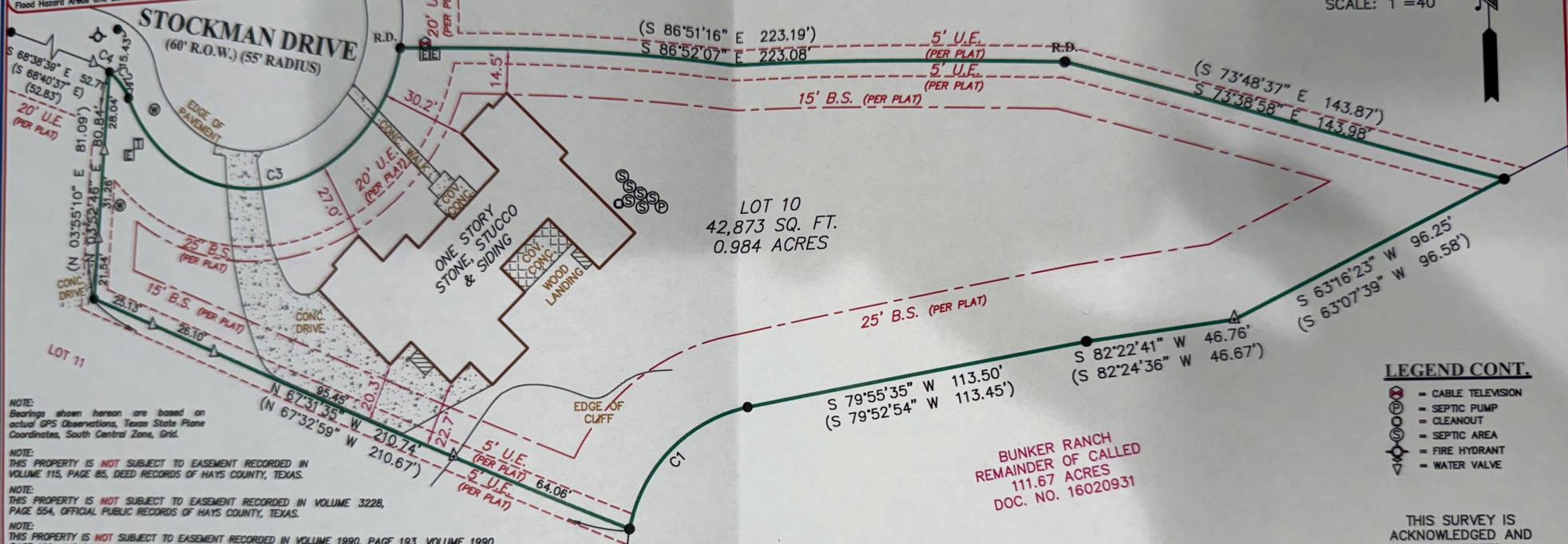


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 482095, Parcel No. 0085 E, 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>.

SCALE: 1"=40'



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

NOTE: THIS PROPERTY IS NOT SUBJECT TO EASEMENT RECORDED IN VOLUME 115, PAGE 85, DEED RECORDS OF HAYS COUNTY, TEXAS.

NOTE: THIS PROPERTY IS NOT SUBJECT TO EASEMENT RECORDED IN VOLUME 3228, PAGE 554, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

NOTE: THIS PROPERTY IS NOT SUBJECT TO EASEMENT RECORDED IN VOLUME 1990, PAGE 193, VOLUME 1990, PAGE 196, AND DOCUMENT NO. 17010349 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: IN 20017197, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER DOCUMENT NO. 17031788, 19036085, 20018232, 20032958, 21024820, AND 22028680, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BUNKER RANCH
REMAINDER OF CALLED
111.67 ACRES
DOC. NO. 16020931

LEGEND CONT.

- = CABLE TELEVISION
- = SEPTIC PUMP
- = CLEANOUT
- = SEPTIC AREA
- = FIRE HYDRANT
- = WATER VALVE

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	60.39' (60.00')	56.78' (56.79')	S 45°18'56" W (S 45°16'35" W)	69°12'03" 69°12'38"
C2	25.00'	12.63' (12.74')	12.49' (12.60')	S 38°17'01" E (S 36°42'38" E)	28°56'17" (29°12'06")
C3	55.00'	141.56' (141.63')	105.60' (105.62')	N 84°14'45" E (N 84°07'05" E)	147°28'02" (147°32'42")
C4	25.00'	7.58' (7.58')	7.55' (7.55')	S 59°57'41" E (S 59°59'39" E)	17°22'11" (17°21'56")

FIRM REGISTRATION NO. 10111700

LAND SURVEYORS, L.L.C.
P.O. BOX 1845 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = FOUND MAG NAIL
 - = FOUND 60D POINTS ONLINE
 - = FOUND 1/2" IRON ROD
 - = RECORD INFORMATION
 - = BUILDING SETBACK
 - = UTILITY EASEMENT
 - = RECORD DIGNITY MONUMENT
 - = POWER POLE
 - = ELECTRIC METER
 - = OVERHEAD ELECTRIC
 - = WATER METER
 - = ELECTRIC TRANSFORMER
 - = ELECTRIC BOX

Property Address:
101 STOCKMAN DRIVE

Property Description:
LOT 10, BLOCK 1, OF BUNKER RANCH PHASE 2,
A SUBDIVISION IN HAYS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN DOCUMENT NO. 20017197, OFFICIAL
PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

Owner:
MARK L. MIRAGLIA AND JODI SASAKI-MIRAGLIA

TITLE COMPANY: CORRIDOR TITLE



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

DATE: 08/02/2023