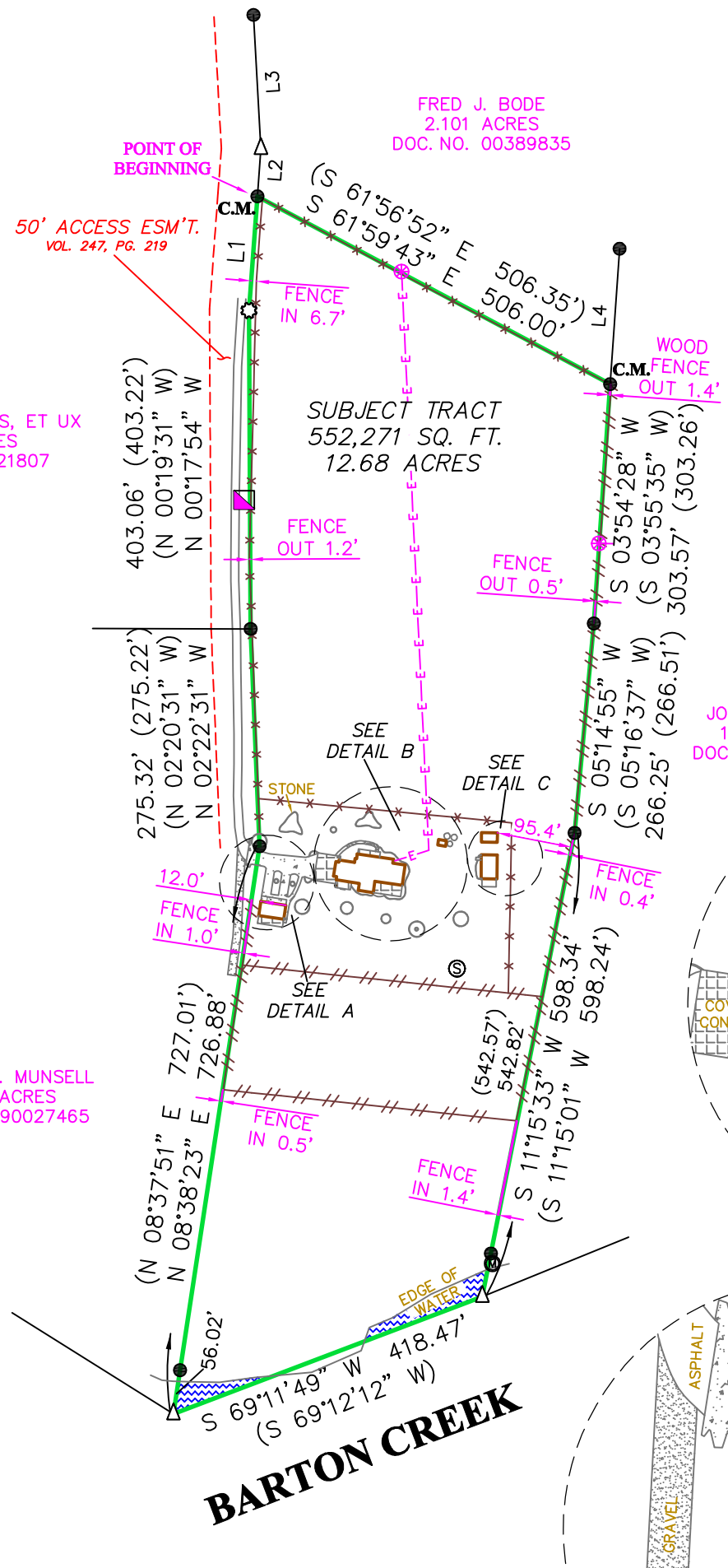
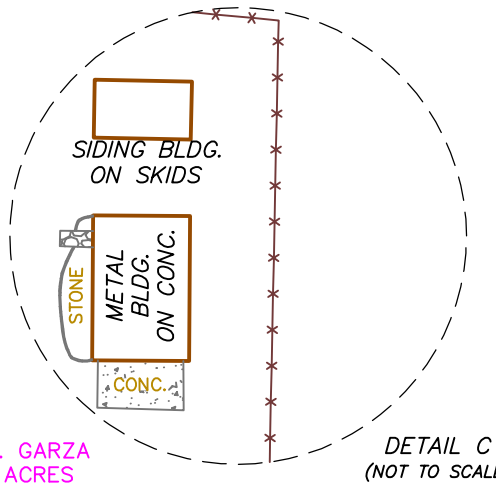
LINE	BEARING	DISTANCE
L1	N 04°12'50" E (N 04°15'58" E)	144.66' (144.80')
L2	N 04°15'35" E (N 05°45'00" E)	60.42' (60.00')
L3	N 03°10'31" W (N 01°38'00" W)	169.88' (169.93')
L4	S 03°59'18" W (S 05°22'00" W)	171.78' (172.00')

LEGEND CONT.

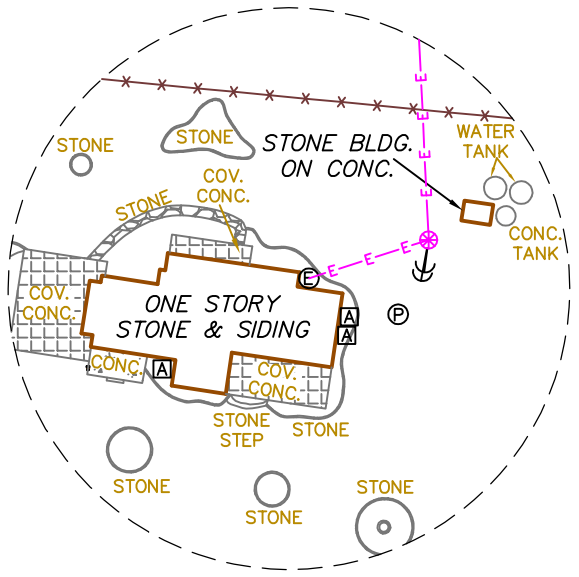
= TELEPHONE PEDESTAL
Ⓢ = SEPTIC AREA
Ⓜ = MANHOLE



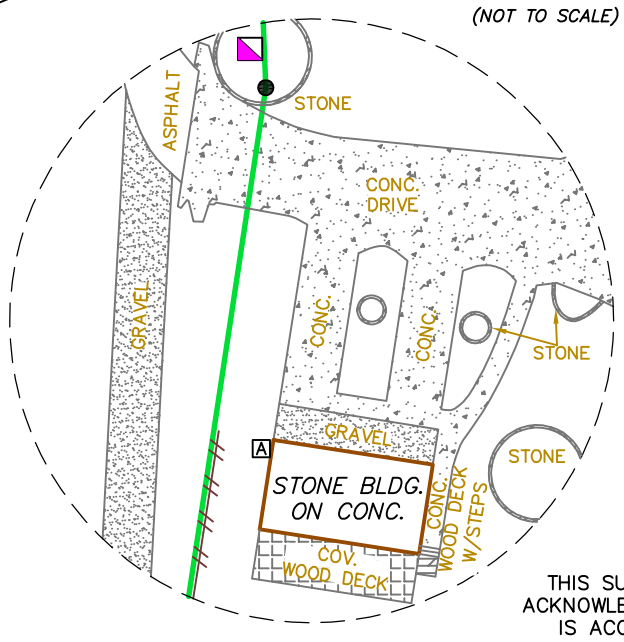
SCALE: 1"=200'



DETAIL C
(NOT TO SCALE)



DETAIL B
(NOT TO SCALE)



DETAIL A
(NOT TO SCALE)

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

_____

_____

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

NOTE:
THIS PROPERTY IS SUBJECT TO THAT AGREEMENT TO MAINTAIN ROADWAY, RECORDED IN VOL. 1207, PG. 89, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO THAT ROADWAY MAINTENANCE AGREEMENT RECORDED IN VOL. 1330, PG. 188, 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 247, PAGE 219 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

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. 0107 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, SHD X, AE. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other that 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:
14909 B FITZHUGH ROAD

Property Description:
BEING 12.68 ACRES OF LAND, MORE OR LESS, SITUATED IN THE JOHN BARTON SURVEY NO. 80, ABSTRACT 70, HAYS COUNTY, TEXAS AND BEING THAT SAME PROPERTY DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 26010609, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 12.68 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO:

Owner:
T.B.D.

FIRM REGISTRATION NO. 10111700

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

LEGEND

△ = CALCULATED POINT
● = FOUND 1/2" IRON ROD
○ = FOUND SPINDLE
( ) = RECORD INFORMATION
C.M. = CONTROLLING MONUMENT
❋ = POWER POLE
Ⓔ = ELECTRIC METER
—E— = OVERHEAD ELECTRIC
= GUY WIRE
[A] = A/C PAD
Ⓟ = PROPANE
-//- = WOOD FENCE
-x- = WIRE FENCE

DWG: ML RVD: DLM

STATE OF TEXAS REGISTERED DERRICK L. MAYFIELD 6456 PROFESSIONAL LAND SURVEYOR

I, DERRICK L. MAYFIELD, 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.

DERRICK L. MAYFIELD
Registered Professional Land Surveyor
Texas Registration No. 6456

G.F. NO. 8993-26-70116TB | JOB NO. 137146 | TITLE COMPANY: PATTEN TITLE | DATE: 5/20/2026