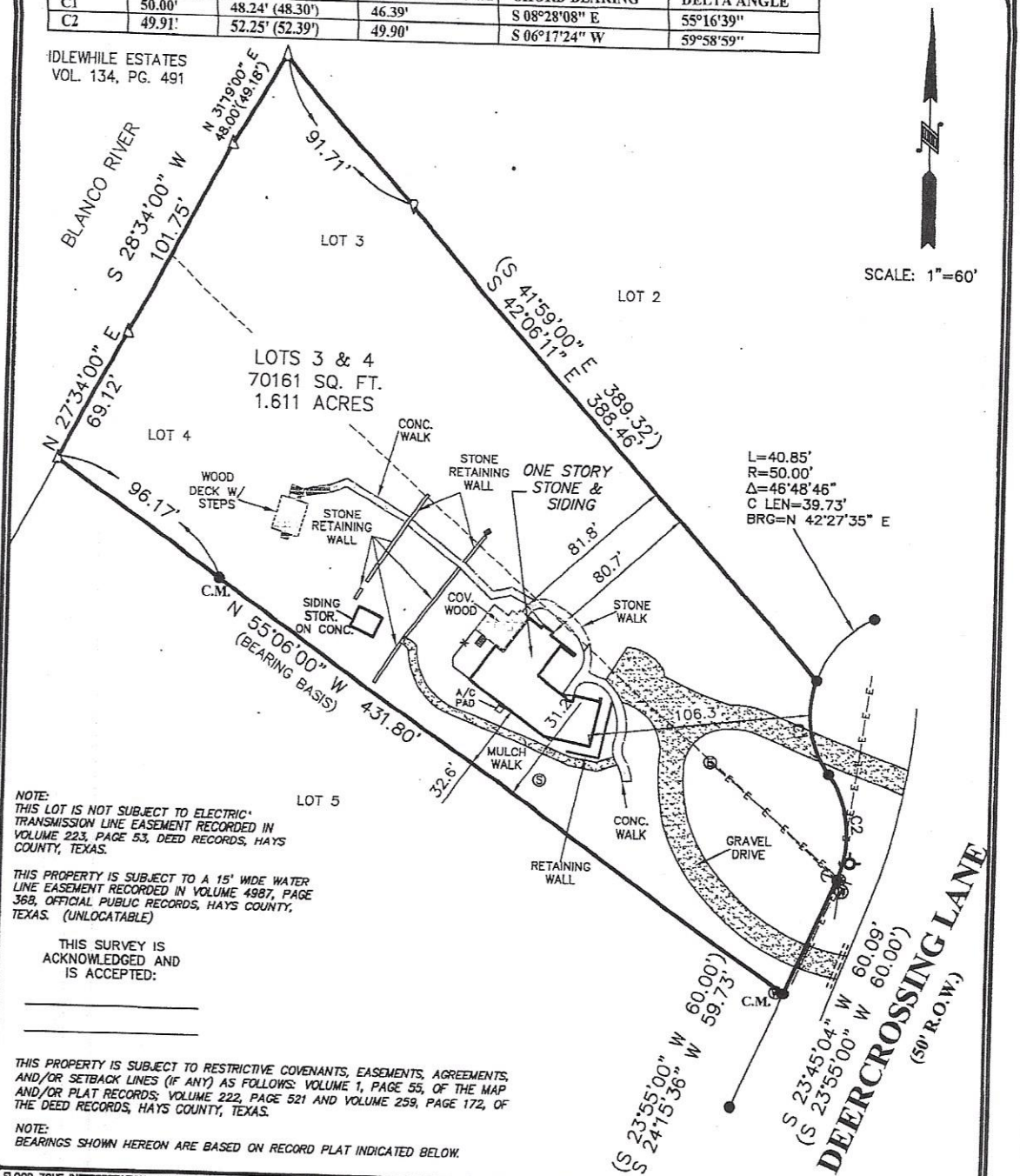
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	48.24' (48.30')	46.39'	S 08°28'08" E	55°16'39"
C2	49.91'	52.25' (52.39')	49.90'	S 06°17'24" W	59°58'59"



NOTE:
THIS LOT IS NOT SUBJECT TO ELECTRIC TRANSMISSION LINE EASEMENT RECORDED IN VOLUME 223, PAGE 53, DEED RECORDS, HAYS COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO A 15' WIDE WATER LINE EASEMENT RECORDED IN VOLUME 4987, PAGE 368, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (UNLOCATABLE)

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

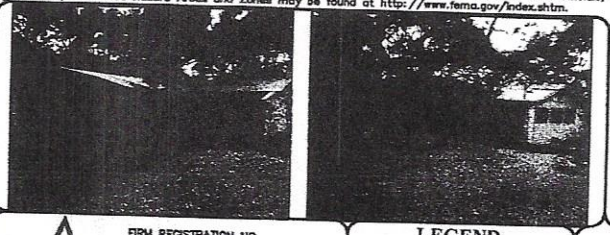
_____

_____

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 1, PAGE 55, OF THE MAP AND/OR PLAT RECORDS; VOLUME 222, PAGE 521 AND VOLUME 259, PAGE 172, OF THE DEED RECORDS, HAYS COUNTY, TEXAS.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

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. 0355F, 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(SHADED)&AE. 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 http://www.fema.gov/index.shtm.



Property Address:
110 DEER CROSSING LANE

Property Description:
LOTS 3 AND 4, OF RIVERLEDGE ESTATES, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 55, OF THE MAP AND/OR PLAT RECORDS HAYS COUNTY, TEXAS.

Owner:
BRIAN GERARD MARTINEZ

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1038 HELOTES, TEXAS 78023-1038
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
- ○ = 1/2" IRON ROD TO BE SET
- ● = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- W = WATER METER
- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- S = SEPTIC AREA
- = CALCULATED POINT
- = FND RAIL ROAD SPIKE
- E = POWER POLE W/METER

DRAWN BY: BLE/JW

STATE OF TEXAS
REGISTERED
MARK J. EWALD
5095
PROFESSIONAL
LAND SURVEYOR

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
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO.	1518747	JOB NO.	64366	TITLE COMPANY: FRONTIER TITLE	DATE: 05-05-2015