

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. 45209C, Panel No. 0107.E, which is Dated 8/2/2005. 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 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://mac.fema.gov/portal>.

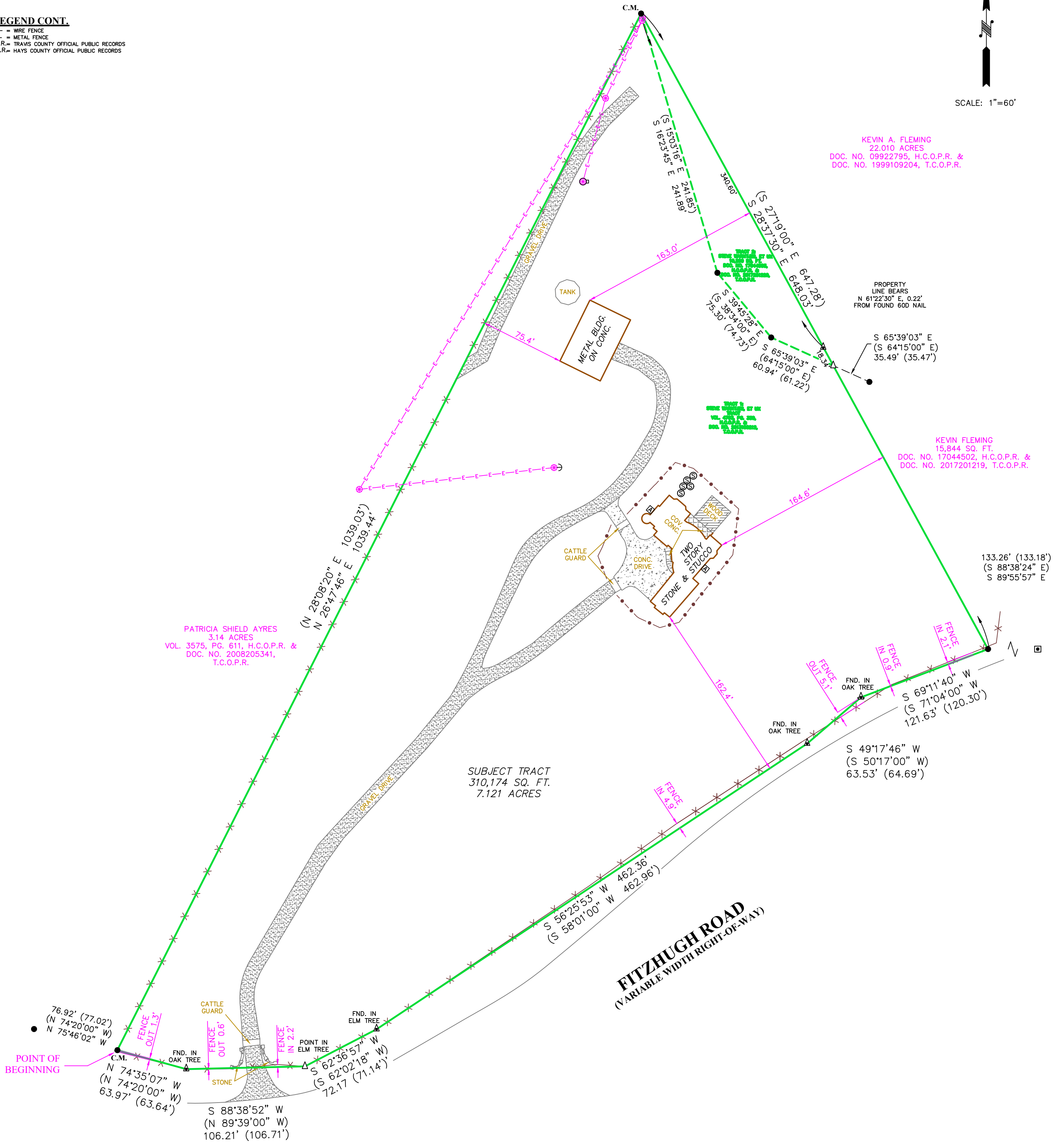
Property Address:
14410 FITZHUGH ROAD

Owner:
STEVE WARNTJES

LEGEND CONT.

—x— WIRE FENCE
—•— METAL FENCE
T.C.O.P.R.= TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
H.C.O.P.R.= HAYS COUNTY OFFICIAL PUBLIC RECORDS

SCALE: 1"=60'



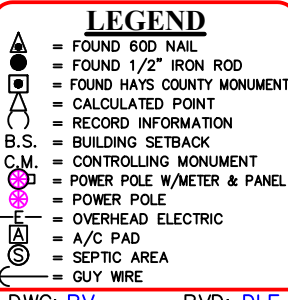
NOTE:
Bearings shown hereon are based on actual
GPS Observations, Texas State Plane
Coordinates, South Central Zone, Grid.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR
SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 1910, PG. 431, AS CORRECTED IN VOL. 1953, PG.
399, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; & DOC. NOS. 2001190233, CORRECTED
AND RE-RECORDED IN 2002022306, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

NOTE:
THIS PROPERTY MAY BE SUBJECT TO THAT PIPE LINE
EASEMENT RECORDED IN VOLUME 145, PAGE 357, DEED
RECORDS, HAYS COUNTY, TEXAS. (LOCATION NOT DEFINED)

NOTE:
THIS PROPERTY MAY BE SUBJECT TO THOSE TERMS, CONDITIONS, AND
STIPULATIONS, RECORDED IN VOLUME 1910, PAGE 406, AS CORRECTED
IN VOL. 1953, PG. 406, OFFICIAL PUBLIC RECORDS, HAYS COUNTY,
TEXAS, AND DOC. NO. 201190233, AS CORRECTED IN DOC. NO.
2002022307, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

ACCEPTED BY: _____



Property Description:
Being 7.121 acres of land, more or less, out of the Herman Benson Survey No. 139,
Abstract 41, situated in both Hays County, Texas, consisting of all of
that same property described in a General Warranty Deed, recorded in Volume 4763, Page
330, Official Public Records, Hays County, Texas, and in Document Number 2013180212,
Official Public Records, Travis County, Texas, and that certain called 10,200 Square Feet,
described in a General Warranty Exchange Deed, recorded in Document Number 17044503,
Official Public Records, Hays County, Texas, and in Document Number 2017201220,
Official Public Records, Travis County, Texas, **SAVE AND EXCEPT** that certain called
15,844 Square Feet, described in a General Warranty Exchange Deed, recorded in
Document Number 17044502, Official Public Records, Hays County, Texas, and in
Document Number 2017201219, Official Public Records, Travis County, Texas, said 7.121
acres being more particularly described by metes and bounds attached hereto.



I, DAVID L. ELZY, Registered Professional
Land Surveyor, State of Texas, certify that
the above plot 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

G.F. NO. 2401702-DRP

DWG: RV RVD: DLE

JOB NO. 124562 TITLE COMPANY: INDEPENDENCE TITLE

DATE: 3/29/2024

METES AND BOUNDS

Being 7.121 acres of land, more or less, out of the Herman Benson Survey No. 139, Abstract 41, situated in both Hays County, and Travis County, Texas, consisting of all of that same property described in a General Warranty Deed, recorded in Volume 4763, Page 330, Official Public Records, Hays County, Texas, and in Document Number 2013180212, Official Public Records, Travis County, Texas, and that certain called 10,200 Square Feet, described in a General Warranty Exchange Deed, recorded in Document Number 17044503, Official Public Records, Hays County, Texas, and in Document Number 2017201220, Official Public Records, Travis County, Texas, **SAVE AND EXCEPT** that certain called 15,844 Square Feet, described in a General Warranty Exchange Deed, recorded in Document Number 17044502, Official Public Records, Hays County, Texas, and in Document Number 2017201219, Official Public Records, Travis County, Texas, said 7.121 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of this 7.121 acres, same being the lower southwest corner of the Patricia Shield Ayers 3.14 acres (Volume 3575, Page 611, Official Public Records, Hays County, Texas, and Document Number 2008205341, Official Public Records, Travis County, Texas) and on the North Right-of-Way line of Fitzhugh Road, same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 7.121 acres and said Ayres 3.14 acres, North 26 degrees 47 minutes 46 seconds East (called North 28 degrees 08 minutes 20 seconds East), a distance of 1039.44 feet (called 1039.03 feet) to a 1/2 inch iron rod found for the North corner of this 7.121 acres, same being the northwest corner of said 10,200 Square Feet, and a West corner of the Kevin A. Fleming 22.010 acres (Document Number 09922795, Official Public Records, Hays County, Texas, and Document Number 1999109204, Official Public Records, Travis County, Texas);

THENCE along the line common to this 7.121 acres and said Fleming 22.010 acres, South 28 degrees 37 minutes 30 seconds East (called South 27 degrees 19 minutes 00 seconds East), at a distance of 340.60 feet pass a 60D nail found in to the right 0.22 feet, and continuing for a total distance of 648.03 feet (called 647.28 feet) to a 1/2 inch iron rod found for the East corner of this 7.121 acres, same being the South corner of said 15,844 Square Feet, and on the northwest Right-of-Way line of said Fitzhugh Road;

THENCE along the northwest Right-of-Way line of said Fitzhugh Road, the following courses and distances:

South 69 degrees 11 minutes 40 seconds West (called South 71 degrees 04 minutes 00 seconds West), a distance of 121.63 feet (called 120.30 feet) to a 60D nail found in an oak tree for an angle corner,

South 49 degrees 17 minutes 46 seconds West (called South 50 degrees 17 minutes 00 seconds West), a distance of 63.53 feet (called 64.69 feet) to a 60D nail found in an oak tree for an angle corner,

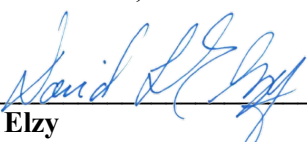
South 56 degrees 25 minutes 53 seconds West (called South 58 degrees 01 minutes 00 seconds West), a distance of 462.36 feet (called 462.96 feet) to a 60D nail found in an elm tree for an angle corner,

South 62 degrees 36 minutes 57 seconds West (called South 62 degrees 02 minutes 18 seconds West), a distance of 72.17 feet (called 71.14 feet) to a point in an elm tree for an angle corner,

South 88 degrees 38 minutes 52 seconds West (called North 89 degrees 39 minutes 00 seconds West), a distance of 106.21 feet (called 106.71 feet) to a 60D nail found in an oak tree for an angle corner,

North 74 degrees 35 minutes 07 seconds West (called North 74 degrees 20 minutes 00 seconds West), a distance of 63.97 feet (called 63.64 feet) to the **POINT OF BEGINNING**, and containing 7.121 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.


David L. Elzy
Registered Professional Land Surveyor
Texas Registration No. 4675
March 29, 2024

