



GRAPHIC SCALE
1" = 40'

LEGAL DESCRIPTION

LOT 4C
REPLAT OF A PORTION OF
LOT 4, WERTH SUBDIVISION
DOCUMENT NO. 25028233
OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TX

N 05°54'10" E
22.90'

MIRELA ANNE ROAD

A=91.59'
R=300.00'
CB=N 14°38'27" E
CH=91.23'

25' BSL

LOT 4C
1.12 AC.

N 69°44'25" W 331.50'

S 84°57'48" E 304.35'

S 05°03'05" W 199.89'

LEGEND

- 1/2" IRON ROD FOUND
- TREE
- BSL BUILDING SETBACK LINE
- CONTOUR LINE
- SUBJECT TRACT BOUNDARY
- BUILDING SETBACK LINE
- ADJOINER TRACT BOUNDARY

SURVEYOR'S NOTES:

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. ELEVATIONS ARE BASED ON NAVD88(GEOID 18B). UNITS = US SURVEY FEET

2. ONLY THOSE VISIBLE UTILITIES AND VISIBLE EVIDENCE OF UNDERGROUND UTILITIES WERE OBSERVED AND LOCATED AT THE TIME OF SURVEY.

3. SUBJECT TRACT LIES WITHIN ZONE "X" , AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C0050G, DATED JANUARY 17, 2025. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.

4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS AND BUILDING SETBACK LINES SHOWN HEREON (IF ANY) ARE BASED SOLELY ON RECORD PLAT INFORMATION. NO ADDITIONAL RECORDS RESEARCH WAS CONDUCTED BY CONTOR, LLC.

SHEET 1
OF 1

PROJECT NAME: REPLAT OF LOT 4, WERTH SUBD.
CLIENT: REIMAGINE REALTY SOLUTIONS, LLC
JOB NUMBER: 2500148
SURVEY DATE: OCTOBER 12, 2025
SURVEYOR: WH
TECHNICIAN: WH,ES

TOPOGRAPHIC SURVEY

TREE SURVEY		
TAG NO.	TRUNK DIAMETER (INCHES)	TREE TYPE
96	12	CEDAR
97	13	CEDAR
98	14.5(M)	LIVE OAK
99	9	LIVE OAK
100	9	LIVE OAK
101	12	CEDAR
102	8	CEDAR
103	12	CEDAR
104	25(M)	CEDAR
105	24(M)	CEDAR
106	17	CEDAR
107	11	LIVE OAK
108	9	LIVE OAK
109	8	LIVE OAK
110	9	CEDAR
111	9	CEDAR
112	8	LIVE OAK
113	11	LIVE OAK
114	12	LIVE OAK
115	11(M)	LIVE OAK
116	8	LIVE OAK
117	8	LIVE OAK
118	14	LIVE OAK
119	9	LIVE OAK
120	9	LIVE OAK
121	9	CEDAR
122	9	LIVE OAK
123	9	LIVE OAK
124	8	CEDAR
125	18(M)	CEDAR
126	9	CEDAR
127	10	LIVE OAK
128	8	LIVE OAK
129	10	LIVE OAK
130	10	LIVE OAK
131	8	LIVE OAK
132	8	LIVE OAK
133	14	LIVE OAK
134	8	LIVE OAK
135	8	LIVE OAK
139	9	CEDAR
140	9	CEDAR
141	8	CEDAR
142	8	CEDAR
143	8	CEDAR
144	10	CEDAR
145	8	CEDAR
146	8	CEDAR
147	9	CEDAR
148	9	CEDAR
149	10.5(M)	CEDAR
150	9	CEDAR
151	9	CEDAR

TREE SURVEY		
TAG NO.	TRUNK DIAMETER (INCHES)	TREE TYPE
152	8	LIVE OAK
153	8	LIVE OAK
154	23(M)	LIVE OAK
155	9	CEDAR
156	8	LIVE OAK
157	12	CEDAR
158	13	CEDAR
159	9	CEDAR
160	18	CEDAR
161	13	CEDAR
162	19.5(M)	CEDAR
163	20(M)	CEDAR

(REMAINDER OF)
LOT 4
WERTH SUBDIVISION
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PLAT RECORDS, HAYS COUNTY, TX

CONTOR

MAPPING THE LAND OF OPPORTUNITY

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