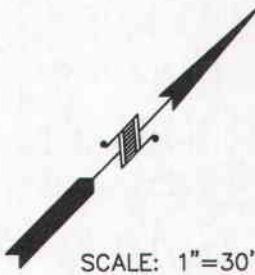
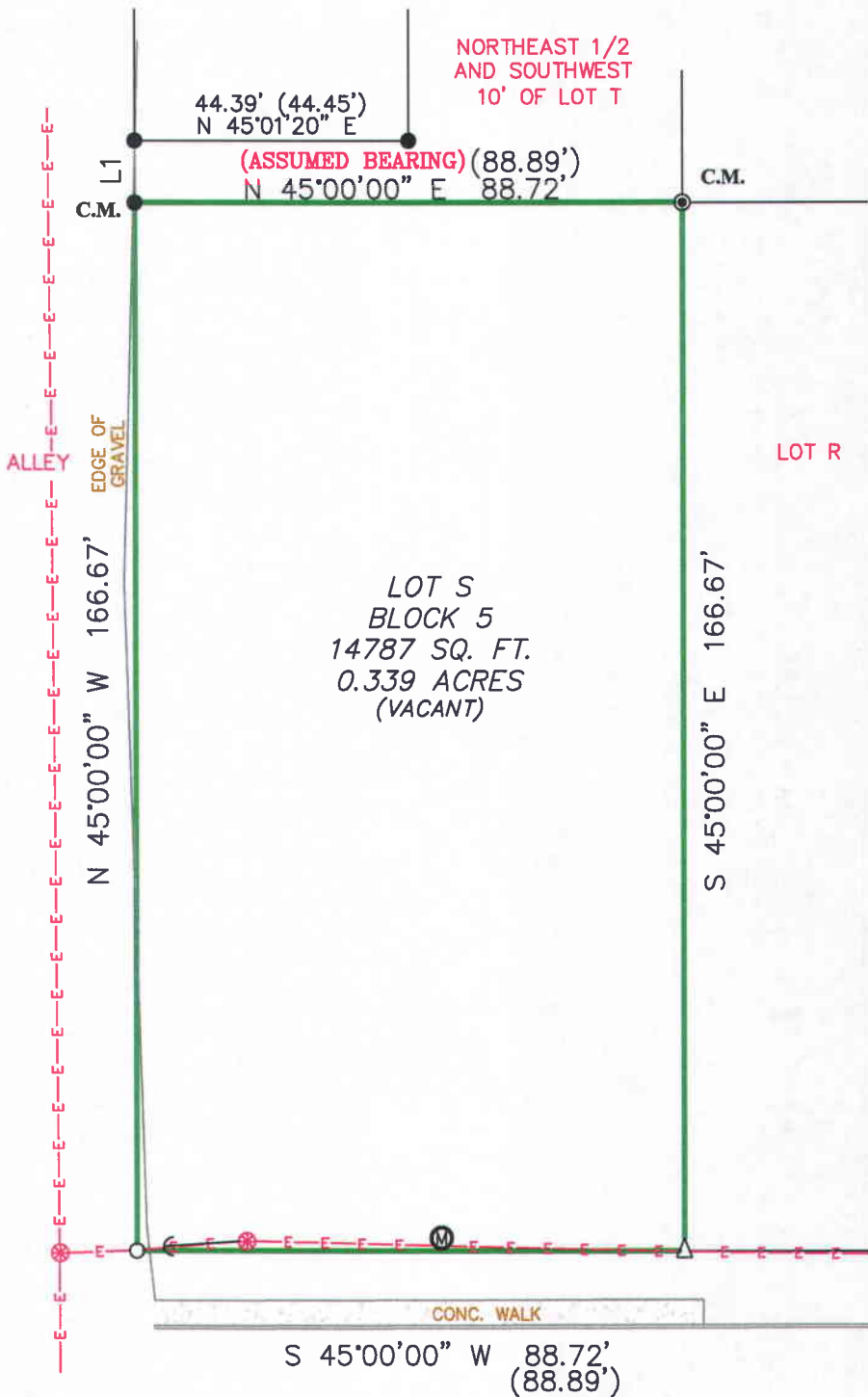


LINE	BEARING	DISTANCE
L1	N 45°00'00" W	9.86' (10.00')



NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.
THIS IS REPRESENTATION OF THIS SURVEYOR'S BEST
INTERPRETATION OF RECORD INFORMATION.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: INSTRUMENT NO. 17023904,
OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

VALLEY STREET

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. 0389F, which is Dated 9/2/2005. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) AE. 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>.



Property Address:
0 VALLEY STREET

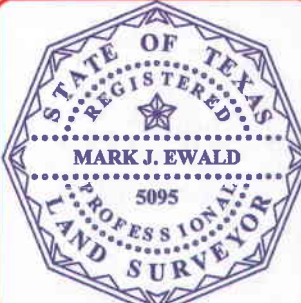
Property Description:
LOT S, BLOCK 5, OF THE B.W. BREEDING ADDITION TO THE CITY OF SAN MARCOS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 0, PAGE 202, DEED RECORDS, HAYS COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED BY ALEJO ALMANZA AND WIFE, TO AMBROSO DE LOS SANTOS BY DEED DATED NOVEMBER 22, 1909, RECORDED IN VOLUME 55, PAGE 700, DEED RECORDS, HAYS COUNTY, TEXAS.

Owner:
MAREL ALVARADO, JR. AND ROSA L. ALVARADO

FIRM REGISTRATION NO.
10111700



- LEGEND**
- △ = CALCULATED POINT
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊙ = FND. 1" IRON PIPE
 - ⊕ = POWER POLE
 - = GUY WIRE
 - Ⓜ = SEWER MANHOLE
 - = SET 1/2" IRON ROD



I, MARK J. EWALD, 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.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

DRAWN BY: CC

G.F. NO. 1922414-SMA JOB NO. 90611 TITLE COMPANY: INDEPENDENCE TITLE DATE: 6/17/2019