

A 20.676 ACRE TRACT OF LAND LYING IN THE DOMACIO DE LOS REYES SURVEY NO. 26, ABSTRACT NO. 618. BEXAR COUNTY, TEXAS, SAID 20.676 ACRE TRACT BEING OUT OF A REMAINING PORTION OF AN 88.69 ACRE TRACT OF LAND AS DESCRIBED IN A CORRECTION GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO ELENA BENDER AND ALFONSO PENA RODRIGUEZ, DATED JULY 15, 2016, AND RECORDED ON JULY 27, 2016, IN VOLUME 17992, PAGE 799, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED TO ANTONIO PENA, DATED FEBRUARY 22, 2018, AND RECORDED ON FEBRUARY 23, 2018, IN VOLUME 19004, PAGE 482, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

● — 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 ○ — 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED
 "MMES PROP CORN" UNLESS OTHERWISE NOTED
 P — PROPERTY LINE
 R.O.W. — RIGHT-OF-WAY
 () — RECORD CALLS
 — SIGN
 X — BARBED WIRE FENCE
 ○ — WIRE FENCE
 P.R.B.C. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

(RAD. $\sim 1,870.08'$)

(S72°00'20"W ~ 128.87')

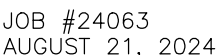
g. ELECTRIC EASEMENT, RECORDED IN VOLUME 18855, PAGE 1530, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS - (DOES NOT AFFECT SUBJECT TRACT)

h. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, RECORDED IN VOLUME 19004, PAGE 482, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS - (AFFECTS SUBJECT TRACT)

1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO.: act-48-4300112408603-RJ, EFFECTIVE DATE: JULY 23, 2024, ISSUED: AUGUST 1, 2024.
3. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, 480500200040454, EFFECTIVE DATE: JULY 15, 2023.
4. ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
6. RECORD CALLS TAKEN FROM VOLUME 19004, PAGE 482, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND DOCUMENT NUMBER 20210022506, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
7. SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
8. FIELD WORK WAS COMPLETED ON AUGUST 19, 2024.

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN AUGUST 2024, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.


PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6490



GG LEUNSMANN LP
"TAKE 2-A"
(84.166 ACRES)
(DOC. #20230200657)
O.P.R.B.C.

1/2 INTEREST - ELENA BENDER AND ALFONSO PENA RODRIGUEZ
REMAINING PORTION OF
88.69 ACRES
(VOL. 17992, PG. 799)
O.P.R.B.C.

1/2 INTEREST - ANTONIO PENA
REMAINING PORTION OF
88.69 ACRES
(VOL. 19004, PG. 482)
O.P.R.B.C.

DOMACIO DE LOS REYES
SURVEY NO. 26, ABSTRACT NO. 618

FARM TO MARKET
HIGHWAY 1346
(VARIABLE WIDTH RIGHT-OF-WAY)

