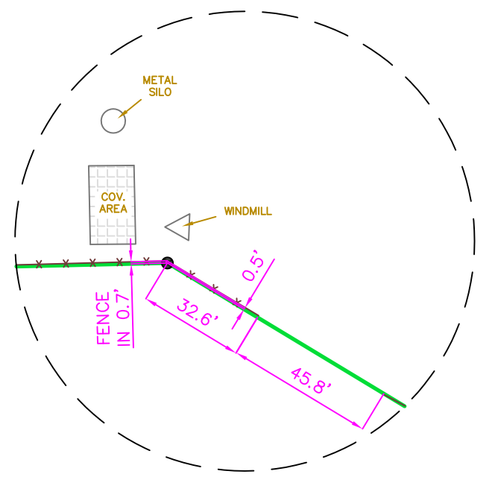
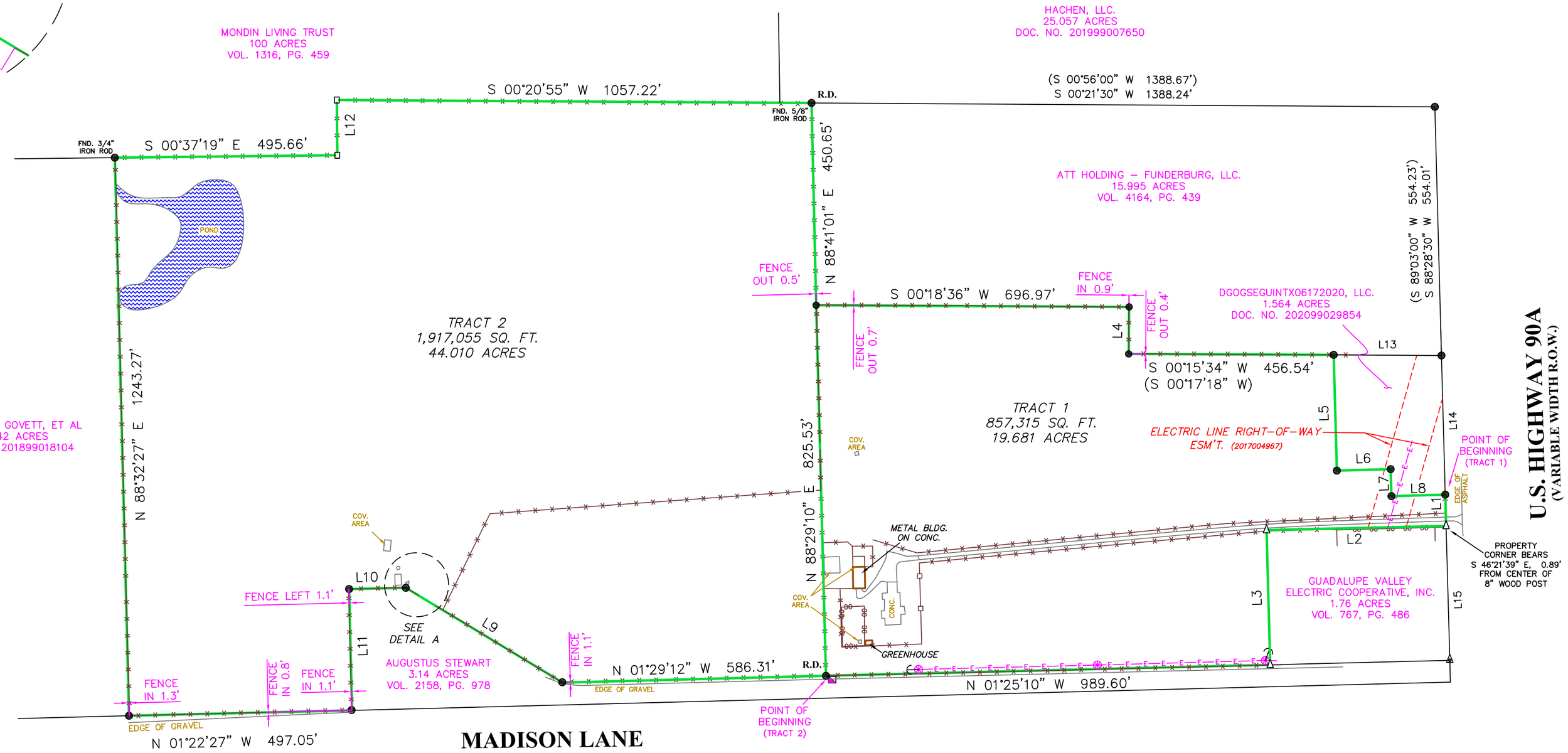
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property 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. 0285 E , which is Dated 11/02/2007 . 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 http://www.fema.gov/index.shtm.

LINE	BEARING	DISTANCE
L1	S 88°25'08" W (S 88°25'59" W)	69.92'
L2	N 01°18'19" W	399.93' (400.00')
L3	S 88°28'13" W	300.00'
L4	N 89°29'57" W	104.69'
L5	S 88°25'43" W (S 88°26'20" W)	257.92' (258.00')
L6	S 01°33'49" E (S 01°33'40" E)	119.83' (120.00')
L7	S 88°19'57" W (S 88°26'20" W)	60.10' (60.00')
L8	S 01°35'07" E (S 01°33'40" E)	119.85' (119.87')
L9	N 31°07'22" E	408.49'
L10	N 01°17'34" W	126.32'
L11	S 88°34'38" W	270.23'
L12	N 89°30'38" E	122.94'
L13	S 00°20'35" W	240.03'
L14	S 88°27'00" W	309.98'
L15	S 88°25'08" W	286.61'



DETAIL A
(NOT TO SCALE)



SCALE: 1"=200'

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

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

NOTE:
PRIOR SURVEY (WESTAR JOB #80591) WAS USED FOR REFERENCE.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: 202099029853, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

ACCEPTED BY: _____

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
- △ = CALCULATED POINT
- ● = FND 1/2" IRON ROD
- □ = FENCE POST AT CORNER
- ▲ = FND PK NAIL
- —x— = WIRE FENCE
- —o—o— = METAL FENCE
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- R.D. = RECORD DIGNITY MONUMENT
- ⊗ = POWER POLE
- —E— = OVERHEAD ELECTRIC
- ←— = GUY WIRE
- ◪ = TELEPHONE PEDESTAL

DRAWN BY: TS/JB

Property Address:
5600 U.S. HIGHWAY 90A

Property Description:
TRACT 1: Being 19.681 acres of land, more or less, out of the John G. King Survey, Abstract 26, Guadalupe County, Texas, and being that same property described as Tract 1 in General Warranty Deed recorded in Document No. 2018003150, Official Public Records, Guadalupe County, Texas, SAVE AND EXCEPT the DGOGSeguintx06172020, LLC. 1.564 acres described in Document No. 202099029854, Official Public Records, Guadalupe County, Texas, said 19.681 acres being more particularly described by metes and bounds as follows attached hereto.
TRACT 2: Being 44.010 acres of land, more or less, out of the John G. King Survey, Abstract 26, Guadalupe County, Texas, and being that same property described as Tract 2 in General Warranty Deed recorded in Document No. 2018003150, Official Public Records, Guadalupe County, Texas, Texas, said 44.010 acres being more particularly described by metes and bounds attached hereto.

Owner:
ADAM SCHNELDER

NOTE:
THIS PROPERTY MAY BE SUBJECT TO THE ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT RECORDED IN VOLUME 360, PAGE 195 AND VOLUME 391, PAGE 387, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO THE RIGHT OF WAY EASEMENTS RECORDED IN VOLUME 53, PAGE 112, VOLUME 53, PAGE 115 AND VOLUME 209, PAGE 258, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

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

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

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

G.F. NO. 2563679-SA30 | JOB NO. 102063 | TITLE COMPANY: FIRST AMERICAN TITLE | DATE: 11/13/2020