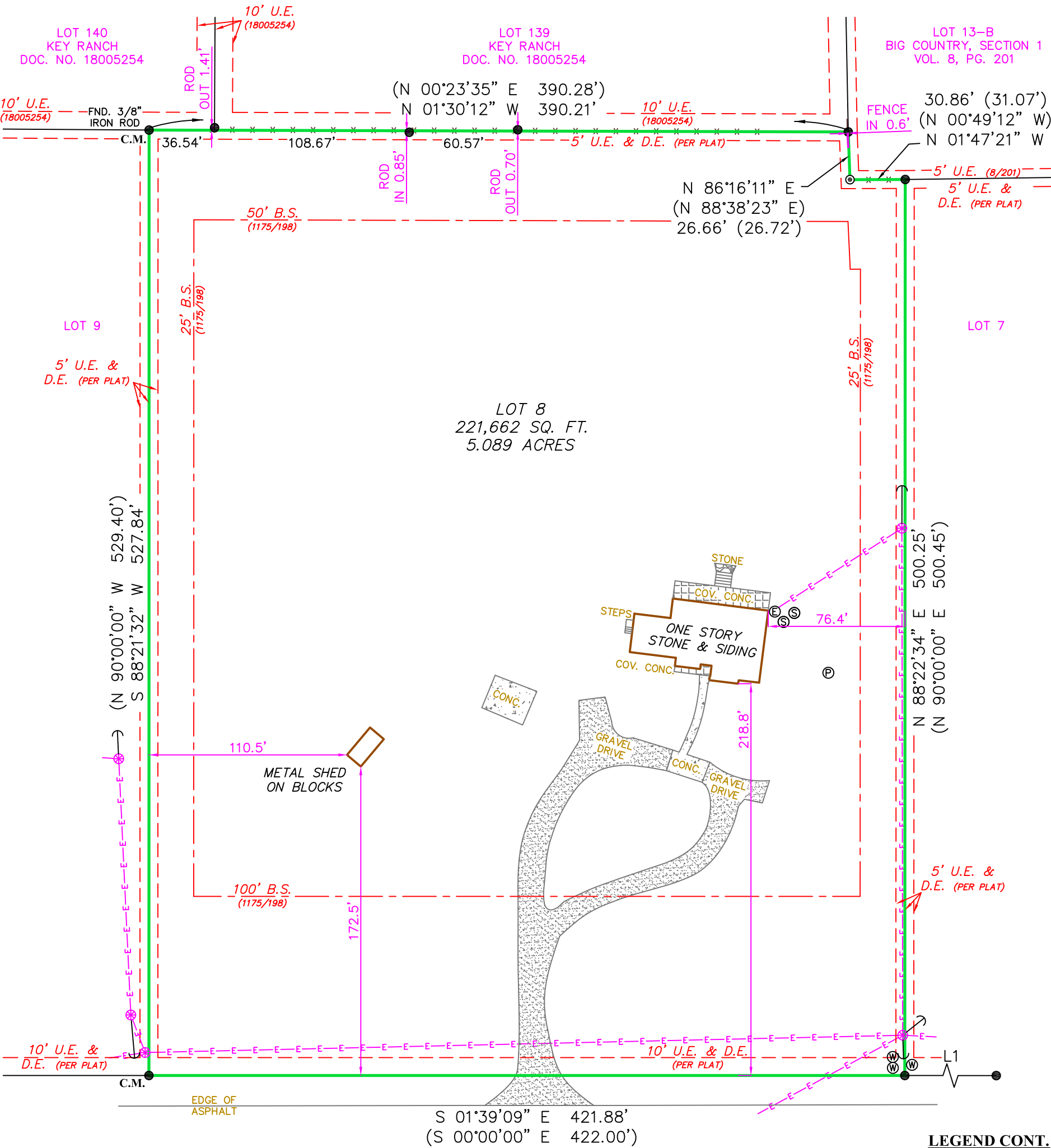


LINE	BEARING	DISTANCE
L1	S 01°37'09" E (S 00°00'00" E)	444.06' (444.00')



SCALE: 1"=60'



NOTE:
THIS SUBDIVISION IS SUBJECT TO THAT WATERLINE EASEMENT
RECORDED IN VOLUME 939, PAGE 877, AND FURTHER
AFFECTED BY VOLUME 4391, PAGE 242, OFFICIAL PUBLIC
RECORDS, HAYS COUNTY, TEXAS. (LOCATION AS INSTALLED)

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

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 6, PAGE 391, PLAT
RECORDS; VOLUME 1175, PAGE 198, VOLUME 1343, PAGE 800 AND VOLUME 1492,
PAGE 846, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

SUNDOWN RIDGE (SCARLET RIDGE PER PLAT)(60' R.O.W.)

LEGEND CONT.

- X— = WIRE FENCE
- ⊙ = SEPTIC AREA

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



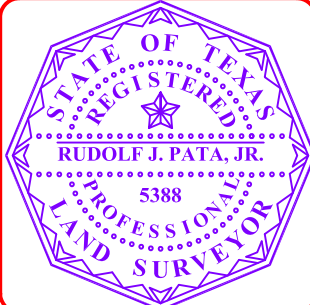
FLOOD ZONE INTERPRETATION: IT IS THE
RESPONSIBILITY OF ANY INTERESTED PERSONS TO
VERIFY THE ACCURACY OF FEMA FLOOD ZONE
DESIGNATION OF THIS PROPERTY WITH FEMA AND
STATE AND LOCAL OFFICIALS, AND TO DETERMINE
THE EFFECT THAT SUCH DESIGNATION MAY HAVE
REGARDING THE INTENDED USE OF THE
PROPERTY. The property 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. 0109 G,
which is Dated 01/17/2025. 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 surveyor
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>.

Property Address:
300 SUNDOWN RIDGE
(SCARLET RIDGE PER PLAT)

Property Description:
LOT 8, HERITAGE COUNTRY,
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 6, PAGE 391,
PLAT RECORDS, HAYS COUNTY, TEXAS.

Owner:
T.B.D.

I, RUDOLF J. PATA, JR., 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.



RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388



G.F. NO. 2538818-DRP

JOB NO. 133975

TITLE COMPANY: INDEPENDENCE TITLE

DATE: 11/05/2025

- LEGEND**
- = FOUND 1" IRON PIPE
 - = FOUND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - = BUILDING SETBACK
 - = UTILITY EASEMENT
 - = DRAINAGE EASEMENT
 - C.M. = CONTROLLING MONUMENT
 - ⊙ = POWER POLE
 - E— = OVERHEAD ELECTRIC
 - E— = GUY WIRE
 - ⊙ = ELECTRIC METER
 - ⊙ = WATER METER
 - ⊙ = PROPANE

DWG: RV RVD: RJP