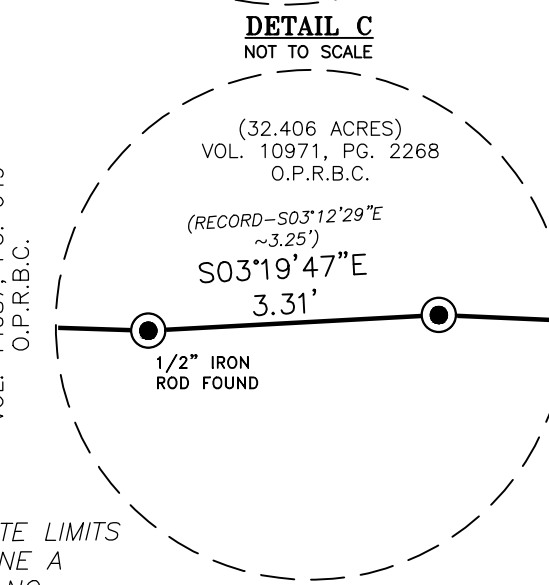
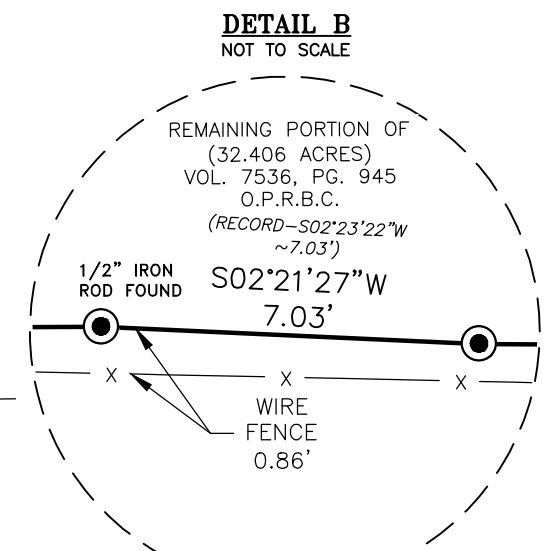
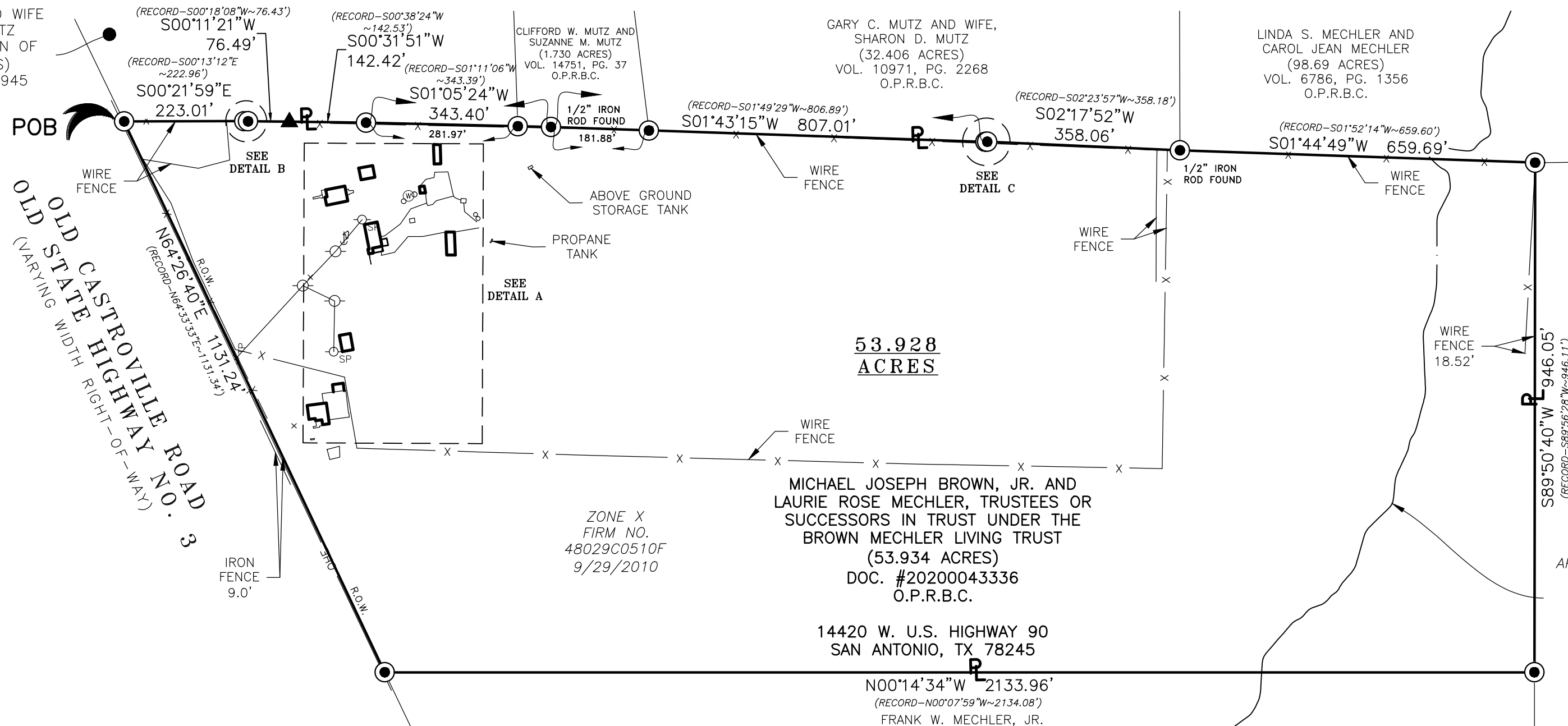


LAND TITLE SURVEY  
OF  
A 53.928 ACRE TRACT OF LAND LYING IN THE J. MARTINEZ SURVEY NO. 14 1/2, ABSTRACT NO. 1114, COUNTY BLOCK 4016, BEXAR COUNTY, TEXAS,  
SAID 53.928 ACRE TRACT BEING THE SAME 53.934 ACRE TRACT OF LAND AS DESCRIBED IN A GENERAL WARRANTY DEED TO THE MICHAEL JOSEPH  
BROWN, JR. AND LAURIE ROSE MECHLER, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE BROWN MECHLER LIVING TRUST, DATED FEBRUARY  
27, 2020, AND RECORDED IN DOCUMENT NO. 20200043336, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

GARY C. MUTZ AND WIFE  
SHARON D. MUTZ  
REMAINING PORTION OF  
(32.406 ACRES)  
VOL. 7536, PG. 945  
O.P.R.B.C.



APPROXIMATE LIMITS  
OF ZONE A  
FIRM NO.  
48029C0510F  
9/29/2010



SURVEYORS NOTES:

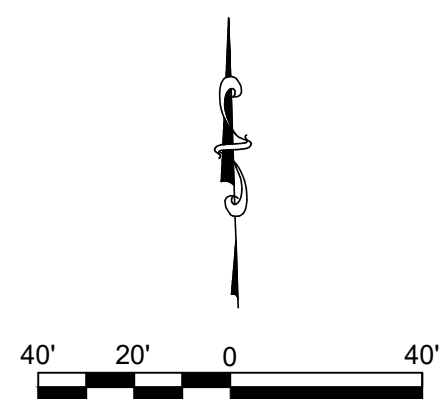
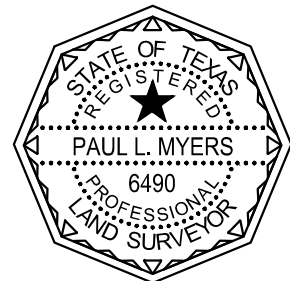
1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011).
2. THE SUBJECT TRACT ABUTS THE SOUTHEAST RIGHT-OF-WAY OF OLD CASTROVILLE ROAD/OLD STATE HIGHWAY NO. 3.
3. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, G.F.  
#SCT-48-4300112105440-RJ, EFFECTIVE DATE JULY 25, 2021, ISSUED AUGUST 2, 2021.
4. A PORTION OF THE SUBJECT TRACT LIES WITHIN ZONE A PER THE FLOOD INSURANCE RATE MAP NO. 48029C0510F, DATED SEPTEMBER 29, 2010. THE FLOOD LINE SHOWN HEREON IS TAKEN FROM GIS DATA AND IS APPROXIMATE.
5. DISTANCES SHOWN HEREON ARE SURFACE.
6. A FIELD NOTE DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

SCHEDULE B, ITEM 10:

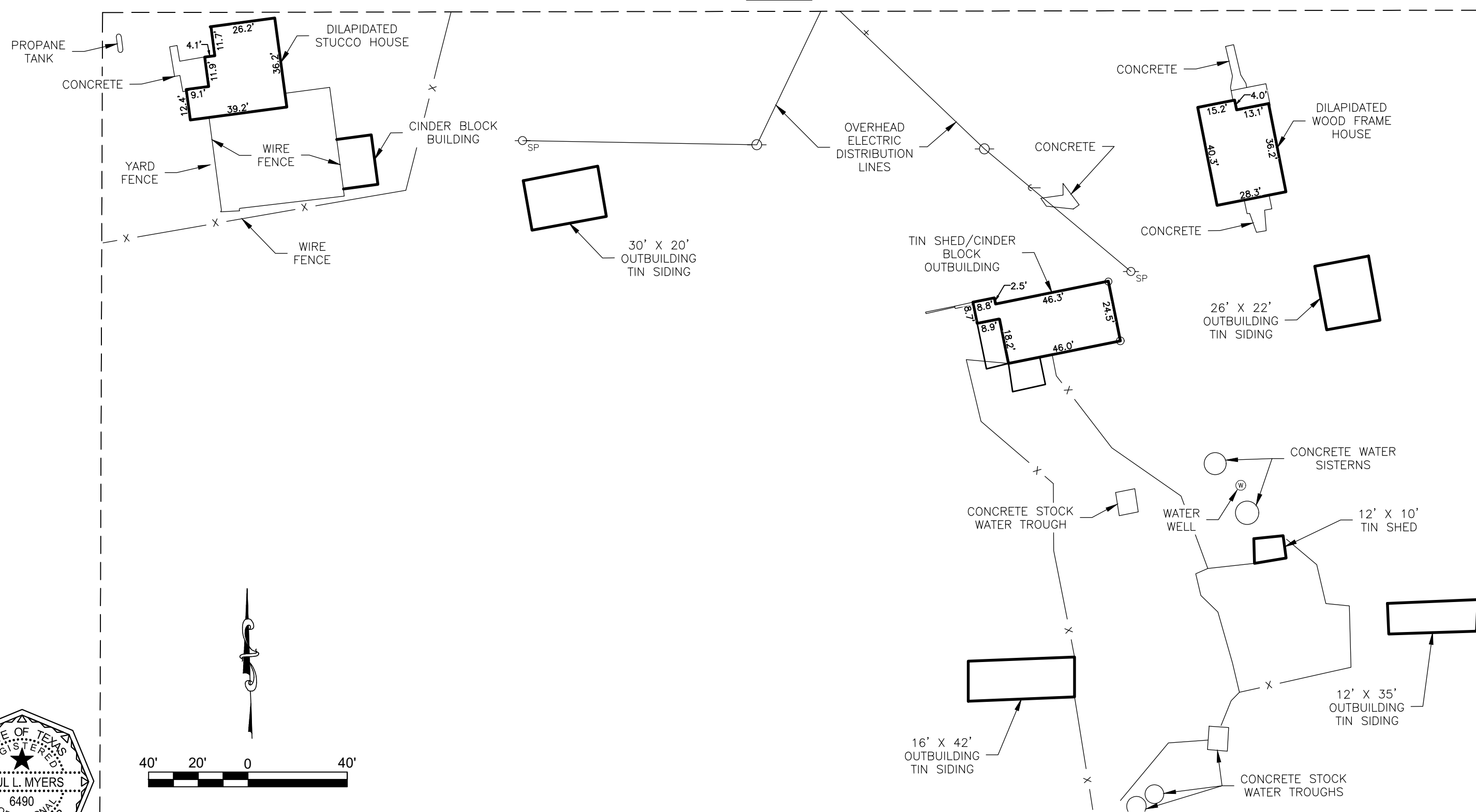
- f. UTILITY EASEMENT RECORDED IN VOLUME 1589, PAGE 70, DEED RECORDS OF BEXAR COUNTY, TEXAS. (MAY AFFECT SUBJECT TRACT, NOT ABLE TO LOCATE GRAPHICALLY)
- g. UTILITY EASEMENT RECORDED IN VOLUME 1829, PAGE 77, DEED RECORDS OF BEXAR COUNTY, TEXAS. (MAY AFFECT SUBJECT TRACT, NOT ABLE TO LOCATE GRAPHICALLY.)
- h. EASEMENTS RECORDED IN VOLUME 3287, PAGE 565 AND VOLUME 3360, PAGE 1567, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. (APPEAR NOT TO AFFECT SUBJECT TRACT AS THESE EASEMENTS BENEFITED A 0.5955 ACRE TRACT OF LAND WHICH IS NOW A PART OF THIS SUBJECT TRACT.)

TO: C4M-SA, LLC, A TEXAS LIMITED LIABILITY COMPANY, MICHAEL JOSEPH BROWN, JR. AND LAURIE ROSE MECHLER, TRUSTEES OR SUCCESSORS IN TRUST UNDER THE BROWN MECHLER LIVING TRUST, DATED FEBRUARY 27, 2020, AND CHICAGO TITLE INSURANCE COMPANY.

I, PAUL L. MYERS, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY, MADE UNDER MY SUPERVISION IN AUGUST THROUGH SEPTEMBER 2021, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.



DETAIL A



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MMES RPLS 6490"
- ▲ UNMONUMENTED POINT
- ☆ LIGHT POLE
- BOLLARD
- POWER POLE
- SERVICE POWER POLE
- SIGN
- GUY WIRE
- TELEPHONE PEDESTAL
- ⊙ MANHOLE
- ⊞ JUNCTION BOX ELECTRIC
- ⊙ WATER VALVE
- ⊞ FIRE HYDRANT
- ROW RIGHT-OF-WAY
- POB PLACE OF BEGINNING
- ( ) RECORD INFORMATION
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.R.B.C. DEED RECORDS OF BEXAR COUNTY, TEXAS

JOB #21113 SEPTEMBER 7, 2021

10906 LAUREATE DRIVE, STE. 101  
SAN ANTONIO, TX 78249  
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PHONE: (210) 743-2483  
TBE #18576  
TDRS #10194291

**MM** MEALS★MYERS  
ENGINEERING & SURVEYING LLC

Paul L. Myers  
PAUL L. MYERS, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490