

LOT 3, BLOCK 7, CAP ROCK COMMERCIAL, RECORDED
IN DOCUMENT NO. 202299021310, MAP AND PLAT
RECORDS, GUADALUPE COUNTY, TEXAS.

SURVEY NOTES:

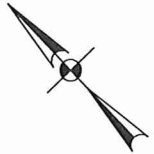
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER
MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR
OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS,
OR RIGHTS OF WAY NOT SHOWN HEREON.

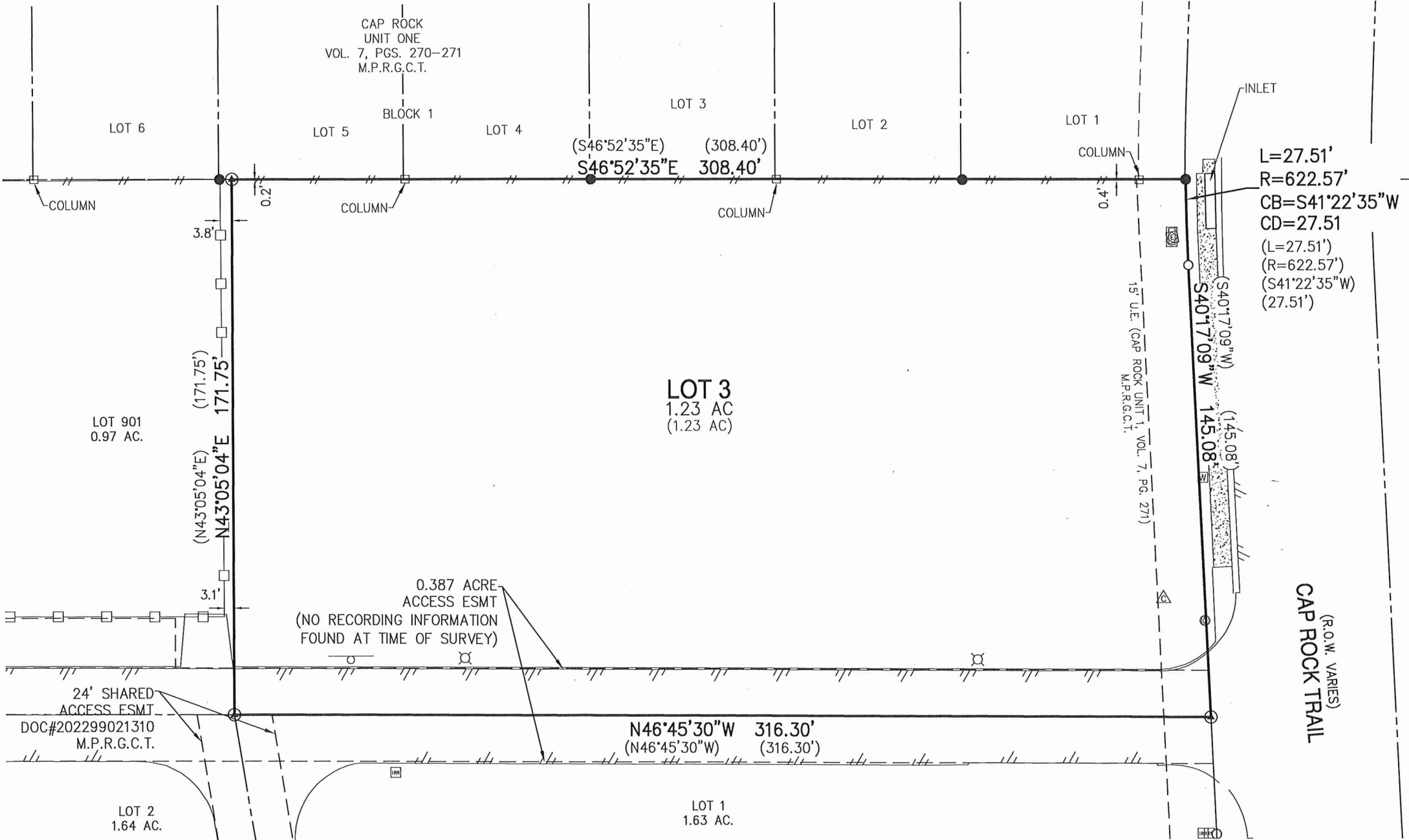
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NA2011) EPOCH
2010.00.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN
AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE
FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE
DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY
LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.



SCALE: 1"=40'

- LEGEND:**
- = FND. 1/2" IRON PIN
UNLESS OTHERWISE NOTED
 - = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
UNLESS OTHERWISE NOTED
 - ⊙ = SET MAG NAIL
 - B.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - () = RECORD CALLS
 - ⊞ = TRANSFORMER
 - ⊞ = WATER METER
 - ⊞ = CABLE PEDESTAL
 - ⊞ = CLEAN OUT
 - ⊞ = LIGHT POLE
 - ⊞ = SIGN
 - = WOOD FENCE
 - = WROUGHT IRON FENCE
 - = EDGE OF ASPHALT
 - = CONCRETE
 - M.P.R.G.C.T. = MAP & PLAT RECORDS,
GUADALUPE COUNTY, TEXAS



13 SEP 2024

0 TBD
NEW BRAUNFELS, TEXAS

THIS SURVEY IS CERTIFIED TO:
FIRST NATIONAL BANK OF SONORA

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS
SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE
OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE
OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE
ABOVE PREMISES ARE SHOWN

THIS 9TH DAY OF SEPTEMBER 2024

DOUGLAS B. COTTE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149 424.004 (B)

DRAWN BY: JS
FIELD CREW: MZ



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600