

SCALE: 1"=30'

LINE	BEARING	DISTANCE
L1	N 63°23'42" E (N 63°24'49" E)	189.77' (189.58')

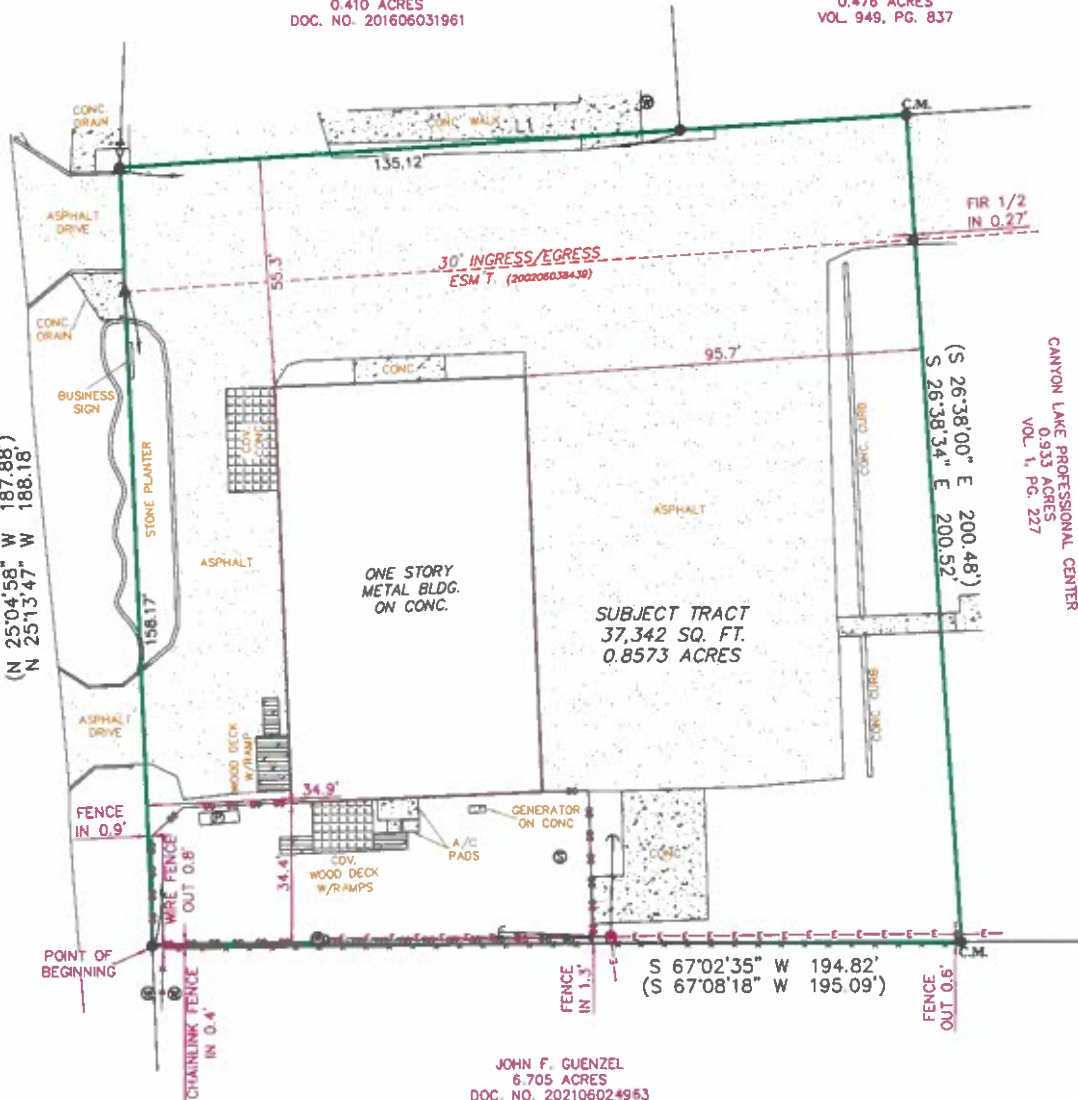


SJWTX, INC. (D.B.A. CANYON LAKE WATER SERVICE CO.)
0.410 ACRES
DOC. NO. 201606031961

EMERGENCY SERVICES DISTRICT #2
0.476 ACRES
VOL. 949, PG. 837

RIVER ROAD
(VARIABLE WIDTH R.O.W.)

(N 25°04'58" W 187.88')
(N 251°3'47" W 188.16')



CANYON LAKE PROFESSIONAL CENTER
0.933 ACRES
VOL. 1, PG. 227

SUBJECT TRACT
37,342 SQ. FT.
0.8573 ACRES

JOHN F. GUENZEL
6.705 ACRES
DOC. NO. 202106024963

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

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

LEGEND CONT.

- = WATER VALVE
- = WIRE FENCE

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



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, Flood No. 0260 G, which is Dated 5/8/2024. By consulting 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 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/portal>.

Property Address:
1399 SATTLER ROAD

Property Description:
BEING 0.8573 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE CHARLES A. SMITH SURVEY NO. 321, ABSTRACT 822, COMAL COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 200206030438, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SUBJECT TO THAT 30 FOOT INGRESS/EGRESS EASEMENT RECORDED IN VOLUME 1, PAGE 227, CONDOMINIUM RECORDS, COMAL COUNTY, TEXAS, SAID 0.8573 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
T.B.D.

FIRM REGISTRATION NO.
1011700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1646 BOWWINE, TEXAS 78009
PHONE (210) 372-8500 FAX (210) 372-9899

LEGEND

- = SET 3/8" INCH NUMBER STAMPED NAILS
- = FOUND 3/8" IRON ROD
- = FOUND 1/2" IRON ROD
- = RECORD INFORMATION
- = CONTROLLING MONUMENT
- = POWER POLE
- = OVERHEAD ELECTRIC
- = POWER POLE W/WATER
- = GUY WIRE
- = WATER METER
- = SEPTIC AREA
- = PROpane TANK ON CONC.
- = CHAIN LINK FENCE

DWG: CJ RVD: MJE

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 hereon, to the best of my knowledge and belief.

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

METES AND BOUNDS

Being 0.4106 acres of land, more or less, being out of the Charles A. Smith Survey No. 321, Abstract 522, Comal County, Texas, and being that same property described in a Warranty Deed recorded in Document No. 201606031961, Official Public Records, Comal County, Texas, said 0.4106 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the South corner of this 0.4106 acres, same being the northwest corner of the SJWTX Water, Inc. Tract 95 (Document No. 200606022361) and the northwest corner of a 30 foot ingress/egress easement (Document No. 200606022361), same also being on the northeast Right-Of-Way line of River Road and the **POINT OF BEGINNING**;

THENCE with the northeast Right-Of-Way line of said River Road the North 20 degrees 39 minutes 29 seconds West (called North 20 degrees 39 minutes 01 second West), a distance of 113.64 feet (called 113.63 feet) to a 3/8 inch iron rod found for the West corner of this 0.4106 acres, same being at the South end of a cutback line at the intersection of the northeast Right-Of-Way line of River Road and the South Right-Of-Way line of Sattler Road;

THENCE with said cutback line, North 14 degrees 02 minutes 25 seconds East (called North 13 degrees 51 minutes 22 seconds East), a distance of 36.68 feet (called 36.63 feet) to a 3/8 inch iron rod found for the northwest corner of this 0.4106 acres, same being at the North end of said cutback line at the intersection of the northeast Right-Of-Way line of River Road and the southeast Right-Of-Way line of Sattler Road;

THENCE with said southeast Right-Of-Way line of Sattler Road, North 61 degrees 09 minutes 30 seconds East (called North 61 degrees 11 minutes 10 seconds East), a distance of 99.32 feet (called 99.10 feet) to a 1/2 inch iron rod capped WAL5 set for the North corner of this 0.4106 acres, same being the West corner of the Emergency Services District #2, 0.476 acres (Volume 949, Page 837);

THENCE along the line common to this 0.4106 acres and said Emergency Services District #2, 0.476 acres, South 26 degrees 41 minutes 16 seconds East (called South 26 degrees 49 minutes 24 seconds East), a distance of 144.73 feet (called 144.76 feet) to a 1/2 inch iron rod found for the southeast corner of this 0.4106 acres, same being the South corner of said Emergency Services District #2, 0.476 acres and the northwest line of said 30 foot ingress/egress easement, same also being on the northwest line of said SJWTX Water, Inc. Tract 95;

THENCE along the line common to this 0.4106 acres and said SJWTX Water, Inc. Tract 95, South 63 degrees 23 minutes 42 seconds West (called 63 degrees 25 minutes 00 seconds West), a distance of 135.12 feet (called 135.14 feet), to the **POINT OF BEGINNING**, and containing 0.4106 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.

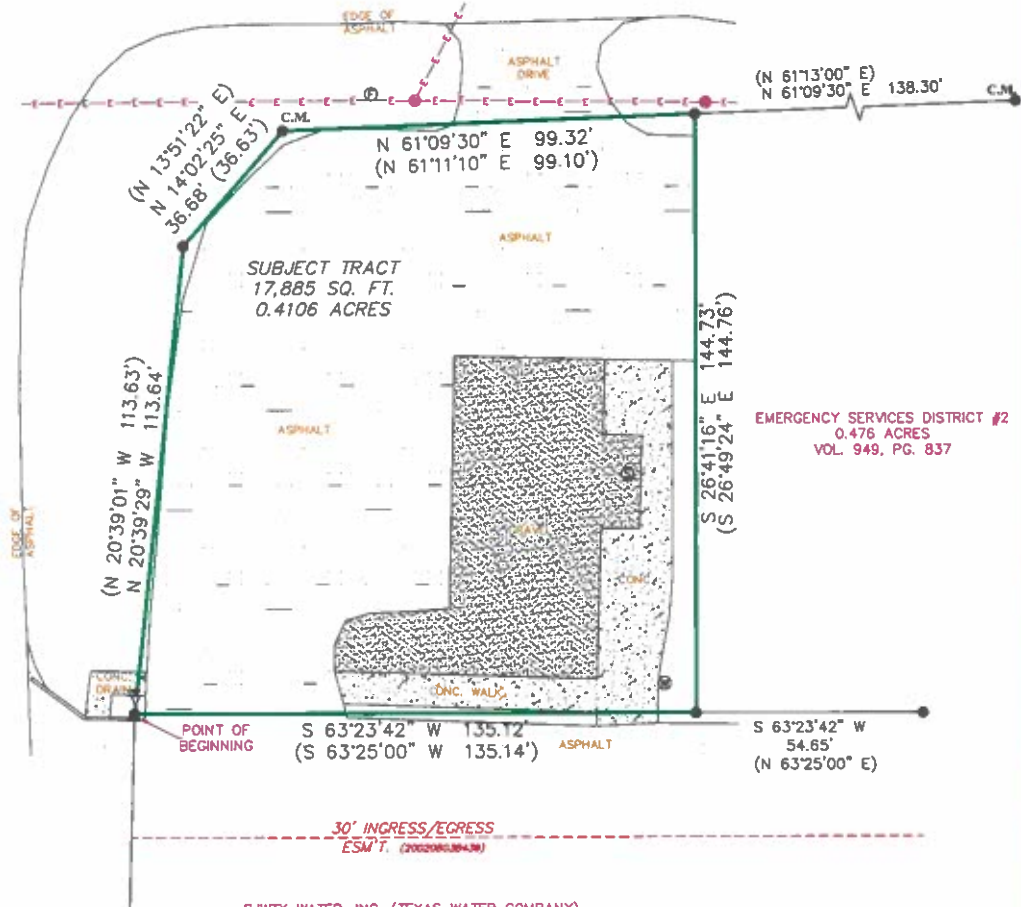

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
January 20, 2026





SATTLER ROAD
(60' R.O.W.)

RIVER ROAD
(VARIABLE WIDTH R.O.W.)



SJWX WATER, INC. (TEXAS WATER COMPANY)
TRACT 95
DOCUMENT NO. 200606022361

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

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

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



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 EXTENDED 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 3/7/2024. By visiting from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. 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/partial>.

Property Address:
1435 SATTLER ROAD

Property Description:
BEING 0.4106 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE CHARLES A. SMITH SURVEY NO. 321, ABSTRACT 522, COMAL COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 201606031961, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAID 0.4106 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
T.B.D.

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1645 BOERNE, TEXAS 78008
PHONE (210) 372-8500 FAX (210) 372-8999

- LEGEND**
- SET 1/2" IRON ROD CAPPED NAILS
 - FOUND 3/8" IRON ROD
 - FOUND 1/2" IRON ROD
 - () RECORD INFORMATION
 - B.S. BUILDING SETBACK
 - C.M. CONTROLLING MONUMENT
 - ⊕ POWER POLE
 - ⊕ OVERHEAD ELECTRIC
 - ⊕ WATER METER
 - ⊕ FIBER OPTIC CABLE MARKER
 - ⊕ SEPTIC AREA
 - ⊕ WATER VALVE

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