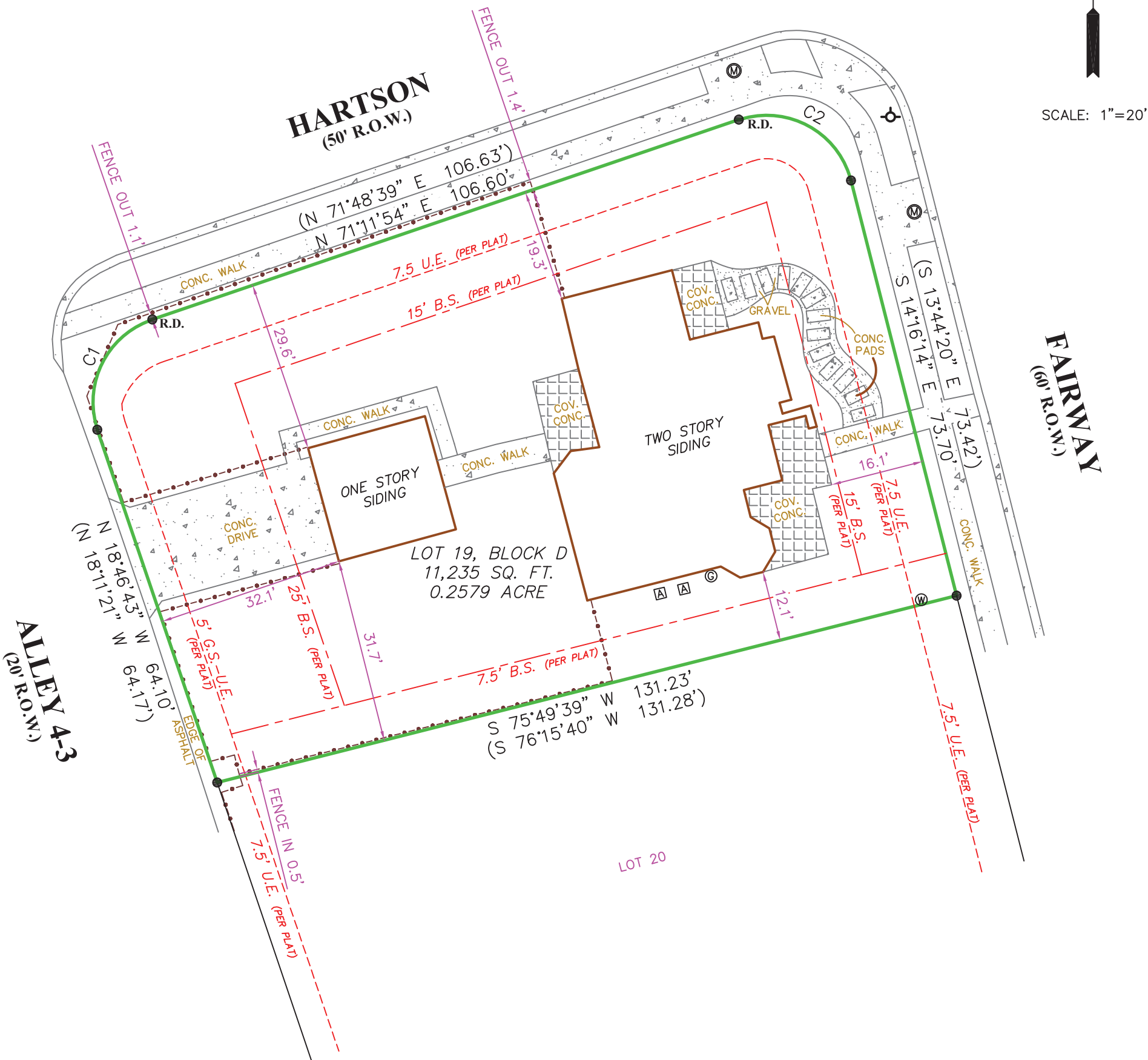


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.55' (23.56')	21.20' (21.21')	N 26°35'47" E (N 26°48'39" E)	89°56'42"
C2	15.00'	24.62' (24.73')	21.95' (22.02')	S 61°34'55" E (S 61°34'55" E)	94°01'30"



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

NOTE:
THIS PROPERTY IS SUBJECT TO EASEMENTS RECORDED IN VOLUME 1995, PAGE 176 AND FURTHER
AFFECTED BY VOLUME 2162, PAGE 622, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS
FOLLOWS: VOLUME 9, PAGE 364, PLAT RECORDS; VOLUME 1516, PAGE 342, VOLUME 1752, PAGE 588, VOLUME 1873, PAGE 378,
VOLUME 1873, PAGE 380, VOLUME 3870, PAGE 480, VOLUME 4159, PAGE 749, VOLUME 4278, PAGE 1, VOLUME 4827, PAGE
122, VOLUME 4908, PAGE 610, VOLUME 4937, PAGE 682, VOLUME 5233, PAGE 148, DOCUMENT NOS. 17010020, 18007974,
18021950, 18030087, 18042928, 19042729, 20007032, 20026207, 20056906, 20056907, 21030803, 21059965, 22009527,
22009528, 22009529, 22009530, 22009531, 22017859, 26010746, 26011555, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

LEGEND CONT.

- = PVC FENCE
- = SIGN
- ⊗ = SEWER MANHOLE
- ⊕ = FIRE HYDRANT

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. 0270 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>.

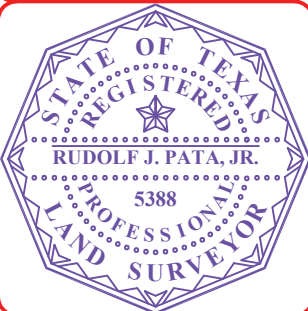
Property Address:
1077 FAIRWAY
Property Description:

LOT 19, BLOCK D, PLUM CREEK PHASE 1, SECTION 4 SUBDIVISION,
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN
VOLUME 9, PAGE 364, 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



DATE: 08/04/2026



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

G.F. NO. BUD-2665724

- LEGEND**
- ⬤ = CALCULATED POINT
 - ⬤ = FOUND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - G.S. = GARAGE SETBACK
 - U.E. = UTILITY EASEMENT
 - R.D. = RECORD DIGNITY MONUMENT
 - ⊗ = ELECTRIC METER
 - ⊕ = GAS METER
 - ⊗ = WATER METER
 - ⊕ = A/C PAD
 - ⊗ = CLEANOUT
 - ⊕ = IRRIGATION CONTROL VALVE

DWG: DR RVD: RJP

JOB NO. 138412

TITLE COMPANY: INDEPENDENCE TITLE