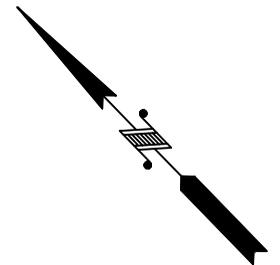


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48209C, Panel No. 0415 F, which is Dated 9/2/2005. 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/portals>.

**LEGEND CONT.**

- [A] = A/C PAD
- [S] = SEPTIC AREA
- [X] = WIRE FENCE
- [---] = CHAIN LINK FENCE
- [●] = METAL FENCE
- [□] = GUARDRAIL



SCALE: 1"=200'

LINE	BEARING	DISTANCE
L1	S 49°11'53" W (S 51°54'07" W)	131.29'
L2	N 51°08'29" W (N 48°21'37" W)	419.73' (419.86')
L3	S 40°07'03" W (S 42°54'45" W)	99.21' (98.95')
L4	S 51°05'36" W	265.65'
L5	S 51°26'26" W	144.73'

DAVID B. HENNINGTON, ET AL  
91.37 ACRES  
VOL. 1675, PG. 312

SABRA TEXAS HOLDINGS, L.P.  
8.77 ACRES  
DOC. NO. 17043419

JUAN DE ANDA  
5.18 ACRES  
VOL. 3945, PG. 433  
(S 42°07'00" E)  
S 44°56'54" E 1594.69'

SUBJECT TRACT  
387,647 SQ. FT.  
8.899 ACRES

D.L. BANDY CONSTRUCTORS, INC.  
10.011 ACRES  
DOC. NO. 23016217

SIDING BLDG.  
ON CONC.

CINDER BLDG.  
ON CONC.

GRAVEL

GRAVEL DRIVE

JOHN A. TORRES, ET UX  
1.1287 ACRES  
VOL. 3327, PG. 671

SIDING BLDG.  
ON CONC.

METAL BLDG.  
ON CONC.

DETAIL A  
(NOT TO SCALE) 417.51'

DETAIL B  
(NOT TO SCALE)

N 44°34'07" W  
1.99'

**HIGHWAY 21**

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.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FIRM REGISTRATION NO. 10111700

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

G.F. NO. N/A

**LEGEND**

- [▲] = CALCULATED POINT
- [●] = FOUND 1" IRON PIPE
- [○] = FOUND 1/2" IRON ROD
- [○] = SET 1/2" IRON ROD CAPPED WALLS
- ( ) = RECORD INFORMATION
- [R.D.] = RECORD DIGNITY MONUMENT
- [⊕] = POWER POLE
- [E] = OVERHEAD ELECTRIC
- [—] = GUY WIRE
- [⊖] = ELECTRIC METER
- [⊖] = TELEPHONE PEDESTAL
- [⊖] = WATER METER

DWG: RV RVD: XX  
JOB NO. 134114

**Property Address:**  
5075 HIGHWAY 21

**Property Description:**  
Being 8.899 acres of land, more or less, out of the Thomas G. McGehee Survey, Abstract 11, Hays County, Texas, and being that same property described in a Special Warranty Deed, recorded in Document Number 23013028, Official Public Records, Hays County, Texas, said 8.899 acres being more particularly described by metes and bounds attached hereto.

**Owner:**  
T.B.D.

TITLE COMPANY: N/A



DATE: 11/17/2025

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 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. 6456