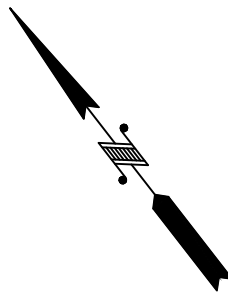


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property 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. 0391 E, which is Dated 08/02/2003. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. 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>.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	17.96' (17.91')	17.37' (17.32')	S 12°31'18" W (S 13°57'11" W)	51°27'38" (51°19'04")
C2	60.00'	147.57' (147.99')	113.09' (113.23')	S 57°16'10" W (S 58°57'11" W)	140°54'57" (141°19'04")

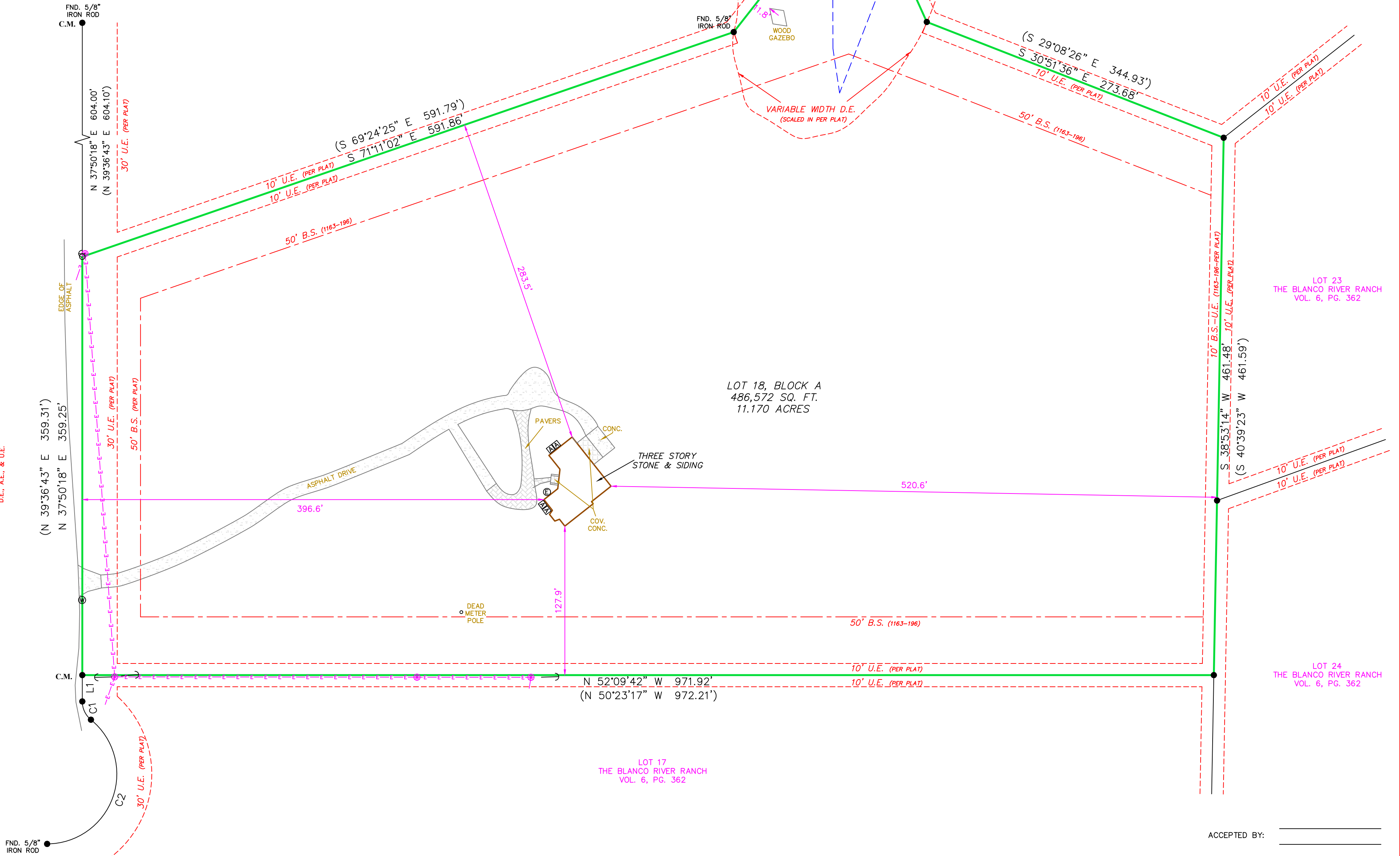
LINE	BEARING	DISTANCE
L1	S 37°50'18" W (S 39°36'43" W)	22.62' (22.64')



SCALE: 1"=60'

BLANCO RIVER RANCH BLVD.  
(60' WIDE)

PRIVATE STREET, LOT 26,  
D.E., A.E., & U.E.



**LEGEND CONT.**

- GUY WIRE
- ⊠ A/C PAD

**LEGEND**

- △ = CALCULATED POINT
- = SET 1/2" IRON ROD CAPPED WALLS
- = FOUND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- C.M. = CONTROLLING MONUMENT
- ⊙ = POWER POLE
- ⊕ = ELECTRIC METER
- ⊖ = OVERHEAD ELECTRIC
- ⊗ = WATER METER

Property Address:  
901 BLANCO RIVER RANCH BLVD.

Property Description:  
BEING LOT NO. 18, PLAT AMENDMENT OF LOTS 18, 19, 21, AND 22, BLOCK A, THE BLANCO RIVER RANCH, A SUBDIVISION LOCATED IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 247 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

Owner:  
T.B.D.



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

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: VOLUME 1163, PAGE 196, DEED RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 7, PAGE 247 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

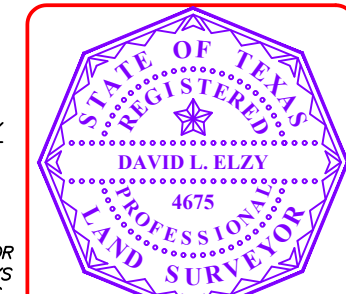
ACCEPTED BY: \_\_\_\_\_

FIRM REGISTRATION NO. 1011700

LAND SURVEYORS, L.L.C.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

G.F. NO. N.A. JOB NO. 124839 TITLE COMPANY: N.A.

DWG: JV-DR RVD: DLE



I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

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

DATE: 04/04/2024