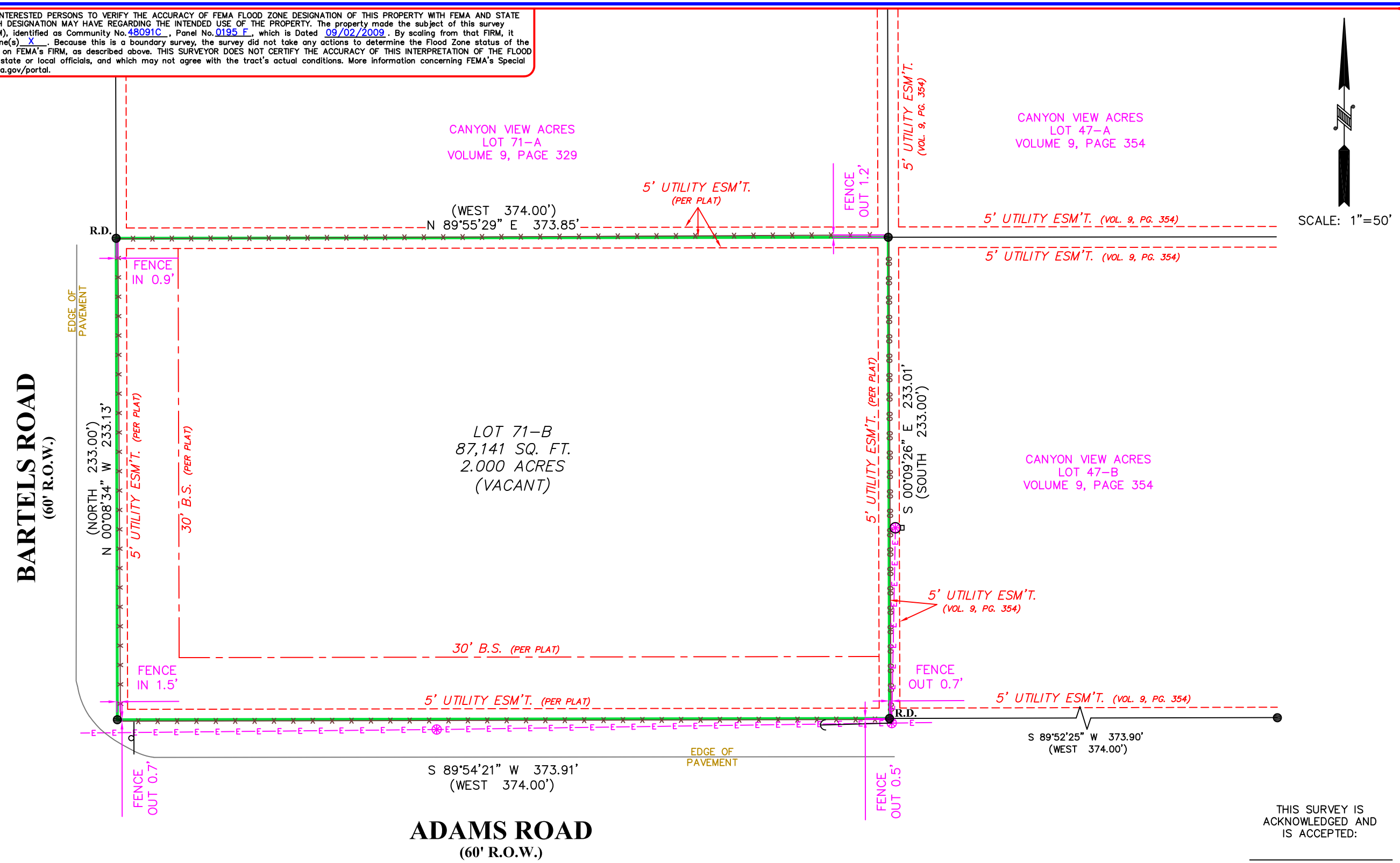
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property 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. 0195 F , which is Dated 09/02/2009 . 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 survey 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.

NOTE:
THIS PROPERTY IS SUBJECT TO A BLANKET ELECTRIC EASEMENT RECORDED IN VOLUME 148, PAGE 573, DEED RECORDS, COMAL COUNTY, TEXAS.

NOTE:
THIS PROPERTY MAY BE SUBJECT TO THE PIPELINE EASEMENT TO LO-VACA GATHERING COMPANY RECORDED IN VOLUME 170, PAGE 29, DEED RECORDS, COMAL COUNTY, TEXAS. (LOCATION NOT DEFINED)

NOTE:
THIS PROPERTY MAY BE SUBJECT TO THE ELECTRICAL TRANSMISSION AND DISTRIBUTION LINE EASEMENT RECORDED IN VOLUME 71, PAGE 42 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. (LOCATION NOT DEFINED)

NOTE:
THIS PROPERTY MAY BE SUBJECT TO THE ELECTRICAL TRANSMISSION/DISTRIBUTION LINE AND GAS EASEMENT RECORDED IN VOLUME 84, PAGE 457 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. (LOCATION NOT DEFINED)



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 117, PAGE 13 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; VOLUME 9, PAGE 329 OF THE MAP RECORDS OF COMAL COUNTY, TEXAS.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

_____

_____

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

- ● = FOUND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- R.D. = RECORD DIGNITY MONUMENT
- = POWER POLE
- = POWER POLE W/METER
- —E— = OVERHEAD ELECTRIC
- = GUY WIRE
- = YIELD SIGN
- —OO— = CHAIN LINK FENCE
- —X— = WIRE FENCE

DWG: BLE RVD: RJP

Property Address:
0 BARTELS ROAD

Property Description:
LOT 71B, OF A RESUBDIVISION OF LOT 71 OF CANYON VIEW ACRES, A SUBDIVISION IN COMAL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 329 OF THE MAP RECORDS OF COMAL COUNTY, TEXAS.

Owner:
FAIR LAND BUYERS

STATE OF TEXAS REGISTERED RUDOLF J. PATA, JR. 5388 PROFESSIONAL LAND SURVEYOR

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

G.F. NO. 3016923-00767 | JOB NO. 120225 | TITLE COMPANY: AMERICAN TITLE COMPANY | DATE: 05/10/2023