LAND TITLE SURVEY

SA HIGHLAND GARDENS, LTD.
39.095 ACRES
(DOC. NO. 202199028927)

0 60 120 180
SCALE: 1"=60'

10' UNDERGROUND ELECTRIC ESM'T. (626/280)

FND. 5/8" IRON ROD C.M.

FENCE OUT 0.4'

METAL BLDG. ON WOOD

MANUFACTURED HOME

METAL BLDG. ON CONC.

GRAVEL DRIVE

FIRE PIT

COV. GROUND

METAL BLDG.

COV. WOOD W/ STEPS

WOOD RAMP

WOOD DECK

(N 26°09' W 481.09')
N 26°20'30" W 482.91'

MATCH LINE "A" SHEET 1 OF 2

20.0' WIDE ELECTRIC ESM'T. (1176/790)

METAL BLDG. ON WOOD

METAL RAILING AROUND VENT PIPE

COV. CONC.

COV. WOOD W/ STEPS

WOOD STEPS

METAL BLDG. ON GROUND

COV. AREA

WOOD DECK W/ STEPS

FENCE OUT 0.9'

FND. 1/2" CAPPED IRON ROD IN FENCE POST

S 64°08'04" W 521.34'
(S 63°51' W 516.00')

METAL BLDG. ON WOOD

FM 1044 INVESTMENT LLC
48.926 ACRES
(DOC. NO. 202199033420)

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
THIS PROPERTY IS SUBJECT TO A 20.0-FOOT WIDE ELECTRIC EASEMENT(S) RECORDED IN VOLUME 754, PAGE 1025 AND VOLUME 1176, PAGE 790, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO A 10-FOOT WIDE UNDERGROUND ELECTRIC EASEMENT RECORDED IN VOLUME 626, PAGE 280, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

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

NOTE:
THIS PROPERTY MAY BE SUBJECT TO A 15-FEET WIDE WATER EASEMENT RECORDED IN VOLUME 365, PAGE 227, DEED RECORDS, GUADALUPE COUNTY, TEXAS. (LOCATION UN-DEFINED.)

NOTE:
THIS PROPERTY MAY BE SUBJECT TO A TELEPHONE EASEMENT RECORDED IN VOLUME 195, PAGE 246, DEED RECORDS, GUADALUPE COUNTY, TEXAS. (LOCATION UN-DEFINED.)

NOTE:
THIS PROPERTY MAY BE SUBJECT TO A GAS LINE EASEMENT(S) RECORDED IN VOLUME 96, PAGE 281, VOLUME 104, PAGE 114, DEED RECORDS, GUADALUPE COUNTY, TEXAS. (LOCATION UN-DEFINED.)

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

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_____

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. 48187C, Panel No. 0095 F, which is Dated 11/02/2007. 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 surveyor did not take any actions to determine the Flood Zone status of the surveyed property other that 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.

Property Address:
409 FRANKS ROAD

Property Description:
BEING 25.097 ACRES OF LAND, MORE OR LESS, OUT OF THE R. XIMENES SURVEY, ABSTRACT 347 AND THE W. H. PATE SURVEY NO. 22, ABSTRACT 258, BOTH SITUATED IN GUADALUPE COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 825, PAGE 946, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS; SAID 25.097 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
JAMES E. MAHAN III

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1845 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- FND. 1/2" IRON ROD
- FND 1" IRON PIPE
- RECORD INFORMATION
- C.M. = CONTROLLING MONUMENT
- POWER POLE
- METER POLE
- GUY WIRE
- OVERHEAD ELECTRIC
- WIRE FENCE
- ELECTRIC METER
- A/C UNIT
- GAS LINE

STATE OF TEXAS REGISTERED RUDOLF J. PATA, JR. 5388 PROFESSIONAL LAND SURVEYOR

I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey made on the ground under my supervision.

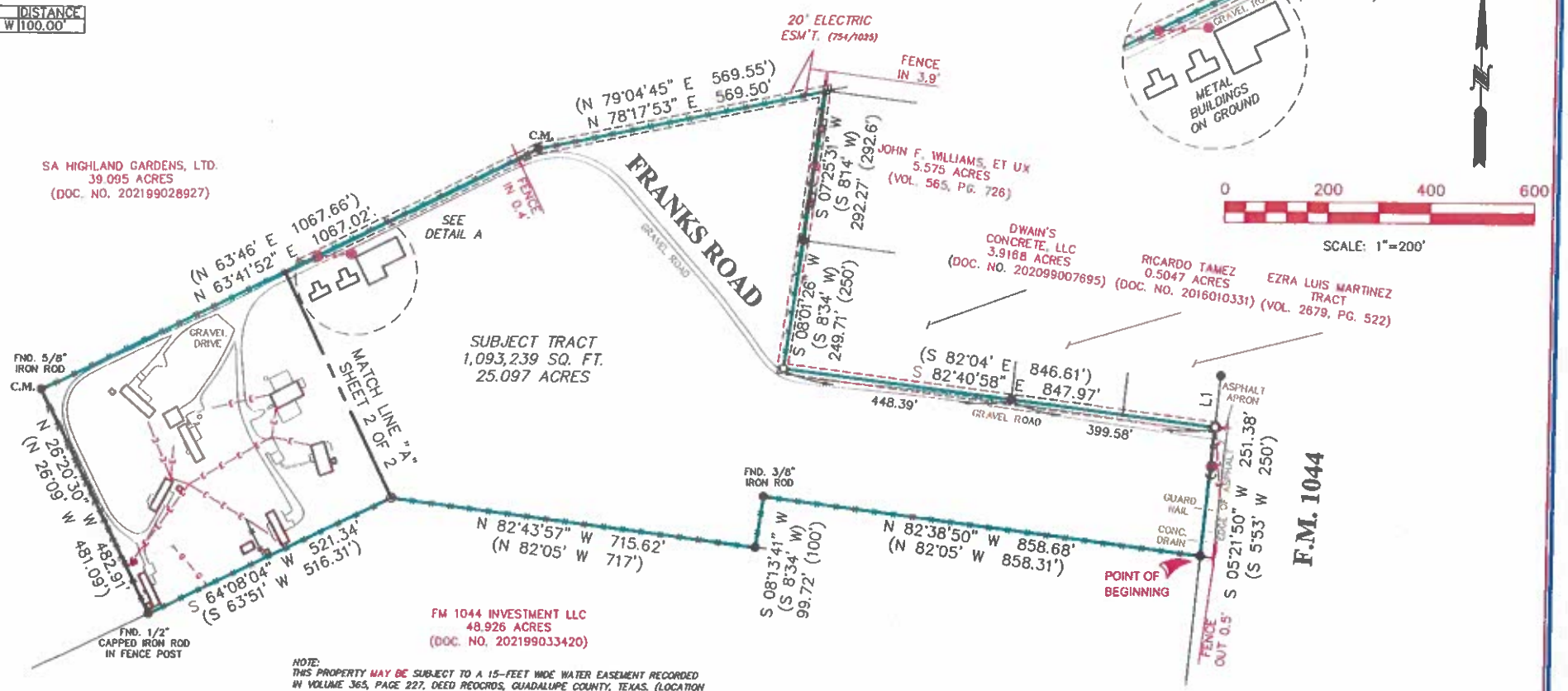
RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388

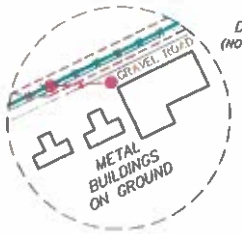
G.F. NO. 21-5235-C | DWG: JV | RVD: RJP | JOB NO. 112212 | SHEET: 2 OF 2 | TITLE COMPANY: CORRIDOR TITLE | DATE: 01/27/2022

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. 481587C, Panel No. 0095 F, which is Dated 11/02/2007. 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.

LAND TITLE SURVEY

LINE	BEARING	DISTANCE
L1	S 05°21'50" W	100.00'





SCALE: 1"=200'

NOTE:
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NOTE:
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THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

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FIRM REGISTRATION NO. 10111700

Westar Alamo

LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78006

PHONE (210) 372-8500 FAX (210) 372-8999

LEGEND

- FND. 1/2" IRON ROD
- FND. 1/2" IRON PIPE
- FND. 60D NAIL
- SET 1/2" IRON ROD CAPPED "WLS"
- ( ) = RECORD INFORMATION
- C.M. = CONTROLLING MONUMENT
- = POWER POLE
- = METER POLE
- = GUY WIRE
- -E- = OVERHEAD ELECTRIC
- -X- = WIRE FENCE
- -G- = GAS LINE

DWG: JV RVD: RJP

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Owner:

JAMES E MAHAN III

STATE OF TEXAS
REGISTERED
RUDOLF J. FATA, JR.
5388
PROFESSIONAL
LAND SURVEYOR

I, RUDOLF J. FATA, JR., Registered Professional Land Surveyor, State of Texas, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey made on the ground under my supervision.

RUDOLF J. FATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388

G.F. NO. 21-5235-C | JOB NO. 112212 | SHEET 1 OF 2 | TITLE COMPANY: CORRIDOR TITLE | DATE: 01/27/2022