

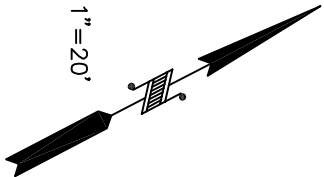
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS. AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48533C, Panel No. 0285 H, which is dated 09/26/2008. 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>.

LEGEND CONT.

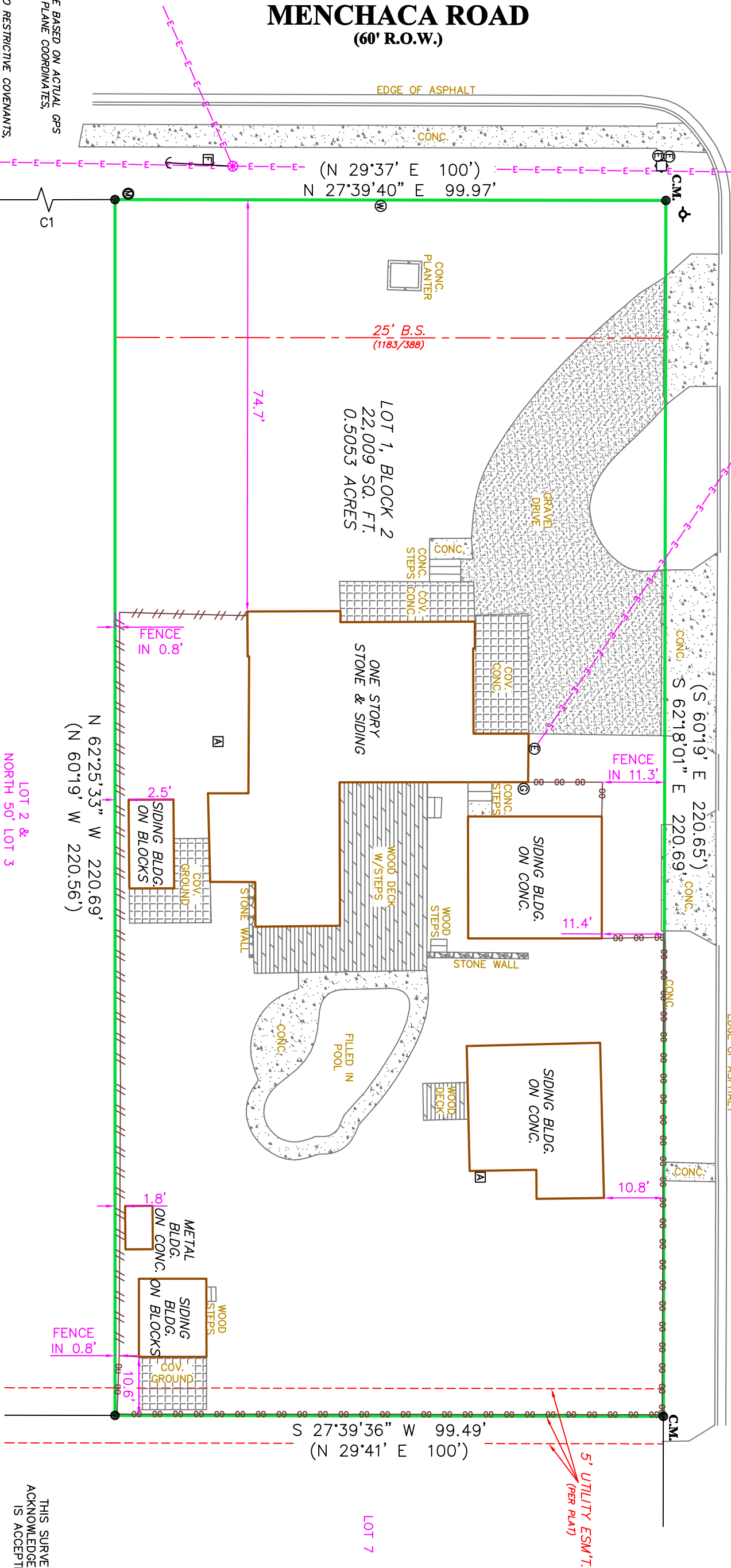
- = FIRE HYDRANT
- = TRAFFIC SIGNAL
- = FIBER OPTICS BOX
- = SEWER MANHOLE

BERKELEY AVENUE
(50' R.O.W.)

SCALE: 1" = 20'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	8883.13'	150.00'	150.00'	N 27°05'51" E	0°58'03"



MENCHACA ROAD
(60' R.O.W.)

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

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 5, PAGE 149, PLAT RECORDS, VOLUME 1183, PAGE 388, DEED RECORDS, TRAVIS COUNTY, TEXAS.

FIRM REGISTRATION NO.
10111700

LEGEND

- = FOUND 1/2" IRON PIPE
- = RECORD INFORMATION
- = BUILDING SETBACK
- = CONTROLLING MONUMENT
- = POWER POLE
- = ELECTRIC METER
- = OVERHEAD ELECTRIC
- = GUY WIRE
- = GAS METER
- = A/C PAD
- = WATER METER
- = CHAIN LINK FENCE
- = WOOD FENCE

Westar
Alamo

LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

G.F. NO. T-197353

JOB NO. 138238

Property Address:
6401 MENCHACA ROAD

Property Description:
LOT 1, BLOCK 2, MENCHACA ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 5, PAGE 149, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

Owner:
T.B.D.



DATE: 07/29/2026

I, DERRICK L. MAYFIELD, 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 encroachments, except as may appear herein, to the best of my knowledge and belief.

Derrick L. Mayfield

DERRICK L. MAYFIELD
Registered Professional Land Surveyor
Texas Registration No. 6456