

## LOCATION MAP

NOT TO SCALE

### SURVEYORS NOTES:

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2010).
2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 24, 2022, ISSUED DATE: MARCH 7, 2022, GF #2214466JM.
3. THE SUBJECT TRACT LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER THE FEMA FLOOD MAP #48029C0585H, EFFECTIVE DATE 9/29/2010.
4. RECORD CALLS TAKEN FROM VOLUME 980, PAGE 293, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
5. EASEMENTS AND SETBACKS MAY EXIST PER ZONING REGULATIONS.
6. DISTANCES SHOWN HEREON ARE SURFACE.

### SCHEDULE B, ITEM 10:

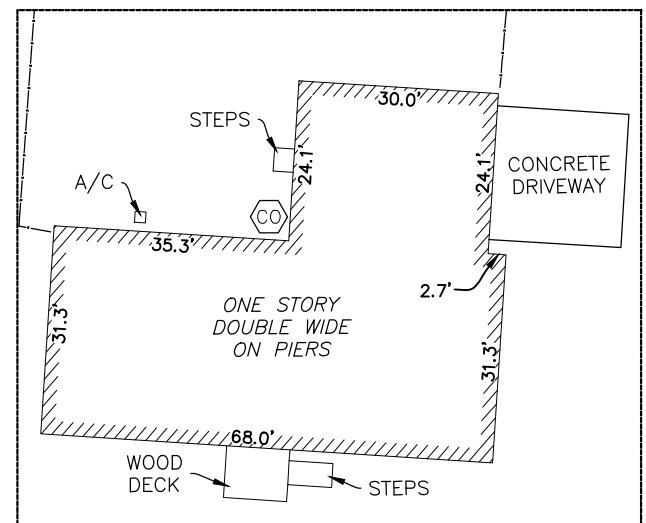
9. EASEMENT TO COMAL POWER COMPANY, DATED NOVEMBER 4, 1926, RECORDED IN VOLUME 947, PAGE 28, DEED RECORDS OF BEXAR COUNTY, TEXAS. (MAY AFFECT SUBJECT TRACT, NOT ABLE TO LOCATE GRAPHICALLY, BLANKET EASEMENT.)
- h. TERMS, CONDITIONS AND STIPULATIONS FOR ELECTRICAL SERVICE TO CITY PUBLIC SERVICE OF SAN ANTONIO, DATED SEPTEMBER 19, 1984, RECORDED IN VOLUME 3216, PAGE 1195, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. (MAY AFFECT A PORTION OF THE SUBJECT TRACT, MORE PARTICULARLY THE 4.00 ACRE TRACT AND THE 1.093 ACRE TRACT)

TO: JEN 7 LAND HOLDINGS LLC, DONALD L. GREER, JR. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

I, PAUL L. MYERS, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY, MADE UNDER MY SUPERVISION IN APRIL THROUGH MAY 2022, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.

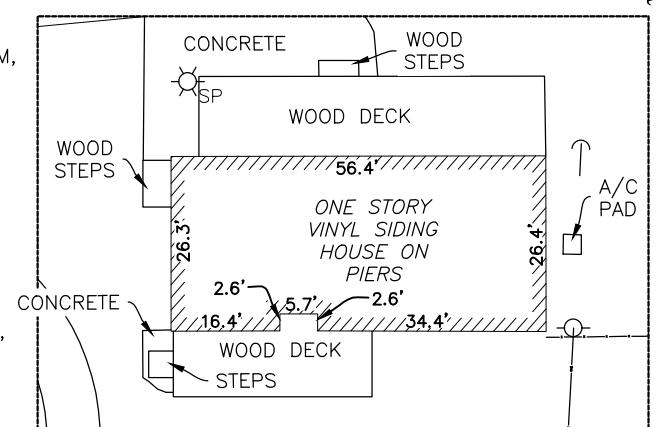


PAUL L. MYERS, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490



## DETAIL "A"

NOT TO SCALE



## DETAIL "B"

NOT TO SCALE

DONALD L. & BEVERLY GREER  
1.093 ACRES  
VOL. 10600, PG. 2138  
O.P.R.B.C.



POB

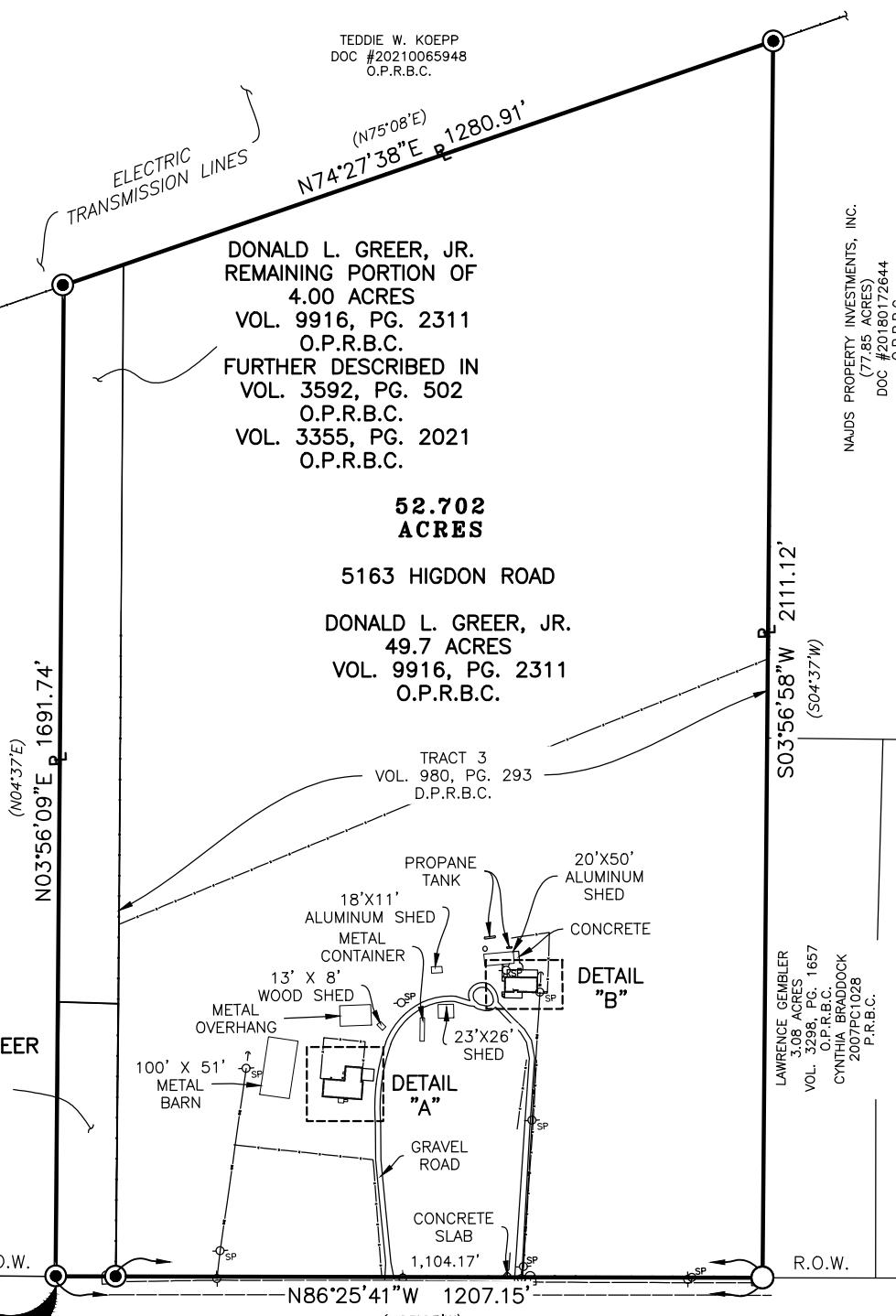
HIGDON ROAD  
(VARIABLE WIDTH R.O.W.)

## BOUNDARY AND IMPROVEMENT SURVEY

OF

A 52.702 ACRE TRACT OF LAND LYING IN THE JUAN MONTEZ SURVEY, ABSTRACT NO. 11, BEXAR COUNTY, TEXAS, SAID 52.702 ACRE TRACT BEING A PORTION OF A 4.00 ACRE TRACT OF LAND AND A PORTION OF A 49.7 ACRE TRACT OF LAND DESCRIBED AS TRACT NO. 3 IN A GENERAL WARRANTY DEED TO DONALD GREER, JR., DATED MARCH 14, 2003, AND RECORDED IN VOLUME 9916, PAGE 2311, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT

THREE BEING DEPICTED IN THE PARTITION OF THE W.E. GEMBLER ESTATE AS RECORDED IN VOLUME 980, PAGE 293, DEED RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING ALL OF A 1.093 ACRE TRACT OF LAND DESCRIBED IN A TRUSTEE'S DEED TO THE ESTATES OF DONALD L. GREER AND BEVERLY GREER, DATED MARCH 2, 2004, AND RECORDED IN VOLUME 10600, PAGE 2138, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 1.093 ACRE TRACT BEING A PORTION OF THE AFOREMENTIONED 4.00 ACRE TRACT.



## LEGEND

- — 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- — 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MMES RPLS 6490" UNLESS OTHERWISE NOTED
- ▲ — UNMONUMENTED POINT
- POB — PLACE OF BEGINNING
- ESM'T. — EASEMENT
- PL — PROPERTY LINE
- R.O.W. — RIGHT-OF-WAY
- ( ) — RECORD CALLS
- — POWER POLE
- SP — SERVICE POWER POLE
- TP — TRANSFORMER POLE
- GUY WIRE
- SIGN
- — CLEAN OUT
- O.P.R.B.C. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R.B.C. — DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P.R.B.C. — PROBATE RECORDS OF BEXAR COUNTY, TEXAS
- OHE — OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- IRON FENCE

JOB #22052, MAY 17, 2022

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**MM** MEALS★MYERS  
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