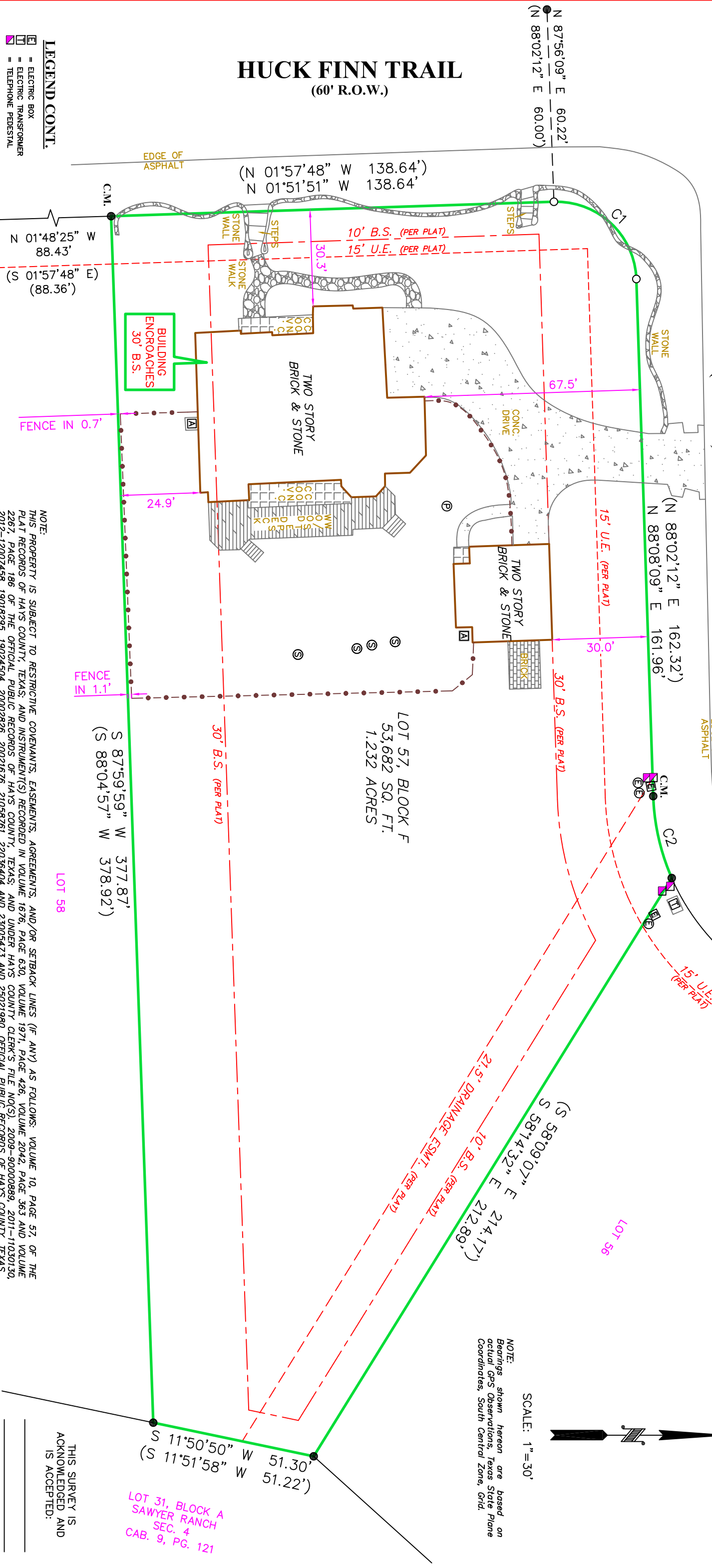


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48209C, Parcel No. 01096, which is Dated 01/11/2025. 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 surveyor does 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/>.

# TOM SAWYER ROAD

(60' R.O.W.)



## HUCK FINN TRAIL

(60' R.O.W.)

- LEGEND CONT.**
- ⊞ = ELECTRIC BOX
  - ⊞ = ELECTRIC TRANSFORMER
  - ⊞ = TELEPHONE PEDESTAL

FIRM REGISTRATION NO.  
10111700



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

G.F. NO. 8993-26-66034TB

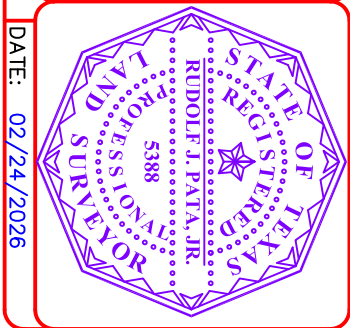
- LEGEND**
- = SET 1/2" IRON ROD CAPPED WALLS
  - = FOUND 1/2" IRON ROD
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - U.E. = UTILITY EASEMENT
  - C.M. = CONTROLLING MONUMENT
  - ⊞ = POWER POLE
  - ⊞ = ELECTRIC METER
  - ⊞ = OVERHEAD ELECTRIC
  - ⊞ = UNDERGROUND ELECTRIC
  - ⊞ = WATER METER
  - ⊞ = WATER AREA
  - ⊞ = SEPTIC AREA
  - ⊞ = A/C PAD

**Property Address:**  
1400 TOM SAWYER ROAD

**Property Description:**  
LOT 57, IN BLOCK F, OF SAWYER RANCH SUBDIVISION, SECTION 5, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 57, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

**Owner:**  
T.B.D.

**NOTE:**  
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 10, PAGE 57, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS; AND INSTRUMENT(S) RECORDED IN VOLUME 1676, PAGE 630, VOLUME 1971, PAGE 426, VOLUME 2042, PAGE 363 AND VOLUME 2267, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND UNDER HAYS COUNTY CLERK'S FILE NO(S). 2009-90000889, 2011-11030130, 2012-12007458, 19018295, 19024504, 20002826, 20021676, 21058761, 22036404 AND 23005473 AND 25021980, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



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.*

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

DATE: 02/24/2026

TITLE COMPANY: PATTEN TITLE

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

LOT 57, BLOCK F  
53,682 SQ. FT.  
1.232 ACRES

LOT 58

LOT 56

LOT 31, BLOCK A SAWYER RANCH SEC. 4 CAB. 9, PG. 121

SCALE: 1"=30'

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