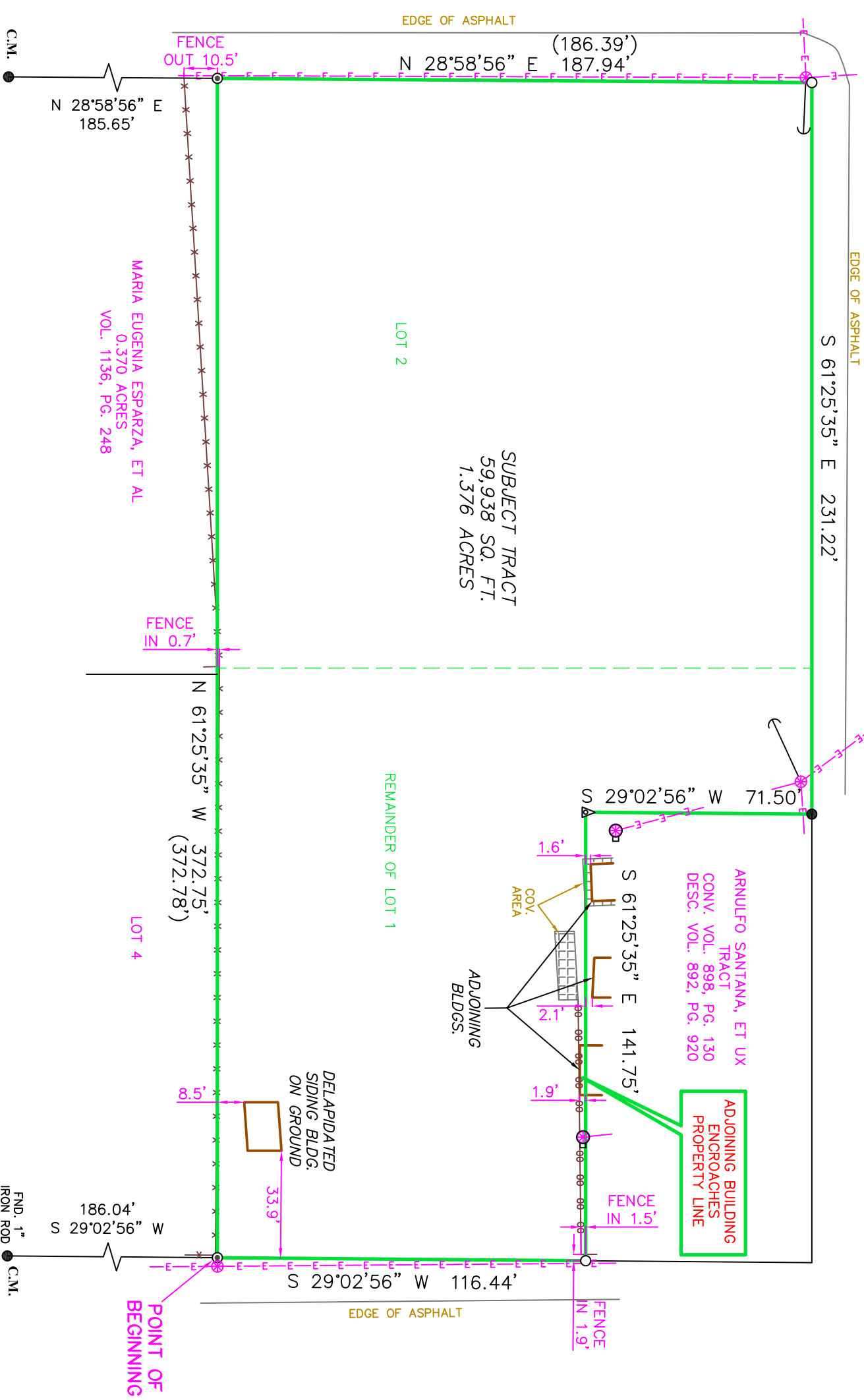


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48177C, Panel No. 0500 C, which is dated 12/09/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X1. 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>.

BEVERLY STREET
(44.45' R.O.W.)

ELLIS STREET
(44.45' R.O.W.)

CARPENTER STREET
(44.45' R.O.W.)



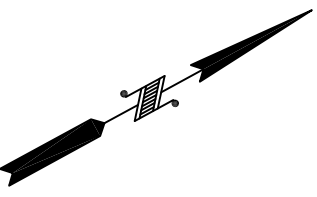
NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 2, PAGE 29, PLAT RECORDS; AND VOLUME 75, PAGE 572, DEED RECORDS, GONZALES COUNTY TEXAS.

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

NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.

NOTE:
AMENDED 12-13-2023 TO UPDATE TITLE COMMITMENT PROVIDED BY METROPOLITAN ESCROW AND TITLE.

SCALE: 1"=40'



THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FIRM REGISTRATION NO.
10111700



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

G.F. NO. 2303410

LEGEND

- = FOUND 1/2" IRON PIPE
- = FOUND 1/2" IRON ROD
- △ = SET 1/2" IRON ROD CAPPED W/MS
- = SET 1/2" IRON ROD W/MSER SHARPED W/MS
- = RECORD INFORMATION
- = CONTROLLING MONUMENT
- = POWER POLE
- = OVERHEAD ELECTRIC
- = GUY WIRE
- = CHAIN LINK FENCE
- = WIRE FENCE

DWG: AUS RVD: RJP
JOB NO. 123210

Property Address:

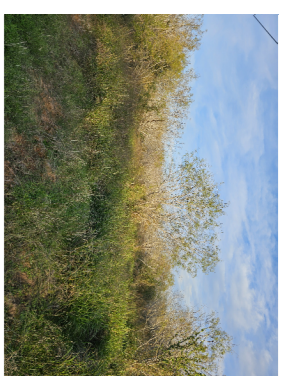
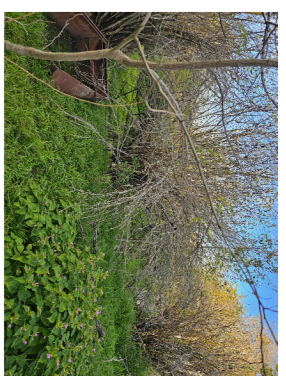
T.B.D.

Property Description:

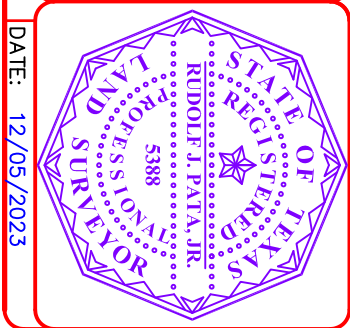
Being 1.376 acres of land, more or less, being all of Lot 2 and part of Lot 1, Block 30 of the Glover Subdivision, situated in the Town of Smiley, Gonzales County, Texas, according to the Plat recorded in Volume 2, Page 29, Plat Records, Gonzales County, Texas, and being that same property described in General Warranty Deed recorded in Volume 1447, Page 393, Deed Records, Gonzales County, Texas, said 1.376 acres being more particularly described by metes and bounds attached hereto.

Owner:

VERONICA DELGADO



TITLE COMPANY: METROPOLITAN ESCROW AND TITLE



DATE: 12/05/2023

I, RUDOLF J. PATIA, JR., Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

RJP

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