

**BUILDING LEGEND**

- (A) = SIDING BLDG. ON BLOCKS
- (B) = ONE STORY SIDING
- (C) = SIDING BLDG. ON BLOCKS
- (D) = MANUFACTURED HOME
- (E) = BRICK WELL HOUSE
- (F) = SIDING BLDG. ON BLOCKS
- (G) = SIDING BLDG. ON CONC.
- (H) = ONE STORY SIDING ON BLOCKS
- (I) = SIDING BLDG. ON BLOCKS
- (J) = SIDING BLDG. ON CONC.

LOT 14

(N 85°33' E 351.97')  
N 85°31'34" E 351.85'

SCALE: 1"=60'

LOT 13

LOT 18  
177,996 SQ. FT.  
4.086 ACRES

LOT 19

LOT 17

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

NOTE:  
THIS PROPERTY IS BENEFITED  
BY THAT 20' WIDE  
RECREATIONAL WALKING  
EASEMENT RECORDED IN  
VOLUME 244, PAGE 803, AND  
VOLUME 250, PAGE 468, DEED  
RECORDS, HAYS COUNTY, TEXAS.

NOTE:  
THIS PROPERTY IS SUBJECT TO RESTRICTIVE  
COVENANTS, EASEMENTS, AGREEMENTS,  
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS:  
VOLUME 1, PAGE 221, PLAT RECORDS; VOLUME  
244, PAGE 803, AND VOLUME 250, PAGE 468,  
DEED RECORDS, HAYS COUNTY, TEXAS.

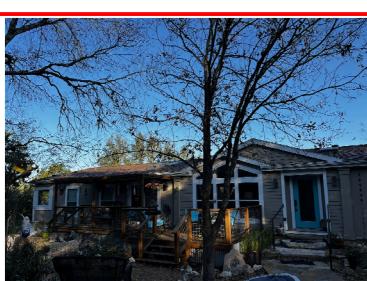
FENCE OUT 1.8'  
FENCE IN 75.8'  
FENCE IN 42.9'  
FENCE IN 94.1'  
FENCE IN 30.0'  
FENCE IN 0.9'  
FENCE IN 44.3'  
FENCE IN 72.9'  
FENCE IN 1.8'  
FENCE IN 2.5'  
FENCE OUT 0.6'  
FENCE IN 28.1'  
FENCE IN 135.9'  
FENCE IN 135.71'  
FENCE IN 135.91'  
FENCE OUT 3.0'  
FENCE IN 6.1'  
FENCE IN 3.5'  
FENCE IN 544.50'  
(S 02°51'43" E 544.51')  
S 02°51'43" E 544.50'  
(S 02°48' E 544.51')  
S 85°50'11" W 303.22'  
(S 85°33'00" W 304.85')  
353.76' (353.79')  
(S 85°33' W)  
S 85°28'43" W  
EDGE OF ASPHALT  
C.M.  
C.M.

**CEDAR BEND ROAD**

ELECTRIC ESM'T. (254/64)

LOT 52

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. 0215 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.  
Because this is a boundary survey, the surveyor  
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:  
120 CEDAR BEND ROAD

Property Description:

LOT 18, BURNETT RANCH SUBDIVISION #2,  
A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 221  
OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

Owner:  
T.B.D.

I, 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.  
Registered Professional Land Surveyor  
Texas Registration No. 5388

**LEGEND**

- (●) = FOUND 1/2" IRON ROD
- (△) = FOUND MAG NAIL
- (○) = RECORD INFORMATION
- (○) = CONTROLLING MONUMENT
- (●) = POWER POLE W/METER
- (●) = POWER POLE
- (●) = ELECTRIC METER
- (E) = OVERHEAD ELECTRIC
- (E) = GUY WIRE
- (A) = A/C PAD
- (S) = SEPTIC AREA
- (—) = CHAIN LINK FENCE
- (—) = WOOD FENCE
- (\*) = WIRE FENCE

TITLE COMPANY: PATTEN TITLE



DATE: 12/30/2025

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. 8993-25-60496TB JOB NO.134646 DWG:ML RVD: RJP

TITLE COMPANY: PATTEN TITLE

DATE: 12/30/2025