

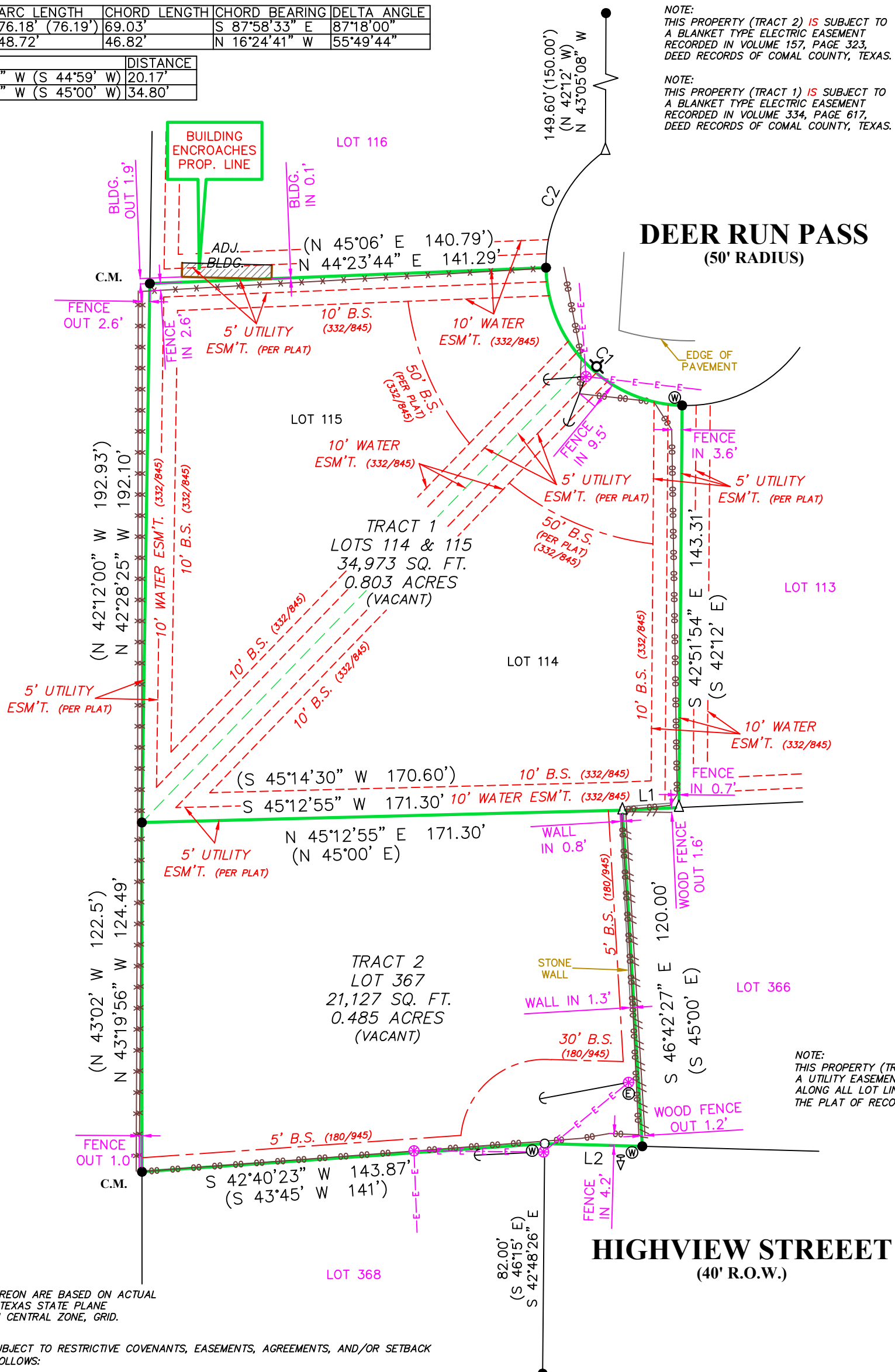
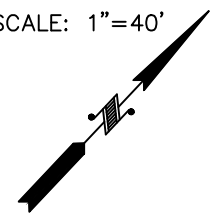
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	76.18' (76.19')	69.03'	S 87°58'33" E	87°18'00"
C2	50.00'	48.72'	46.82'	N 16°24'41" W	55°49'44"

LINE	BEARING	DISTANCE
L1	S 44°02'13" W (S 44°59' W)	20.17'
L2	S 48°16'55" W (S 45°00' W)	34.80'

NOTE:  
THIS PROPERTY (TRACT 2) IS SUBJECT TO A BLANKET TYPE ELECTRIC EASEMENT RECORDED IN VOLUME 157, PAGE 323, DEED RECORDS OF COMAL COUNTY, TEXAS.

NOTE:  
THIS PROPERTY (TRACT 1) IS SUBJECT TO A BLANKET TYPE ELECTRIC EASEMENT RECORDED IN VOLUME 334, PAGE 617, DEED RECORDS OF COMAL COUNTY, TEXAS.

SCALE: 1"=40'



CUSHING LAND AND CATTLE COMPANY LLC  
1583.01 ACRES  
DOC. NO. 201206045661

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:

TRACT 1: VOLUME 7, PAGE 4, MAP AND PLAT RECORDS, VOLUME 332, PAGE 845, VOLUME 349, PAGE 562, VOLUME 886, PAGE 250, DEED RECORDS, DOCUMENT NO'S. 200906026098, 201706015192, 201806045345, 201906040171, 202006050980, 202006058325, 202106047108, AND 202106062857, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

TRACT 2: VOLUME 3, PAGE 47, MAP AND PLAT RECORDS, VOLUME 180, PAGE 945, VOLUME 331, PAGE 157, DEED RECORDS, AND DOCUMENT NO. 9906017915, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

NOTE:  
THIS PROPERTY (TRACT 2) IS SUBJECT TO A UTILITY EASEMENT OF UNDEFINED WIDTH ALONG ALL LOT LINES AS RECORDED ON THE PLAT OF RECORD. (UNABLE TO PLOT.)

**LEGEND CONT.**

- E- = OVERHEAD ELECTRIC
- X- = WIRE FENCE
- W- = WOOD FENCE
- OO- = CHAIN LINK FENCE

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:



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. 0235 F, which is Dated 9/2/2009. 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:**  
1214 & 1194 DEER RUN PASS - 1172 HIGHVIEW STREET

**Property Description:**  
TRACT 1: LOT 114 AND LOT 115, DEER MEADOWS PHASE THREE, A SUBDIVISION IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 7, PAGE 4, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.  
TRACT 2: LOT 367, CANYON LAKE MOBILE HOME ESTATES, UNIT NO. 3, A SUBDIVISION IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 47, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

**Owner:**  
LAND SIMPLY SOLD, LLC

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
  - = SET 1/2" IRON ROD CAPPED WALLS
  - = FND. 1/2" IRON ROD
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT
  - ⊙ = WATER METER
  - ⊕ = ELECTRIC METER
  - ⊗ = POWER POLE
  - ⊘ = GUY WIRE
  - ⊙ = FIRE HYDRANT
  - ⊙ = WATER VALVE



I, MARK J. EWALD, 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.

*Mark J. Ewald*

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095