

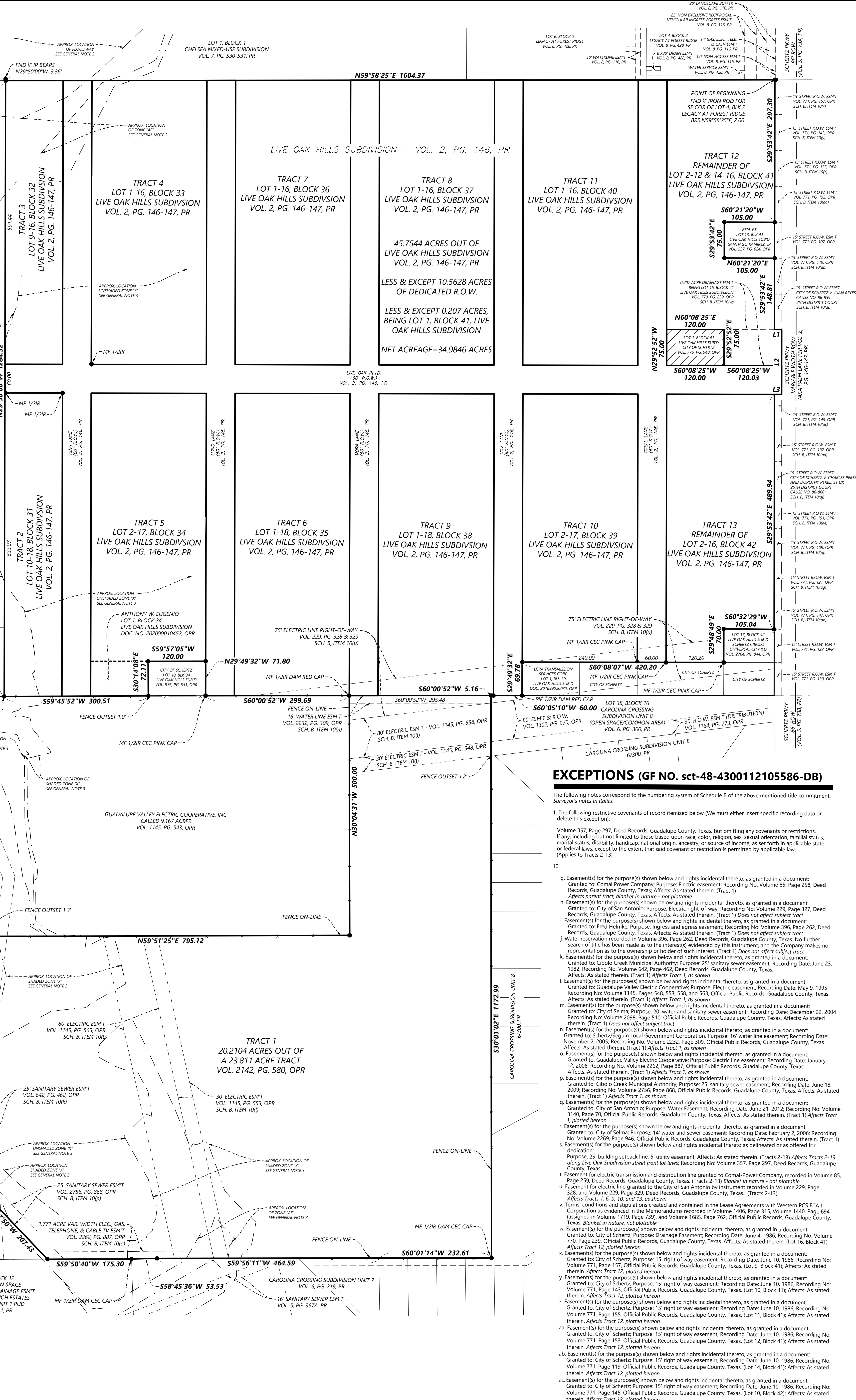
VICINITY MAP

(NOT TO SCALE)

LEGEND

- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- SET 1/2" IRON ROD ("WESTWOOD 6530")
- OPR GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS
- PR GUADALUPE COUNTY PLAT RECORDS
- R.O.W. RIGHT-OF-WAY
- x FENCE LINE

Line Table		
Line #	Length	Direction
L1	15.00	N60°08'25"E
L2	135.00	S29°53'42"E
L3	15.00	S60°08'25"W



EXCEPTIONS (GF NO. sct-48-4300112105586-DB)

The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment. Surveyor's notes in *italics*.

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

Volume 357, Page 297, Deed Records, Guadalupe County, Texas, but 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. (Applies to Tracts 2-13)

10.

g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Comal Power Company; Purpose: Electric easement; Recording No: Volume 85, Page 258, Deed Records, Guadalupe County, Texas; Affects: As stated therein. (Tract 1)

Affects parent tract, *Blanket in nature - not plottable*

h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of San Antonio; Purpose: Electric right-of-way; Recording No: Volume 229, Page 327, Deed Records, Guadalupe County, Texas; Affects: As stated therein. (Tract 1) Does not affect subject tract

i. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Fred Heinke; Purpose: Ingress and egress easement; Recording No: Volume 396, Page 262, Deed Records, Guadalupe County, Texas; Affects: As stated therein. (Tract 1) Does not affect subject tract

j. Water reservation recorded in Volume 396, Page 262, Deed Records, Guadalupe County, Texas. No further search of title has been made as to the interests evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest. (Tract 1) Does not affect subject tract

k. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Cibolo Creek Municipal Authority; Purpose: 25' sanitary sewer easement; Recording Date: June 23, 1982; Recording No: Volume 642, Page 462, Deed Records, Guadalupe County, Texas; Affects: As stated therein. (Tract 1) Affects Tract 1, as shown

l. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Guadalupe Valley Electric Cooperative; Purpose: Electric easement; Recording Date: May 9, 1995; Recording No: Volume 1145, Pages 548, 553, 558, and 563, Official Public Records, Guadalupe County, Texas; Affects: As stated therein. (Tract 1) Affects Tract 1, as shown

m. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Selma; Purpose: 20' water and sanitary sewer easement; Recording Date: December 22, 2004; Recording No: Volume 2098, Page 510, Official Public Records, Guadalupe County, Texas; Affects: As stated therein. (Tract 1) Does not affect subject tract

n. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Schertz/Seguin Local Government Corporation; Purpose: 16' water line easement; Recording Date: November 2, 2005; Recording No: Volume 2232, Page 309, Official Public Records, Guadalupe County, Texas; Affects: As stated therein. (Tract 1) Affects Tract 1, as shown

o. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Guadalupe Valley Electric Cooperative; Purpose: Electric line easement; Recording Date: January 12, 2006; Recording No: Volume 2262, Page 887, Official Public Records, Guadalupe County, Texas; Affects: As stated therein. (Tract 1) Affects Tract 1, as shown

p. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Cibolo Creek Municipal Authority; Purpose: 25' sanitary sewer easement; Recording Date: June 18, 2009; Recording No: Volume 2756, Page 868, Official Public Records, Guadalupe County, Texas; Affects: As stated therein. (Tract 1) Affects Tract 1, as shown

q. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of San Antonio; Purpose: Water Easement; Recording Date: June 21, 2012; Recording No: Volume 3140, Page 70, Official Public Records, Guadalupe County, Texas; Affects: As stated therein. (Tract 1) Affects Tract 1, plotted hereon

r. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Selma; Purpose: 14' water and sewer easement; Recording Date: February 2, 2006; Recording No: Volume 2269, Page 946, Official Public Records, Guadalupe County, Texas; Affects: As stated therein. (Tract 1) Affects Tract 1, plotted hereon

s. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Guadalupe Valley Electric Cooperative; Purpose: Electric line easement; Recording Date: January 12, 2006; Recording No: Volume 2262, Page 887, Official Public Records, Guadalupe County, Texas; Affects: As stated therein. (Tract 1) Affects Tract 1, plotted hereon

t. Easement for electric transmission and distribution line granted to Comal-Power Company, recorded in Volume 85, Page 258, Deed Records, Guadalupe County, Texas. (Tracts 2-13) *Blanket in nature - not plottable*

u. Easement for electric line granted to the City of San Antonio by instrument recorded in Volume 229, Page 328, and Volume 229, Page 329, Deed Records, Guadalupe County, Texas. (Tracts 2-13)

v. Terms, conditions and stipulations created and contained in the Lease Agreements with Western PCS BTA I Corporation as evidenced in the Memorandums recorded in Volume 1406, Page 315, Volume 1440, Page 694 (assigned in Volume 1719, Page 739), and Volume 1685, Page 762, Official Public Records, Guadalupe County, Texas. *Blanket in nature - not plottable*

w. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Schertz; Purpose: Drainage Easement; Recording Date: June 4, 1986; Recording No: Volume 771, Page 239, Official Public Records, Guadalupe County, Texas; Affects: As stated therein. (Lot 16, Block 41) Affects Tract 12, plotted hereon

x. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Schertz; Purpose: 15' right of way easement; Recording Date: June 10, 1986; Recording No: Volume 771, Page 157, Official Public Records, Guadalupe County, Texas. (Lot 9, Block 41); Affects: As stated therein. Affects Tract 12, plotted hereon

y. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Schertz; Purpose: 15' right of way easement; Recording Date: June 10, 1986; Recording No: Volume 771, Page 143, Official Public Records, Guadalupe County, Texas. (Lot 14, Block 42); Affects: As stated therein. Affects Tract 12, plotted hereon

z. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Schertz; Purpose: 15' right of way easement; Recording Date: June 10, 1986; Recording No: Volume 771, Page 155, Official Public Records, Guadalupe County, Texas. (Lot 11, Block 41); Affects: As stated therein. Affects Tract 12, plotted hereon

aa. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Schertz; Purpose: 15' right of way easement; Recording Date: June 10, 1986; Recording No: Volume 771, Page 153, Official Public Records, Guadalupe County, Texas. (Lot 12, Block 41); Affects: As stated therein. Affects Tract 12, plotted hereon

ab. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Schertz; Purpose: 15' right of way easement; Recording Date: June 10, 1986; Recording No: Volume 771, Page 119, Official Public Records, Guadalupe County, Texas. (Lot 14, Block 41); Affects: As stated therein. Affects Tract 12, plotted hereon

ac. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Schertz; Purpose: 15' right of way easement; Recording Date: June 10, 1986; Recording No: Volume 771, Page 145, Official Public Records, Guadalupe County, Texas. (Lot 10, Block 42); Affects: As stated therein. Affects Tract 13, plotted hereon

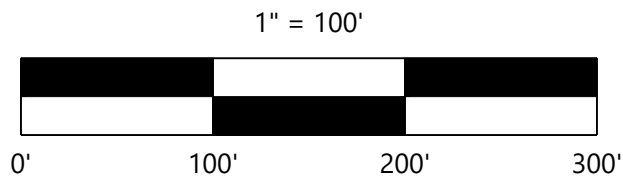
ad. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Schertz; Purpose: 15' right of way easement; Recording Date: June 10, 1986; Recording No: Volume 771, Page 137, Official Public Records, Guadalupe County, Texas. (Lot 11, Block 42); Affects: As stated therein. Affects Tract 13, plotted hereon

ae. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Schertz; Purpose: 15' right of way easement; Recording Date: June 10, 1986; Recording No: Volume 771, Page 151, Official Public Records, Guadalupe County, Texas. (Lot 13, Block 42); Affects: As stated therein. Affects Tract 13, plotted hereon

af. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Schertz; Purpose: 15' right of way easement; Recording Date: June 10, 1986; Recording No: Volume 771, Page 147, Official Public Records, Guadalupe County, Texas. (Lot 16, Block 42); Affects: As stated therein. Affects Tract 13, plotted hereon

ai. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Schertz; Purpose: 15' right of way easement; Type: Condemnation Award; Award Date: October 9, 1986; Cause No: 86-859; Court: 25th Judicial District Court of Guadalupe County, Texas; Affects: As stated therein. Affects Tract 13, plotted hereon

aj. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Schertz; Purpose: 15' right of way easement; Type: Condemnation Award; Award Date: October 9, 1986; Cause No: 86-860; Court: 25th Judicial District Court of Guadalupe County, Texas; Affects: As stated therein. (Lot 12, Block 42) Affects Tract 13, plotted hereon



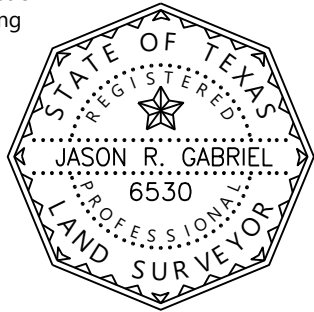
CERTIFICATION

The undersigned hereby certifies to Anthony W. Eugenio, The Bank of San Antonio, and each successor in ownership of the indebtedness secured by the insured mortgage, except a successor who is an obligor under the provisions of Section 12 (c) of the Conditions, and Chicago Title Insurance Company that he is a duly Registered Professional Land Surveyor of the State of Texas, and further that:

This plat of survey and the property description set forth hereon has been prepared from an actual on the ground survey by me and/or employees under my supervision and to the best of my knowledge, no visible encroachments have been found except as noted on the foregoing survey.

This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications for a Category B1, Condition II survey.

Jason R. Gabriel, R.P.L.S. DATE 10/14/2021
TX License No. 6530, Expiration 12/31/2021
jason.gabriel@westwoodps.com



GENERAL NOTES

- Bearings are based on the Texas State Plane Coordinate System for the South Central Zone, 4204, North American Datum of 1983, 2011 Adjustment. Dimensions and coordinate values shown hereon are surface.
- This survey was completed using a title commitment provided by Chicago Title Insurance Company, GF No. sct-48-4300112105586-DB, Effective Date 10/3/2021.
- The foregoing property is located within the Floodway, Zone "AE", Shaded Zone "X" and Zone "X" according to FEMA Letter of Map Revision Nos. 11-06-1933P-480046 and 11-06-1933P-480269, Effective Date 11-21-2011. The Floodway and Zone "AE" are 100-year flood zones. Shaded Zone "X" is a 500-year flood zone. Zone "X" is not within a 100-year or 500-year flood zone.
- The subject property has not been assigned an address.

Anthony W. Eugenio

Westwood

Phone (210) 285-8300 1718 Dry Creek Way, Suite 110
Text/Fax (866) 937-5150 San Antonio, TX 78259
westwoodps.com
Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. 1007401

CATEGORY 1B, CONDITION II SURVEY OF:

A 45.7544 ACRE TRACT OUT OF LIVE OAK HILLS SUBDIVISION, RECORDED IN VOLUME 2, PAGE 146, GUADALUPE COUNTY PLAT RECORDS, LESS & EXCEPT DEDICATED RIGHTS-OF-WAY AND LOT 1, BLOCK 41, LIVE OAK HILLS SUBDIVISION, AND A 20.2104 ACRE TRACT SITUATED IN THE TORIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, BEING THE REMAINDER OF A CALLED 23.811 ACRE TRACT, RECORDED IN VOLUME 2142, PAGE 580, GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS

CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS

SHEET NUMBER:

1 OF 1

DATE: 10/14/2021