

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. 48053C, Panel No. 0350 G, which is Dated 11/01/2019. 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>.

| LINE | BEARING         | DISTANCE  |
|------|-----------------|-----------|
| L1   | S 16°13'52" E   | 73.70'    |
|      | (S 16°10'51" E) | (73.72')  |
| L2   | N 70°17'48" E   | 131.83'   |
|      | (N 70°19'23" E) | (131.82') |
| L3   | S 32°26'27" W   | 96.06'    |
|      | (S 32°26'32" W) | (96.04')  |
| L4   | N 32°38'42" E   | 99.86'    |
|      | (N 32°38'24" E) |           |

| CURVE | RADIUS  | ARC LENGTH | CHORD   | BEARING         | DELTA       | ANGLE |
|-------|---------|------------|---------|-----------------|-------------|-------|
| C1    | 325.00' | 200.42'    | 197.26' | S 14°58'43" W   | 35°19'59"   |       |
|       |         |            |         | (S 14°58'25" W) | (35°19'58") |       |
| C2    | 975.00' | 124.05'    | 123.97' | S 29°01'18" W   | 7°17'23"    |       |
|       |         | (123.77')  |         | (S 29°00'12" W) | (7°16'24")  |       |

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO  
ELECTRIC EASEMENT RECORDED IN VOLUME  
161, PAGE 687, DEED RECORDS, BURNET  
COUNTY, TEXAS.

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO  
ELECTRIC EASEMENT RECORDED IN  
DOCUMENT NO. 201708550, OFFICIAL PUBLIC  
RECORDS, BURNET COUNTY, TEXAS.

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO GAS  
EASEMENT RECORDED IN VOLUME 104, PAGE  
9, AND DOCUMENT NO. 201706616, OFFICIAL  
PUBLIC RECORDS, BURNET COUNTY, TEXAS.

**Property Address:**  
210 RAIN LILY COURT  
**Property Description:**  
LOT 12, A FINAL PLAT OF THE MEADOWS AT  
BLUEBONNET HILL, A PRIVATE SUBDIVISION,  
ACCORDING TO THE MAP OR PLAT THEREOF,  
RECORDED IN DOCUMENT NO. 201706727, OFFICIAL  
PUBLIC RECORDS, BURNET COUNTY, TEXAS.

**Owner:**

DANIEL HOPPER II AND JACQUELINE MARIE HOPPER

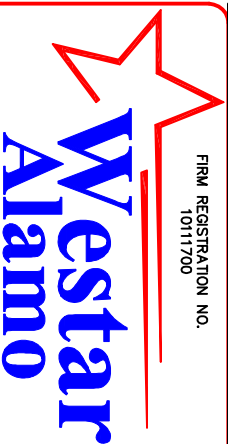
(VACANT LOT)  
LOT 12  
217,816 SQ. FT.  
5.000 ACRES

## RAIN LILY COURT (50' R.O.W.)

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.

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



LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 572-9500 FAX (210) 572-9999

FIRM REGISTRATION NO.  
10111700

- LEGEND**
- △ = CALCULATED POINT
  - = FND 1/2" IRON ROD
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - R.D. = RECORD DIGNITY MONUMENT
  - = FND SPINDLE
  - ⊕ = POWER POLE
  - E— = OVERHEAD ELECTRIC

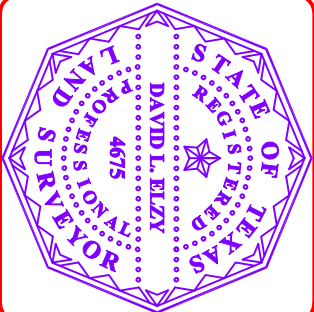
DRAWN BY: JA

JOB NO. 104298

TITLE COMPANY: INDEPENDENCE TITLE

G.F. NO. 2108551-T0H

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



DATE: 02/24/2021

SCALE: 1"=100'