

Westar

LAND SURVEYORS, L.L.C.

P.O. BOX 1645 BOERNE, TEXAS 78006

PHONE (210) 372-9500 FAX (210) 372-9999

FIRM REGISTRATION NO.

10111700

G.F. NO. 22-683879-NB

JOB NO. 115336

TITLE COMPANY: CAPITAL TITLE OF TEXAS

DATE: 07/18/2022

LEGEND

—

 CALCULATED POINT

—

 FND. 1/2" IRON ROD

—

 FND. MAG. NAIL

—

 FND. TYPE III MONUMENT

—

 RECORD INFORMATION

—

 FIRE HYDRANT

—

 FIRE FENCE

—

 WATER METER

—

 WATER VALVE

—

 METER POLE

—

 POWER POLE

—

 WIRE FENCE

—

 CONTROL MONUMENT

—

 C.M.

—

 OVERHEAD ELECTRIC

DWG: EM

RVD: RJP

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. 0230F, 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 & A. 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://msa.fema.gov/portal>.



I, RUDOLF J. PATA, JR., 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.

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388



Property Address:
2381 FM 1103

Property Description:
BEING 4.995 ACRES OF LAND, MORE OR LESS, BEING SITUATED IN THE TRINIDAD GARCIA SURVEY NO. 94, ABSTRACT 137, GUADALUPE COUNTY, TEXAS, BEING THAT SAME PROPERTY DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014078522, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS; SAID 4.995 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
EJIDO HOLDING AND OR ITS ASSIGNS

NOTE: THIS PROPERTY IS NOT SUBJECT TO A 15' WATERLINE EASEMENT RECORDED IN VOLUME 951, PAGE 164, VOLUME 2010, PAGE 467, REAL PROPERTY RECORDS, GUADALUPE COUNTY, TEXAS.

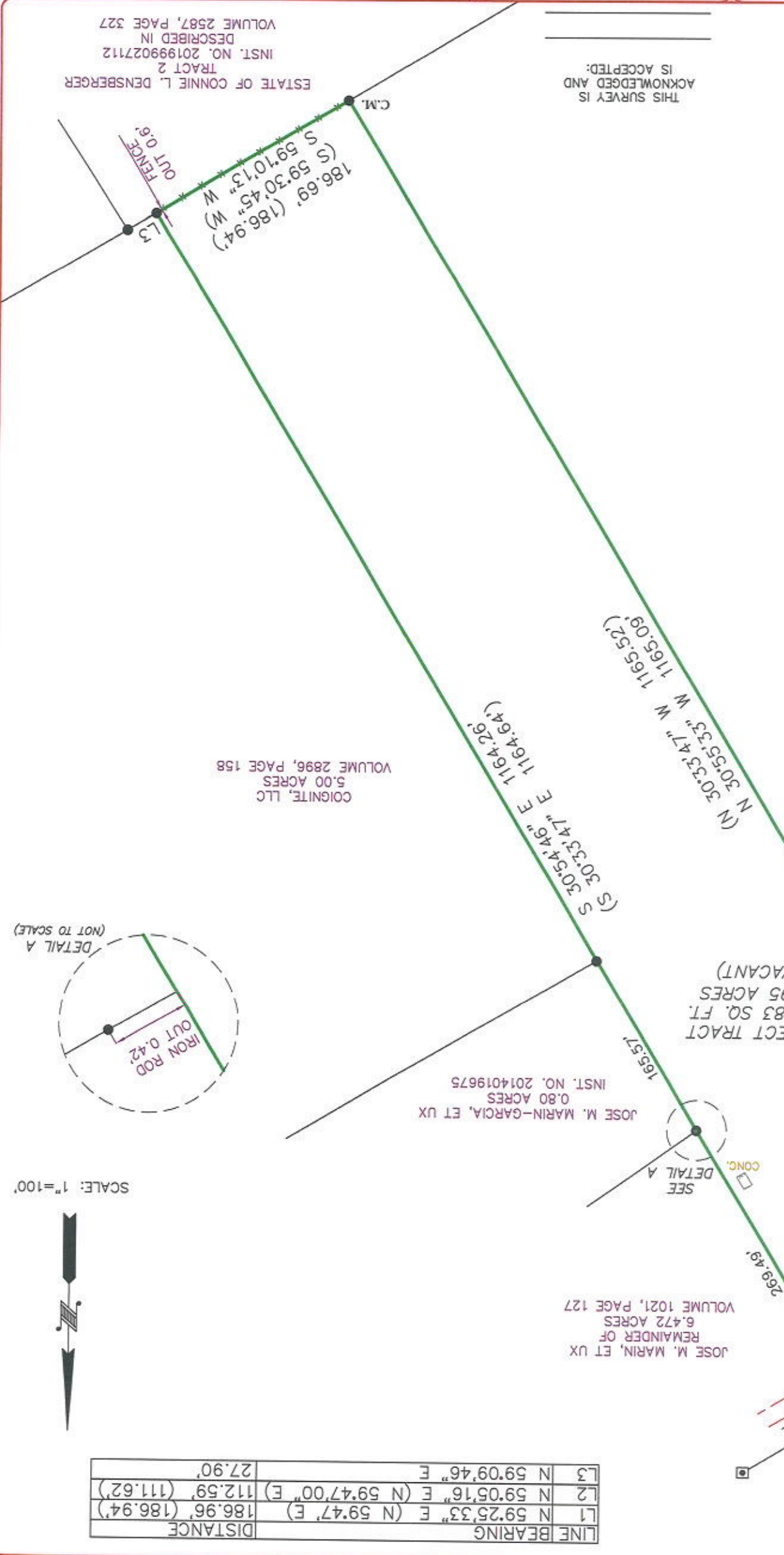
NOTE: THIS PROPERTY MAY BE SUBJECT TO A 15' WATERLINE EASEMENT RECORDED IN VOLUME 580, PAGE 81, VOLUME 951, PAGE 164, VOLUME 2040, PAGE 473, VOLUME 3119, PAGE 210, REAL PROPERTY RECORDS, GUADALUPE COUNTY, TEXAS.

NOTE: (LOCATION NOT DEFINED)

NOTE: THIS PROPERTY MAY BE SUBJECT TO A PIPELINE EASEMENT RECORDED IN VOLUME 104, PAGE 127, VOLUME 260, PAGE 197, REAL PROPERTY RECORDS, GUADALUPE COUNTY, TEXAS.

NOTE: PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. PAGE 712, VOLUME 1021, PAGE 127, DOCUMENT NO. 2015001913, OFFICIAL AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 1013, RECORDS, GUADALUPE COUNTY, TEXAS.

BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS. TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.



LINE	BEARING	DISTANCE
L1	N 59°25'33" E (N 59°47' E)	186.96' (186.94')
L2	N 59°05'16" E (N 59°47'00" E)	112.59' (111.62')
L3	N 59°09'46" E	27.90'