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. 0220 F, which is Dated 11/2/2007. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) AE (FLD. WAY). 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1106.28'	62.77' (63.05')	62.76'	N 60°42'51" W	3°15'03"
C2	40.00'	82.19' (82.16')	68.48'	N 00°10'48" E	117°43'40"

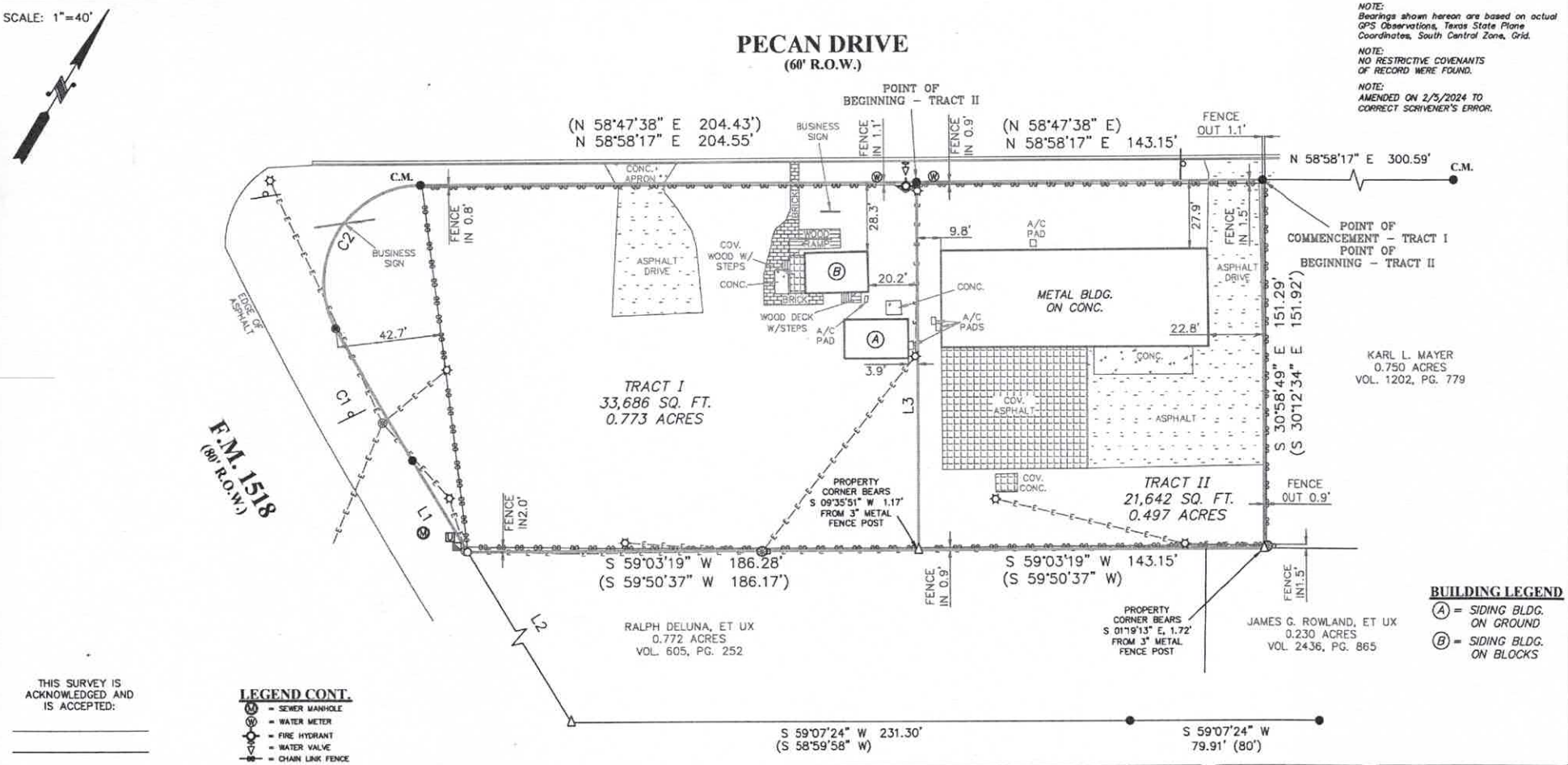
LINE	BEARING	DISTANCE
L1	N 61°53'17" W (N 61°09'03" W)	43.94' (44.39')
L2	N 61°53'17" W (N 61°09'03" W)	145.40'
L3	S 30°58'49" E (S 30°12'34" E)	151.09' (151.79')

SCALE: 1"=40'

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
AMENDED ON 2/5/2024 TO CORRECT SCRIVENER'S ERROR.



BUILDING LEGEND
- (A) = SIDING BLDG. ON GROUND
- (B) = SIDING BLDG. ON BLOCKS

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

_____

_____

LEGEND CONT.
- (M) = SEWER MANHOLE
- (W) = WATER METER
- = FIRE HYDRANT
- = WATER VALVE
- -GG- = CHAIN LINK FENCE

LEGEND
- = CALCULATED POINT
- = SET 1/2" IRON ROD CAPPED WALS
- = FOUND 5/8" IRON ROD
- = FOUND 1/2" IRON ROD
- (C) = RECORD INFORMATION
- C.M. = CONTROLLING MONUMENT
- = POWER POLE
- = POWER POLE W/METER
- = OVERHEAD ELECTRIC
- = LIGHT POST
- = SIGN
- = UNDERGROUND UTILITY MARKER
- = TELEPHONE PEDESTAL

DWG: CH RVD: CC

FIRM REGISTRATION NO. 10111700

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

Property Address: *100 & 120 PECAN DRIVE*

Property Description:

TRACT I: *Being 0.773 acres of land, more or less, situated in the G. Malpaz Survey No. 67, Abstract 221, Guadalupe County, Texas, and being that same property described in a Warranty Deed recorded in Volume 2054, Page 971, Official Public Records, Guadalupe County, Texas; said 0.773 acres being more particularly described by metes and bounds attached hereto.*

TRACT II: *Being 0.497 acres of land, more or less, situated in the G. Malpaz Survey No. 67, Abstract 221, Guadalupe County, Texas, being all of a called 1.00 acres tract described in a Special Warranty Deed recorded in Volume 953, Page 506, Official Public Records, Guadalupe County, Texas. SAVE AND EXCEPT a called 0.50 acres described in a Deed recorded in Volume 659, Page 872, Official Public Records, Guadalupe County, Texas, and being that same property conveyed in a Warranty Deed to Edwin Deshauser recorded in Volume 1798, Page 387, Official Public Records, Guadalupe County, Texas; said 0.773 acres being more particularly described by metes and bounds attached hereto.*

Owner: *SUPERIOR COLLISION CENTER, LLC*

STATE OF TEXAS
REGISTERED
MARK J. EWALD
5095
PROFESSIONAL
LAND SURVEYOR

I, MARK J. EWALD, 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.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 035359STC | JOB NO. 123847 | TITLE COMPANY: SEGUIN TITLE | DATE: 1/24/2024