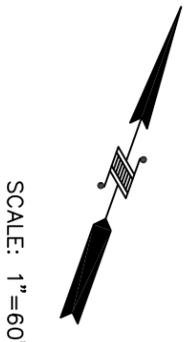
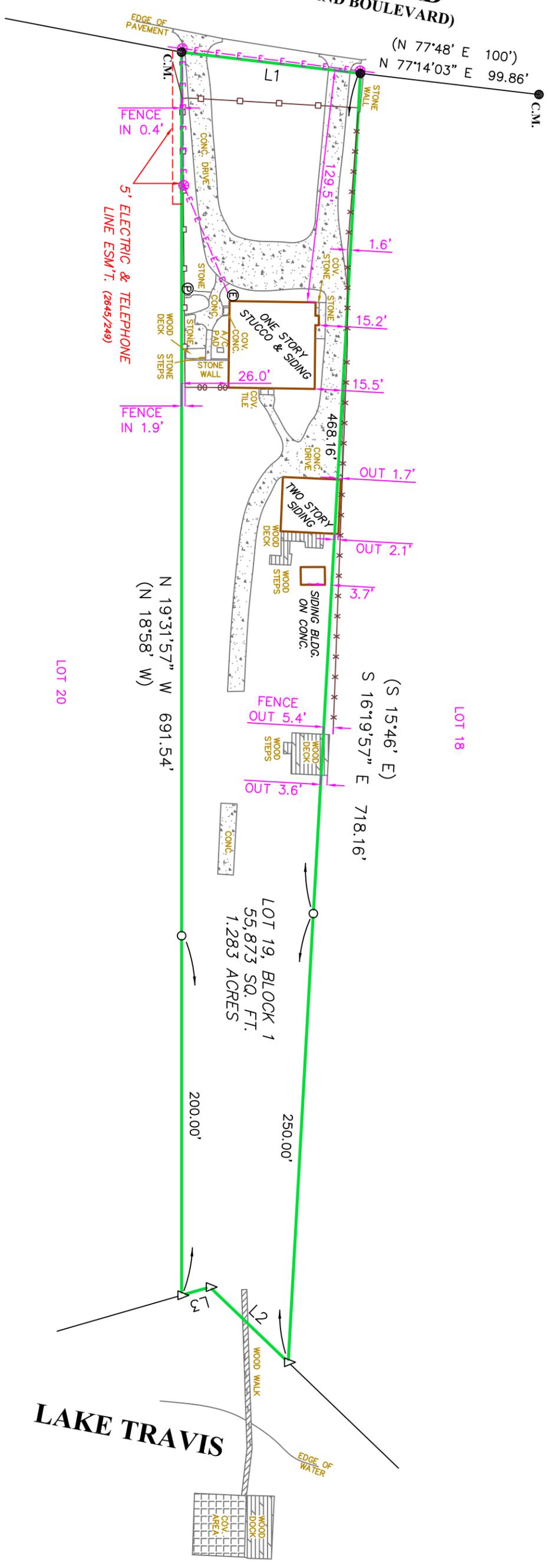


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 68535C, Panel No. 0220 J, which is Dated 01/22/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X, 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 <https://msc.fema.gov/portals>.

LINE	BEARING	DISTANCE
L1	N 77°14'03" E	99.98' (100')
L2	N 65°38'57" W	60.33' (60.45')
L3	S 54°21'03" W	16.36' (16.41')



HUDSON BEND ROAD (50' R.O.W.) (HUDSON BEND BOULEVARD)



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

NOTE:
THIS PROPERTY IS SUBJECT TO A BLANKET TELEPHONE LINE EASEMENT RECORDED IN VOLUME 8, PAGE 112, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT RECORDED IN VOLUME 687, PAGE 55, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO AN INUNDATION EASEMENT ABOVE 670 FEET RECORDED IN VOLUME 584, PAGE 441, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO AN INUNDATION EASEMENT BELOW THE 715 FOOT CONTOUR RECORDED IN VOLUME 682, PAGE 444 AND VOLUME 680, PAGE 568, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

FIRM REGISTRATION NO.
10111700



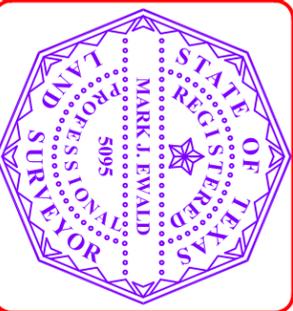
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- ▲ = CALCULATED POINT
- () = FND. 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- R.D. = RECORD DIGNITY MONUMENT
- = SET 1/2" IRON ROD CAPPED WALLS FOR WITNESS
- ⊖ = METAL FENCE
- ⊕ = ELECTRIC METER
- ⊗ = OVERHEAD ELECTRIC
- ⊘ = WIRE FENCE
- ⊙ = PROPANE
- ⊚ = CHAIN LINK FENCE
- ⊛ = POWER POLE

Property Address:
6111 HUDSON BEND ROAD (HUDSON BEND BOULEVARD PER PLAT)
Property Description:
LOT 19, BLOCK 1, HUDSON BEND COLONY NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 112, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Owner:
THOMAS HAWES AND ANDREA HAWES



DATE: 10/27/2021

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. 2165076-LAK

JOB NO. 110514

DWG: JB RVD: MAE

TITLE COMPANY: INDEPENDENCE TITLE