



0 40 80
GRAPHIC SCALE
1" = 40'

LEGAL DESCRIPTION
LOT 4B

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

MIRELA ANNNE ROAD

A=40.65'
R=250.00'
CB=N 10°45'33" E
CH=40.60'

N 05°54'10" E 122.66'

25' BSL

LOT 4B
1.13 AC.

S 84°58'06" E 298.49'

N 84°57'48" W 304.35'

LOT 4C

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(GEODETIC 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

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MAPPING THE LAND OF OPPORTUNITY
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