

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

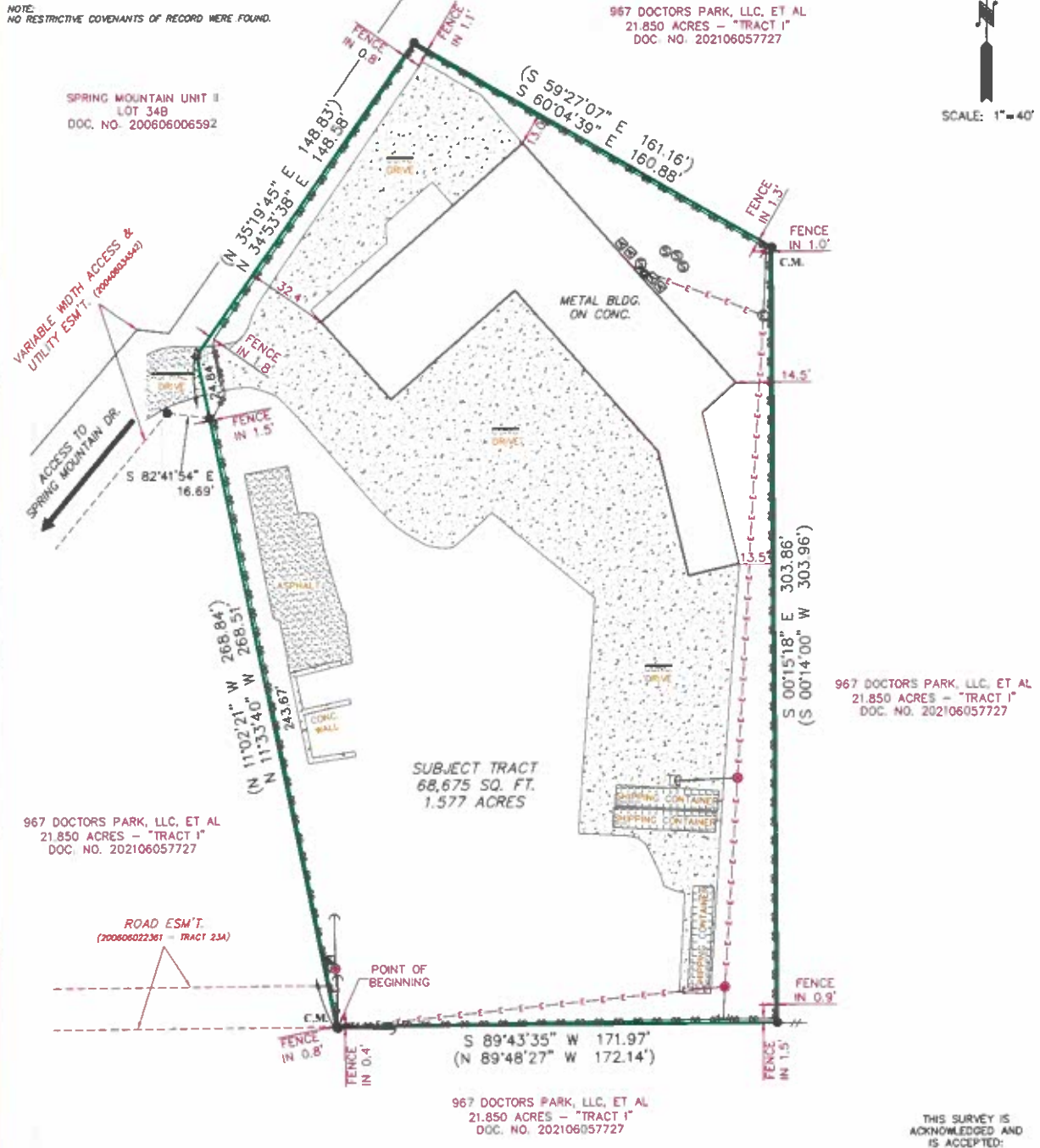
NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT
SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

SPRING MOUNTAIN UNIT II
LOT 34B
DOC. NO. 200606006592

967 DOCTORS PARK, LLC, ET AL
21.850 ACRES - "TRACT I"
DOC. NO. 202106057727

SCALE: 1" = 40'



WESTAR ALAMO
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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. 48091C, Panel No. 0260 G, which is Dated 5/8/2024. By reading from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X1. Because this is a boundary survey, the surveyor 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://www.fema.gov/portals>.

Property Address:
180 SPRING MOUNTAIN DR.

Property Description:
Being 1.577 acres of land, more or less, out of the W.J. Mills Survey No. 19, Abstract 388, Comal County, Texas, and being that same property described as "Tract 23" in General Warranty Deed recorded in Document No. 200606022361, Official Public Records, Comal County, Texas, TOGETHER WITH a road easement recorded as "Tract 23a" in said Deed, said 1.577 acres being more particularly described by metes and bounds attached herein

Owner:
T.B.D.

STATE OF TEXAS
REGISTERED
DERRICK L. MAYFIELD
6486
PROFESSIONAL
LAND SURVEYOR

L. DERRICK L. MAYFIELD, Registered Professional Land Surveyor, State of Texas, certify that the above plot 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 encroachment or overlapping of improvements, 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. 6486

METES AND BOUNDS

Being 1.577 acres of land, more or less, out of the W.J. Mills Survey No. 19, Abstract 388, Comal County, Texas, and being that same property described as "Tract 23" in General Warranty Deed recorded in Document No. 200606022361, Official Public Records, Comal County, Texas, **TOGETHER WITH** a road easement recorded as "Tract 23a" in said Deed, said 1.577 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of this 1.577 acres, same being an angle corner of the 967 Doctors Park, LLC, et al (Doctors Park) 21.850 acres (Document No. 202106057727 – "Tract I") and the southeast corner of said road easement, same also being the **POINT OF BEGINNING**;

THENCE along the lines common to this 1.577 acres and said Doctors Park 21.850 acres the following courses and distances:

North 11 degrees 33 minutes 40 seconds West (called North 11 degrees 02 minutes 21 seconds West), at a distance of 243.67 feet pass a 1/2 inch iron rod found on line for angle corner of a variable width access & utility easement (Document No. 200406034542), and continuing for a total distance of 268.51 feet (called 268.84 feet) to a mag nail with washer stamped WAL5 set for the northwest corner of this 1.577 acres, same being an angle corner of said Doctors Park 21.850 acres;

North 34 degrees 53 minutes 38 seconds East (called North 35 degrees 19 minutes 45 seconds East), a distance of 148.58 feet (called 148.83 feet) to a 1/2 inch iron rod found for the North corner of this 1.577 acres, same being an angle corner of said Doctors Park 21.850 acres;

South 60 degrees 04 minutes 39 seconds East (called South 59 degrees 27 minutes 07 seconds East), a distance of 160.88 feet (called 161.16 feet) to a 1/2 inch iron rod found for the northeast corner of this 1.577 acres, same being an angle corner of said Doctors Park 21.850 acres;

South 00 degrees 15 minutes 18 seconds East (called South 00 degrees 14 minutes 00 seconds West), a distance of 303.86 feet (called 303.96 feet) to a 1/2 inch iron rod found for the southeast corner of this 1.577 acres, same being an angle corner of said Doctors Park 21.850 acres;

South 89 degrees 43 minutes 35 seconds West (called North 89 degrees 48 minutes 27 seconds West), a distance of 171.97 feet (called 172.14 feet) to the **POINT OF BEGINNING**, and containing 1.577 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.


Derrick L. Mayfield
Registered Professional Land Surveyor
Texas Registration No. 6456
February 25, 2025

