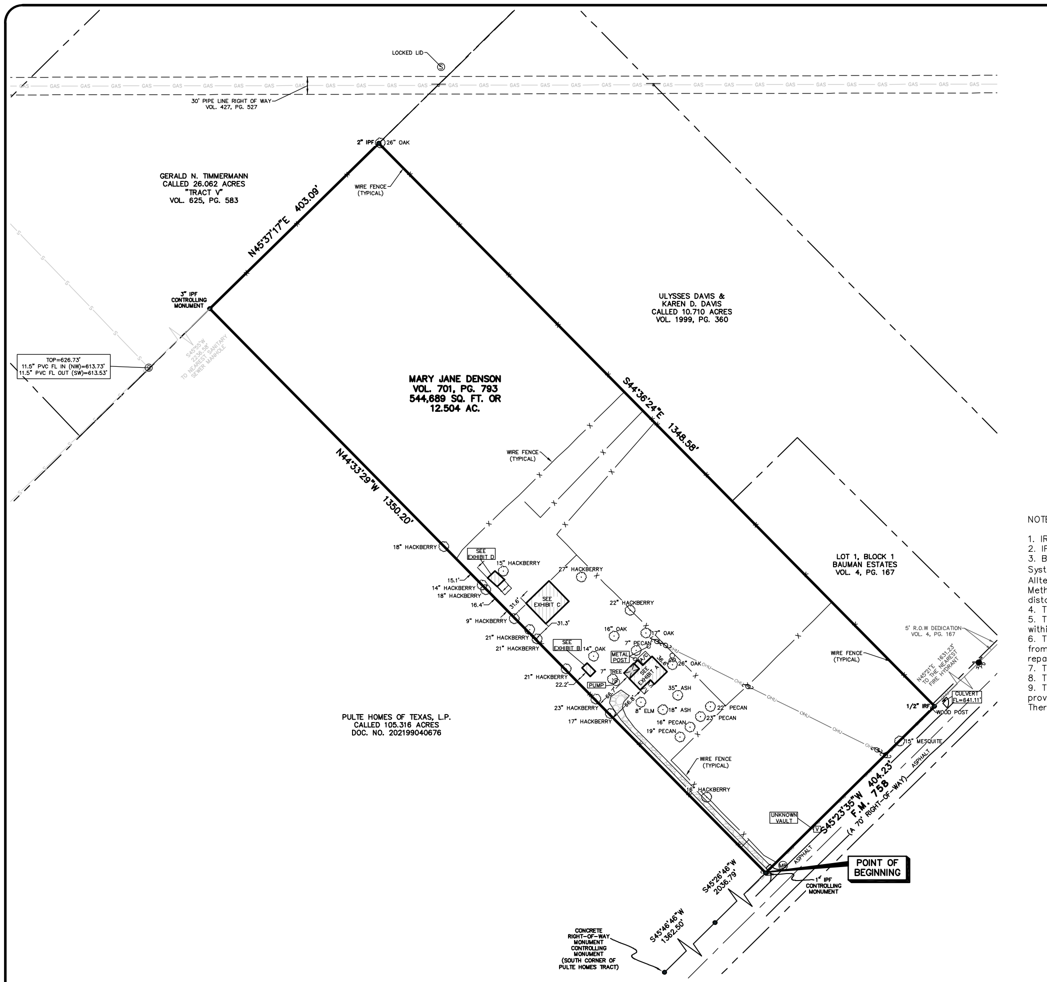
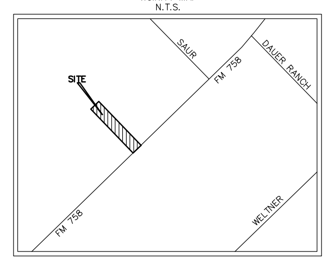


VICINITY MAP
N.T.S.



LINETYPE TABLE	
———	BOUNDARY LINE
— — —	ADJOINER LINE
—OHU—	OVERHEAD SERVICE LINE
—S—	SEWER LINE
—GAS—	GAS LINE
— — — —	EASEMENT LINE
—— — ——	STREET CENTERLINE

NOTES:

1. IRF – Iron Rod Found
2. IPF – Iron Pipe Found
3. Basis of Bearing – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (Texas South Central Zone 4204; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000144395 was used to scale grid coordinates and distances to surface.
4. There are no observable evidence of cemeteries on site.
5. There are no observable evidence of earth moving work, building construction or building additions within the recent months.
6. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
7. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
8. This boundary forms a mathematical closed figure, with no gaps, gores, or overlaps.
9. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.

This is to certify that I have, this date, made an on the ground survey of the property located on 1807 F.M. 758 in the City of New Braunfels, Texas, described as follows:

BEING all that certain 12.504 acre tract of land situated in the A.M. Esnaurizar Eleven League Grant Survey, Abstract No. 20, City of New Braunfels, Guadalupe County, Texas, and being all that certain tract of land conveyed to Mary Jane Denson, by Warranty Deed with Vendor's Lien recorded in Volume 701, Page 793, Deed Records, Guadalupe County, Texas, and being more particularly described as follows:

BEGINNING at a 1 inch iron pipe found for the south corner of said Denson tract, same being the east corner of that certain tract of land conveyed to Pulte Homes of Texas, L.P., by deed recorded in Document Number 202199040676, Official Public Records, Guadalupe County, Texas, and being in the northwesterly right-of-way line of F.M. 758 (a called 70 foot right-of-way);

THENCE North 44 deg. 33 min. 29 sec. West, along the common line of said Denson tract and said Pulte Homes tract, a distance of 1,350.20 feet to a 3 inch iron pipe found for the west corner of said Denson tract, same being the north corner of said Pulte Homes tract, same being in the southeasterly line of that certain tract of land conveyed to Gerald N. Timmermann, Tract V, by deed recorded in Volume 625, Page 583, Deed Records, Guadalupe County, Texas;

THENCE North 45 deg. 37 min. 17 sec. East, along the common line of said Denson tract and said Timmermann tract, a distance of 403.09 feet to a 2 inch iron pipe found for the north corner of said Denson tract, same being the west corner of that certain tract of land conveyed to Ulysses Davis & Karen D. Davis, by deed recorded in Volume 1999, Page 360, Deed Records, Guadalupe County, Texas;

THENCE South 44 deg. 36 min. 24 sec. East, along the common line of said Denson tract and said Davis tract, passing the most westerly south corner of said Davis tract, same being the west corner of Lot 1, Block 1, Bauman Estates, an addition to the City of New Braunfels, Guadalupe County, Texas, according to the plat thereof recorded in Volume 4, Page 167, Map Records, Guadalupe County, Texas, and continuing along the common line of said Denson tract and said Lot 1, a total distance of 1,348.58 feet to a 1/2 inch iron rod found for the east corner of said Denson tract, same being the south corner of said Lot 1, same being in the northwesterly right-of-way line of aforesaid F.M. 758;

THENCE South 45 deg. 23 min. 35 sec. West, along the common line of said Denson tract and said F.M. 758, a distance of 404.23 feet to the POINT OF BEGINNING and containing 544,689 square feet or 12.504 acre tract of land, more or less.

This survey was performed in connection with the transaction described in GF No. LT-19155-1901552300174LB of Fidelity National Title Insurance Company, effective date of April 9, 2023 and issued on June 14, 2023, and all subsequent commitments for information regarding encumbrances on subject property and surveyor did not abstract property for easements and/or other restrictions. The legal description used for this survey describes the same land as the legal description in the title report.
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

The term "certify" or "certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (GF No. LT-19155-1901552300174LB) closing at the title company indicated hereon.

NOTES CORRESPONDING TO SCHEDULE B:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Volume 499, Page 26, Deed Records of Guadalupe County, Texas.

Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

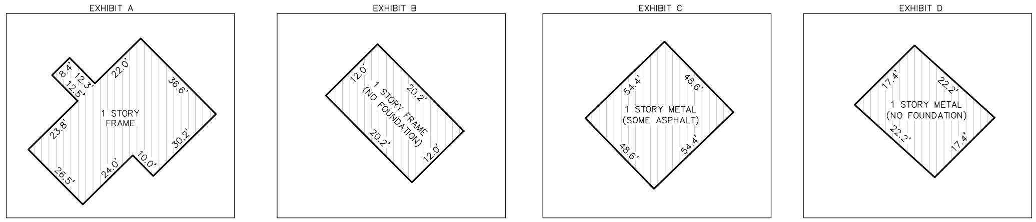
10d. Easement granted to Intratex Gas Company, dated February 21, 1970, recorded in Volume 427, Page 526, of the Deed Records of Guadalupe County, Texas, does not affect, gas line markers are located north of the subject property. Intentionally deleted.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Guadalupe County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 11/2/2007 Community Panel No. 48187C0120F and Map date 11/2/2007 Community Panel No. 48187C0110F subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

To: Fidelity National Title Insurance Company, HBC Interests, LLC, a Texas limited liability company, Tractor Supply Company, a Delaware Corporation, New Braunfels WF, LLC, a Texas limited liability company, Tractor Supply Co. of Texas LP, a Texas limited partnership, Chaiken Legal Group, P.C.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 8, 9, 11, 13, 14 and 16, 17, 18 of Table A thereof. The latest field work was completed on 5/12/2023.
Date of Plat or Map: __/__/2023

EXHIBIT A | EXHIBIT B | EXHIBIT C | EXHIBIT D



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
5/18/2023

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND

GAS METER	FIRE HYDRANT	WATER MANHOLE	SIGN
IRR. CONTROL VALVE	WATER METER	PUMP	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TELEPHONE MANHOLE	JUNCTION BOX
POWER POLE	WATER VALVE	SWB MANHOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	MAILBOX	BOLLARD
S.S. MANHOLE	ELECTRIC METER	VAULT	COVERED AREA
CLEAN OUT	STORM DRAIN MANHOLE	HANDICAP SPACE	A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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ALTA/NSPS LAND TITLE SURVEY

1807 F.M. 1807
NEW BRAUNFELS, TEXAS 78130

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.:	23-0502
DATE:	5/31/2023
FIELD DATE:	5/12/2023
SCALE:	1" = 100'
FIELD:	A.R.M.
DRAWN:	J.M.N.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (0)
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SHEET 1 OF 1