



20' P.E.C. ESM'T. (PER PLAT)  
(LOCATION APPROX.)

LOT 26A  
444,526 SQ. FT.  
10.205 ACRES

LOT 26B

SCALE: 1"=200'

DETAIL A  
(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	N 59°50'33" E (N 59°14'26" E)	30.85' (31.31')
L2	N 59°50'33" E (N 59°14'26" E)	62.46' (62.61')

NOTE:  
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

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

NOTE:  
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 10, PAGE 237 MAP OR PLAT RECORDS; VOLUME 643 PAGE 225, VOLUME 647, PAGE 915, VOLUME 880 PAGE 729, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

**MAVERICK**  
(50' R.O.W.) (EAST MEADOW ROAD PER PLAT)



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. 48091C, Panel No. 0280 F, which is Dated 09/29/2009. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. 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://msc.fema.gov/portal>.

**Property Address:**  
170 MAVERICK (EAST MEADOW ROAD PER PLAT)  
**Property Description:**  
LOT 26A, EDEN RANCH, SECTION 1, ACCORDING TO A MAP OR PLAT RECORDED IN VOLUME 10, PAGES 237-238, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS

**Owner:**  
SUE LYONS  
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.

FIRM REGISTRATION NO.  
10111700

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

**LEGEND**

- △ = CALCULATED POINT
- = FND. 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- E- = OVERHEAD ELECTRIC
- X- = WIRE FENCE
- ⊗ = POWER POLE

DWG: BV RVD: RJP

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