

GENERAL NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY. ONLY SIGNED AND SEALED PRINTS OF THIS SURVEY SHALL BE DESIGNATED OFFICIAL COPIES.

2. DATE OF FINAL FIELD SURVEY: JULY 6, 2022. LW SURVEY CO. AND THE SURVEYOR OF RECORD ARE NOT RESPONSIBLE FOR THE LOCATION OF ANY IMPROVEMENTS PLACED, OR SITE MODIFICATIONS, AFTER THE DATE OF THE FINAL FIELD SURVEY.

3. VISIBLE AND APPARENT EVIDENCE OF RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, EASEMENTS OR CLAIMS OF EASEMENTS, AND APPARENT DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA AND ENCROACHMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

4. BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE GRID COORDINATES, NAD 83, SOUTH CENTRAL ZONE IN U.S. SURVEY FEET.

5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

6. THIS PROPERTY IS LOCATED WITHIN ZONE "AE" AND ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR VICTORIA COUNTY, COLORADO, COMMUNITY PANEL NUMBER 4806380005G, EFFECTIVE DATE JULY 21, 1999. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS APPROXIMATE AND SHOWN BY GRAPHIC PLOTTING ONLY. IT WILL BE SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS. A FLOOD SURVEY HAS NOT BEEN PERFORMED AS PART OF THIS SURVEY.

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

8. SITE ADDRESS: 6602 N. NAVARRO ST. VICTORIA, TEXAS 77904

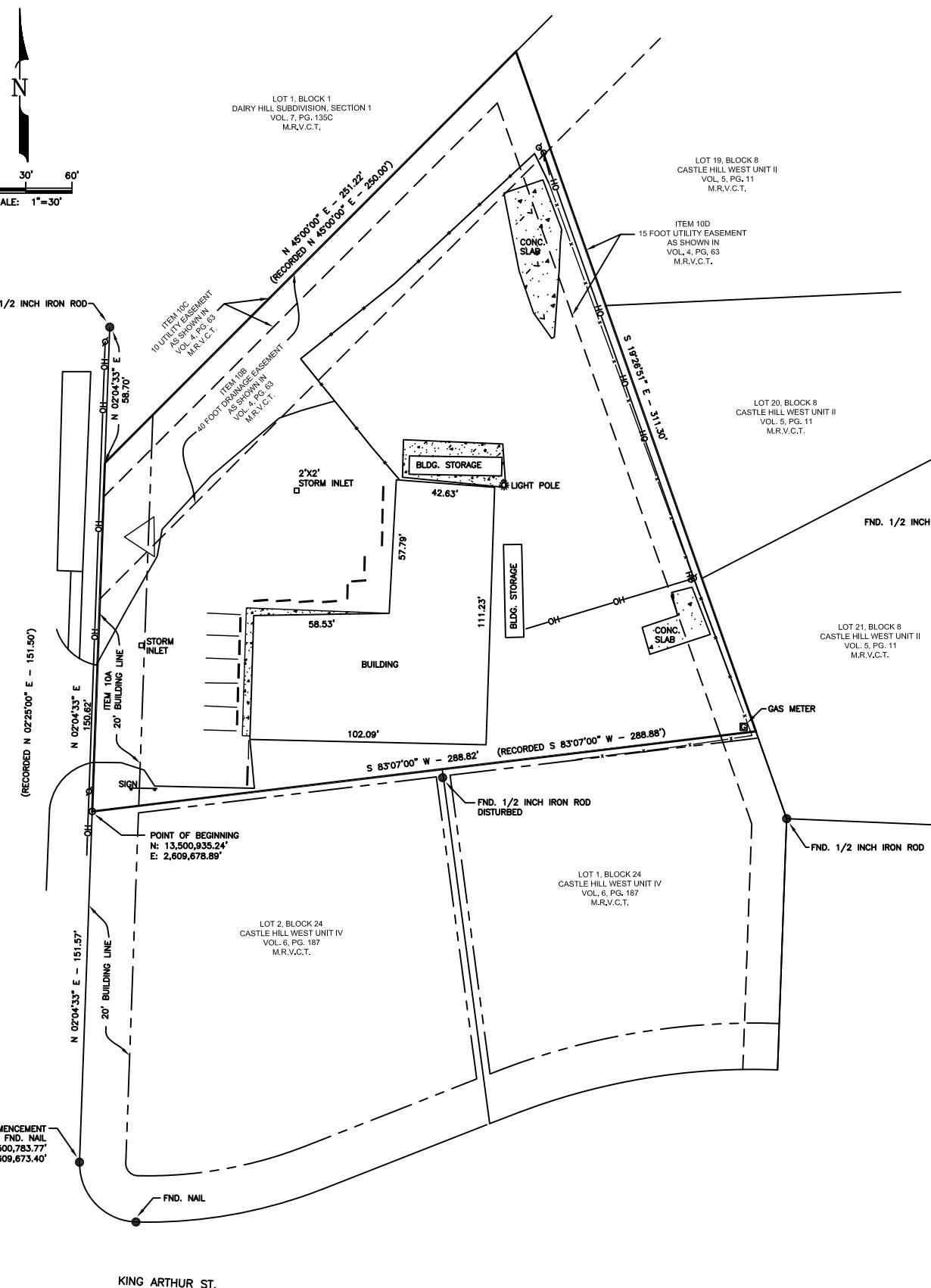
9. SUBJECT PROPERTY HAS DIRECT ACCESS FROM N. NAVARRO ST.

ALTA/NSPS LAND TITLE SURVEY

FOR

1.3017 ACRE TRACT

J. HUGHES SURVEY, A-182
VICTORIA COUNTY TEXAS



AS SURVEYED LEGAL DESCRIPTION

BEING ALL OF A 1.3017 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF LOT 1, BLOCK NO. 7, OF THE CASTLE HILLS WEST SECTION 1, AN ADDITION TO THE CITY OF VICTORIA RECORDED IN VOLUME 4, PAGE 63, MAP RECORDS OF VICTORIA COUNTY, TEXAS, ALSO BEING ALL OF THE TRACT DESCRIBED BY DEED TO TG&RM INVESTMENT PROPERTIES, LLC, RECORDED IN DOCUMENT NO. 202114232, OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND NAIL (N: 13,500,783.77', E: 2,609,673.40') ON THE EAST RIGHT OF WAY OF N. NAVARRO ST, SAME BEING STATE HIGHWAY 77, FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK 24, CASTLE HILL WEST UNIT IV, RECORDED IN VOLUME 6, PAGE 187, MAP RECORDS OF VICTORIA COUNTY, TEXAS.

THENCE ALONG THE EAST RIGHT OF WAY OF N. NAVARRO ST, N 02°04'33" E, A DISTANCE OF 151.57 FEET, TO THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FOR THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE EAST RIGHT OF WAY OF N. NAVARRO ST, N 02°04'33" E, A DISTANCE OF 150.62 FEET, TO THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE N 45°00'00" E, A DISTANCE OF 251.22 FEET, TO THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE S 19°26'51" E, A DISTANCE OF 311.30 FEET TO THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE S 83°07'00" W, A DISTANCE OF 288.82 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT AND CONTAINING 1.3017 ACRES OF LAND, MORE OR LESS.

SCHEDULE B-2 EXCEPTIONS

THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LW SURVEY CO. TO DETERMINE OWNERSHIP OF THESE TRACTS. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, LW SURVEY CO. RELIED UPON TITLE COMMITMENT NO. CCT-22-1314, EFFECTIVE DATE MAY 22, 2022 AT 7:59 AM, PREPARED BY STEWART TITLE GUARANTY COMPANY.

EXCEPT AS OTHERWISE EXPRESSLY NOTED IN NOTES BELOW, LW SURVEY CO. DID NOT EXAMINE OR ADDRESS THE EFFECTS, FEES OR ASSESSMENTS DUE, TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESERVATIONS AND/OR RESTRICTIONS CONTAINED IN THE DOCUMENTS REFERRED TO IN ANY ITEMS SHOWN IN THE TITLE COMMITMENT. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND STATED PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

SCHEDULE B-1 OF THE ABOVE TITLE COMMITMENT CONTAINS RESTRICTIVE COVENANTS THAT WERE NOT EXAMINED OR ADDRESSED BY LW SURVEY CO.

EXCEPTION NOS. 2-9 CONTAIN NO PLOTTABLE INFORMATION. LW MAKES NO DETERMINATIONS IN REGARDS TO HOMESTEAD SURVIVORSHIP RIGHTS, TITLES, FEES, TAXES, LIENS AND LEASES.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

A. 20 TO 40 FOOT BUILDING LINE ALONG THE NAVARRO FRONTAGE PROPERTY LINE, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGE 63, OF THE MAP RECORDS OF VICTORIA COUNTY, TEXAS (AFFECTS PROPERTY, SHOWN ON PLAT) (BUILDING LINE IS BASED ON ADJACENT INFORMATION SHOWING A 20 FOOT BUILDING LINE ALONG NAVARRO FRONTAGE PROPERTY, REFERENCED PLAT IS ILLEGIBLE AND DOES NOT SHOW BUILDING LINE ON PLAT ITSELF, THERE IS AN ILLEGIBLE INSET THAT MIGHT NOTATE THE BUILDING LINE)

B. 40 FOOT DRAINAGE EASEMENT ALONG THE NORTHWEST PROPERTY LINE, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGE 63, OF THE MAP RECORDS OF VICTORIA COUNTY, TEXAS (AFFECTS PROPERTY, SHOWN ON PLAT)

C. 10 FOOT UTILITY EASEMENT ALONG THE NORTHWEST PROPERTY LINE, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGE 63, OF THE MAP RECORDS OF VICTORIA COUNTY, TEXAS (AFFECTS PROPERTY, SHOWN ON PLAT)

D. 15 FOOT UTILITY EASEMENT ALONG THE NORTHEAST PROPERTY LINE, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGE 63, OF THE MAP RECORDS OF VICTORIA COUNTY, TEXAS (AFFECTS PROPERTY, SHOWN ON PLAT)

E. THE SUBJECT PROPERTY IS LOCATED WITHIN THE VICTORIA COUNTY GROUNDWATER DISTRICT AND IS SUBJECT TO TAXES AND/OR SPECIAL ASSESSMENTS. (NO OPINION)

F. THE LAND DESCRIBED IN SCHEDULE A OF THIS POLICY EXTENDS ONLY TO REAL PROPERTY AND SHALL NOT INCLUDE ANY MANUFACTURED HOME OR HOUSE TRAILER. ANY MANUFACTURED HOME OR HOUSE TRAILER ON THE LAND IS EXCLUDED FROM THIS POLICY OF TITLE INSURANCE, (NO OPINION)

G. ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND, HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED IN THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, TEXAS, PRIOR TO THE DATE HEREOF, (NO OPINION)

H. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (DOES NOT AFFECT PROPERTY)

I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (NO OPINION)

J. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY) (NO OPINION)

K. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASE AGREEMENTS. (OWNER'S POLICY ONLY) (NO OPINION)

L. ANY VISIBLE AND APPARENT EASEMENTS AFFECTING THE LAND AND NOT SHOWN IN THE PUBLIC RECORDS. (DOES NOT AFFECT PROPERTY)

LW SURVEY CO.
15630 DOVE MEADOW
SAN ANTONIO, TX 78248
FIRM NO. 10193785



REVISIONS		DESCRIPTION	
PROJ. NO.: 54192	DESIGNED BY: N/A	FILE NAME: 8602 N NAVARRO	DRAWN BY: A.J.

REVISIONS	DESCRIPTION	NO.	DATE	FOR ISSUE
0	07/13/2022	A.J.	07/13/2022	A.J.

REVISIONS	DESCRIPTION	NO.	DATE	FOR ISSUE
1	15' = 60'	A.J.	07/13/2022	A.J.

ALTA/NSPS LAND TITLE SURVEY		4.40 ACRE TRACT	
SELMA, TEXAS	GUADALUPE COUNTY	DATE: 07/13/2022	DRAWING NO.

SURVEYOR'S CERTIFICATE

TO: TG&RM INVESTMENT PROPERTIES, LLC, STEWART TITLE GUARANTY COMPANY, AND TEXAS CHAMPION BANK.

I, ANDREW JIMENEZ, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2022, AND THAT THE INFORMATION SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF PLAT OR MAP: 07/13/2022


ANDREW JIMENEZ, RPLS. NO. 6270

FOR & ON BEHALF OF:
LW SURVEY CO.
15630 DOVE MEADOW
SAN ANTONIO, TX 78248

