

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. 0095 F, which is Dated 09/02/2005. 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://msc.fema.gov/portals>.

NOTE:  
AMENDED ON THIS DATE 12/23/2020 TO UPDATE TITLE COMMITMENT.

| LINE | BEARING         | DISTANCE  |
|------|-----------------|-----------|
| L1   | N 16°54'01" E   | 88.39'    |
| L2   | (N 16°54'16" E) |           |
| L2   | N 26°48'57" E   | 151.05'   |
|      | (N 26°49'20" E) | (151.00') |

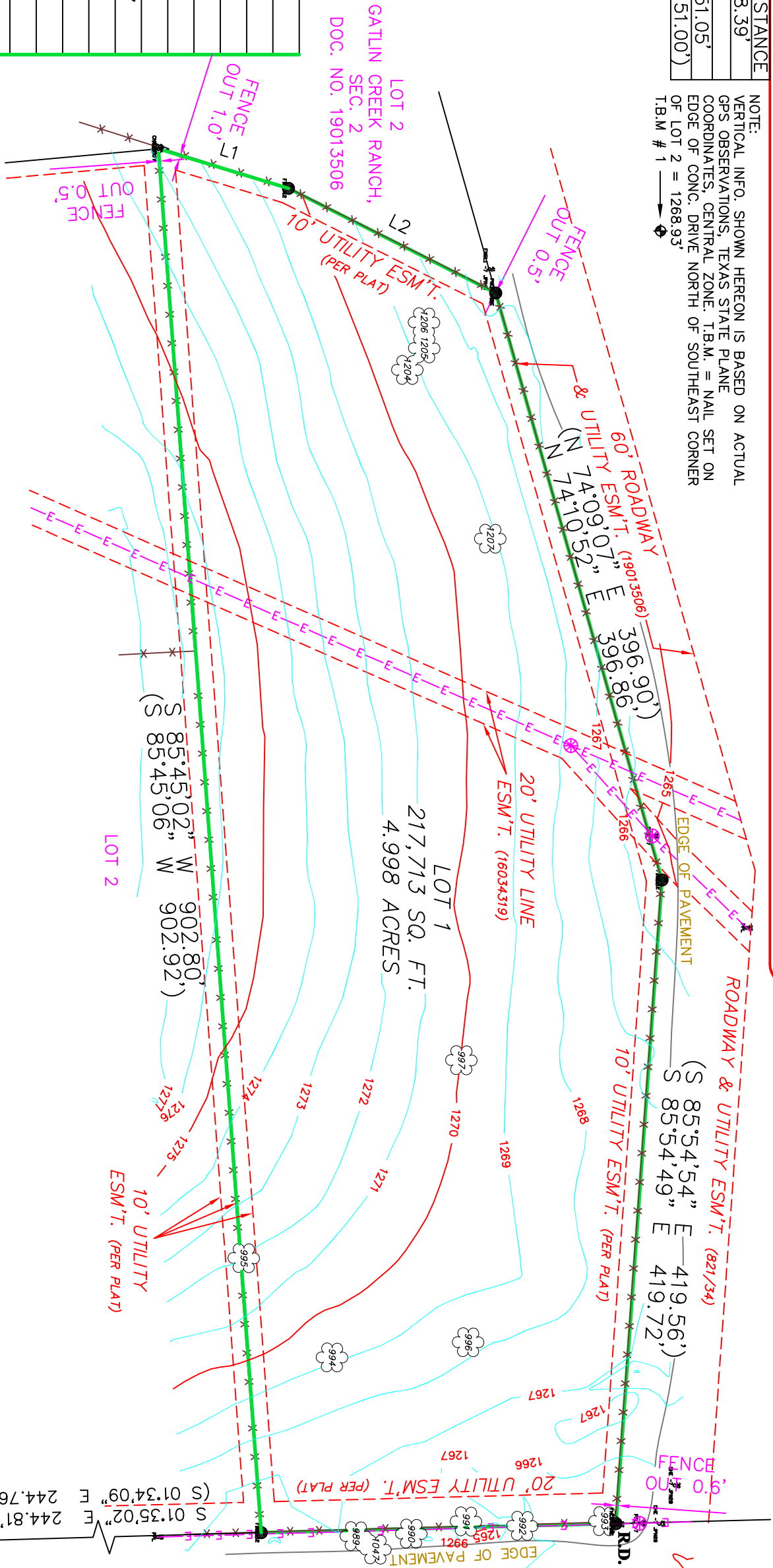
SCALE: 1"=100'

NOTE:  
VERTICAL INFO. SHOWN HEREON IS BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE. T.B.M. = NAIL SET ON EDGE OF CONC. DRIVE NORTH OF SOUTHEAST CORNER OF LOT 2 = 1268.93'  
T.B.M. # 1



TREE LEGEND

|      |                  |
|------|------------------|
| 989  | LIVEOAK 30"      |
| 990  | LIVEOAK 22"      |
| 991  | LIVEOAK 20"      |
| 992  | LIVEOAK 40"      |
| 993  | LIVEOAK 38"      |
| 994  | LIVEOAK 20"      |
| 995  | LIVEOAK MULTI 6" |
| 996  | LIVEOAK 21"      |
| 997  | LIVEOAK 40"      |
| 1047 | LIVEOAK 8"       |
| 1204 | LIVEOAK 6"       |
| 1205 | LIVEOAK 8"       |
| 1206 | LIVEOAK 6"       |
| 1207 | LIVEOAK 30"      |



GATLIN CREEK ROAD  
(HAYS COUNTY ROAD)

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

R.D. #

I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

DAVID L. ELZY

Registered Professional Land Surveyor  
Texas Registration No. 4675

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. 2055046-DRP

DRAWN BY: JA

JOB NO. 102614

TITLE COMPANY: INDEPENDENCE TITLE

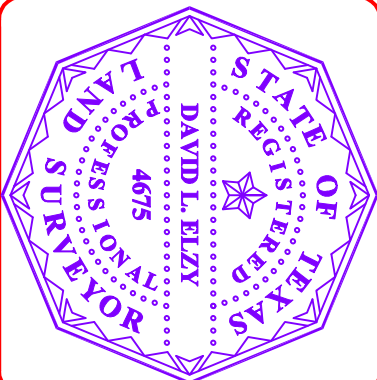
**Property Address:**  
3131 GATLIN CREEK ROAD  
**Property Description:**  
LOT 1, GATLIN CREEK RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 16022448, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

**Owner:**  
GARRETT W. JACOBS

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO COMMUNICATION LINE EASEMENT RECORDED IN VOLUME 844, PAGE 40, DEED RECORDS, HAYS COUNTY, TEXAS.

NOTE:  
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: DOCUMENT NOS. 16022448 (PLAT) AND 16024456, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

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



DATE: 12/16/2020

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. 0095 F, which is Dated 09/02/2005. 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://msc.fema.gov/portal>.

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: DOCUMENT NOS. 16022448 (PLAT) AND 16024456, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

NOTE: VERTICAL INFO. SHOWN HEREON IS BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE. T.B.M. = NAIL SET ON EDGE OF CONC. DRIVE NORTH OF SOUTHEAST CORNER = 1268.93' → T.B.M. # 1

NOTE: THIS PROPERTY MAY BE SUBJECT TO & UTILITY EASEMENT RECORDED IN DOCUMENT NO. 16034319, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (LOCATION NOT DEFINED).

|      |                 |
|------|-----------------|
| 988  | LIVEOAK 22"     |
| 995  | LIVEOAK MULT 6" |
| 998  | LIVEOAK 29"     |
| 1002 | LIVEOAK 30"     |
| 1072 | LIVEOAK 22"     |
| 1073 | LIVEOAK 50"     |
| 1074 | LIVEOAK 44"     |
| 1077 | LIVEOAK 21"     |
| 1155 | LIVEOAK 28"     |
| 1156 | LIVEOAK 14"     |
| 1157 | LIVEOAK 29"     |
| 1158 | LIVEOAK 19"     |
| 1159 | LIVEOAK 22"     |
| 1160 | LIVEOAK 22"     |
| 1203 | LIVEOAK 44"     |

FIRM REGISTRATION NO.  
10111700

**Westar**  
**Alamo**

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

G.F. NO. 2055046-DRP DRAWN BY: JA

**LEGEND**

- △ = CALCULATED POINT
- = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- R.D. = RECORD DIGNITY MONUMENT
- ⊙ = WATER WELL
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = POWER POLE
- ⊙ = OVERHEAD ELECTRIC
- ⊙ = WOOD FENCE
- ⊙ = SEPTIC AREA
- ⊙ = WIRE FENCE
- ⊙ = PROPANE
- ⊙ = ELECTRIC RISER
- ⊙ = SOLAR POST
- ⊙ = MAILBOX
- ⊙ = A/C PAD

NOTE: THIS PROPERTY IS NOT SUBJECT TO COMMUNICATION LINE EASEMENT RECORDED IN VOLUME 844, PAGE 40, DEED RECORDS, HAYS COUNTY, TEXAS.

NOTE: THIS PROPERTY IS NOT SUBJECT TO ROADWAY & UTILITY EASEMENT RECORDED IN VOLUME 821, PAGE 34, DEED RECORDS, HAYS COUNTY, TEXAS.

**Property Address:**  
3131 GATLIN CREEK ROAD

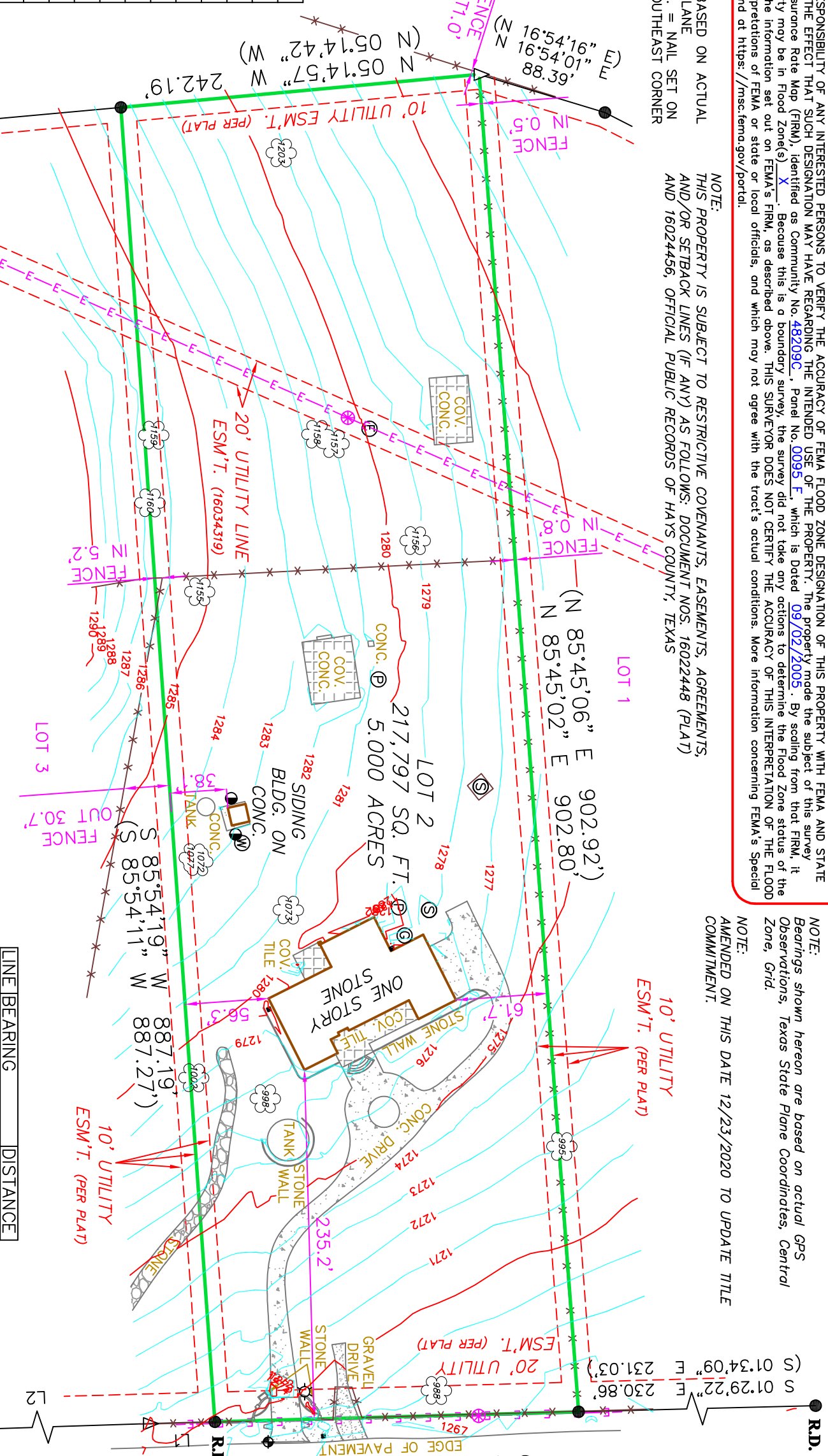
**Property Description:**  
LOT 2, GATLIN CREEK RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 16022448, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

**Owner:**  
GARRETT W. JACOBS



DATE: 12/16/2020

DAVID L. ELZY  
Registered Professional Land Surveyor  
Texas Registration No. 4675



**GATLIN CREEK ROAD**  
(HAYS COUNTY ROAD)

SCALE: 1"=100'

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.



| LINE | BEARING         | DISTANCE |
|------|-----------------|----------|
| L1   | S 01°35'02" E   | 44.81'   |
|      | (S 01°34'09" E) |          |

**GATLIN CREEK ROAD**  
(HAYS COUNTY ROAD)

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

SCALE: 1"=100'

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO  
ROADWAY & UTILITY EASEMENT  
RECORDED IN VOLUME 821, PAGE 34,  
DEED RECORDS, HAYS COUNTY, TEXAS.

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO  
COMMUNICATION LINE EASEMENT RECORDED  
IN VOLUME 844, PAGE 40, DEED RECORDS,  
HAYS COUNTY, TEXAS.

LOT 2  
LOT 3  
261,040 SQ. FT.  
5.993 ACRES

JOHN M. WEINSTOCK, ET UX  
0.00 ACRES  
VOL. 1028, PG. 374

FENCE OUT 5.2'  
FENCE OUT 0.4'

10' UTILITY ESM'T. (PER PLAT)  
20' UTILITY ESM'T. (16034319)  
10' UTILITY ESM'T. (PER PLAT)  
20' UTILITY ESM'T. (PER PLAT)

STONE

R.D.

S 01°52'10" E 255.20'  
S 01°51'18" E 255.09'  
S 01°35'02" E 244.81'  
S 01°34'09" E 244.76'  
S 01°34'09" E 230.86'  
S 29°22' E 231.03'

S 87°14'09" W 656.45'  
S 87°12'17" W  
S 70°41'05" W 219.89'  
S 70°39'13" W

10' UTILITY ESM'T. (PER PLAT)  
20' UTILITY ESM'T. (PER PLAT)

EDGE OF PAVEMENT

CONTOUR LINES: 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851,

**Property Address:** 3131 GATLIN CREEK ROAD  
**Property Description:** LOT 3, GATLIN CREEK RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 16022448, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

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any  
of  
a

DRAWN BY: JA  
JOB NO. 102614

DATE: 12/16/2020

DAVID L. ELZY  
Registered Professional Land Surveyor  
Texas Registration No. 4675