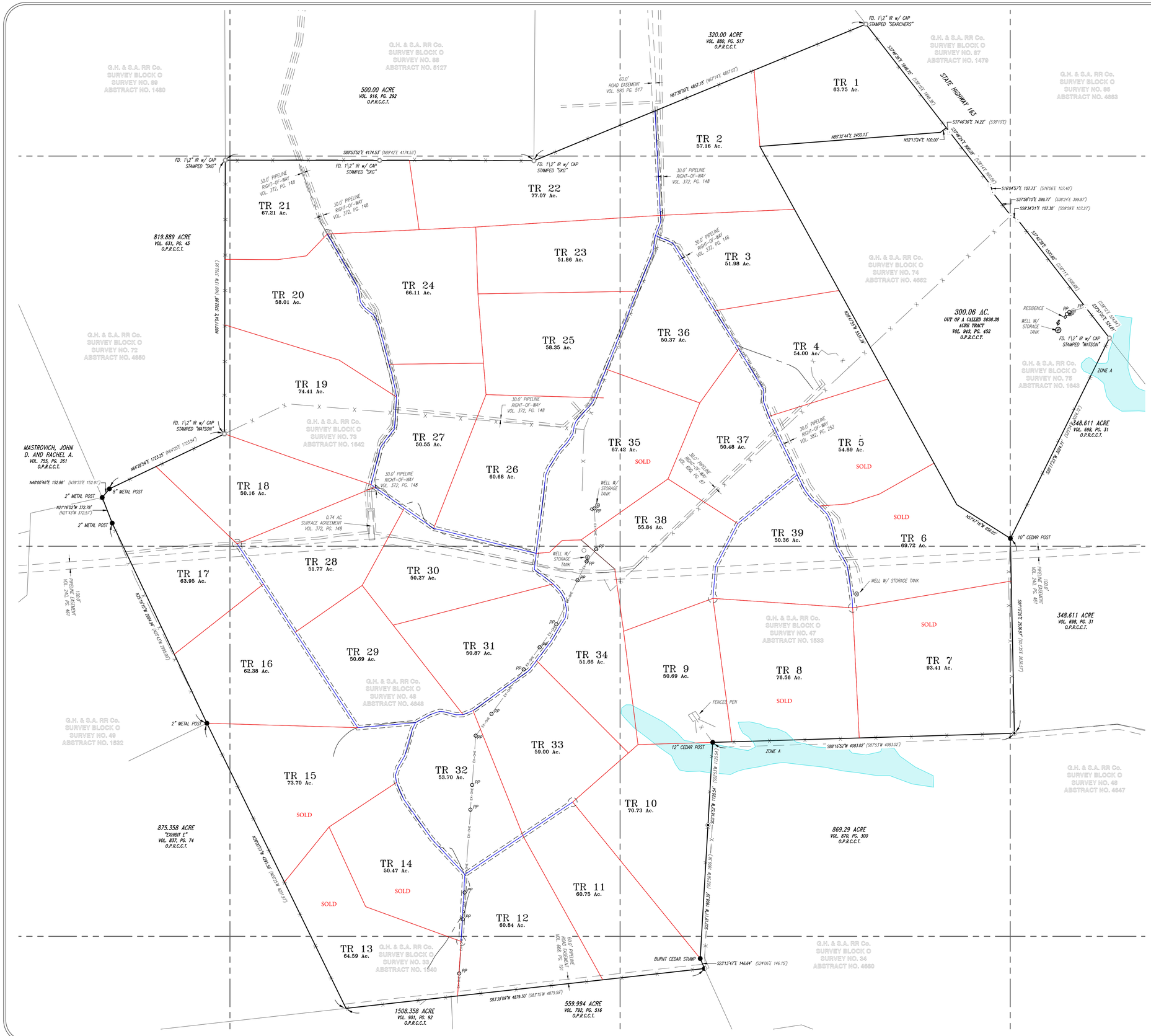

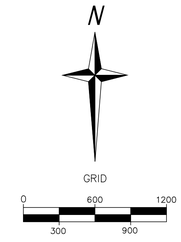

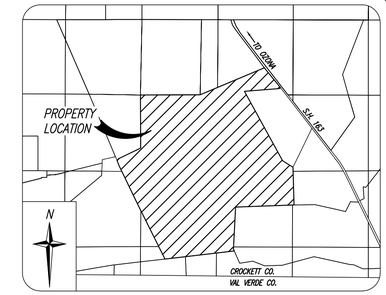

VICINITY MAP
1"=5000'
SOURCE: TEXAS G.I.O.

* LEGEND *

- FOUND TXDOT CONCRETE MONUMENT
- FOUND I.R. W/ CAP STAMPED AS NOTED
- FOUND 1/2" I.R.
- FOUND FENCE CORNER AS NOTED
- SET 5/8" I.R. W/PLASTIC CAP STAMPED "WES 10194410"
- SET 5/8" I.R. W/ALUMINUM CAP STAMPED "WES 10194410"
- UTILITY POLE
- WATER WELL
- PROPERTY LINE
- EASEMENT LINE
- APPROX. PATENT LINE
- BARBED WIRE FENCE
- OVERHEAD ELECTRIC LINE
- BUILDING
- F.E.M.A. 100 YEAR FLOODPLAIN "ZONE A"

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

* NOTES *

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS. REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE. ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.00014534269
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT LIES WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE A" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48015800029B EFFECTIVE 03/03/2011. THIS IS AN AREA OF 1.0% CHANCE OF FLOOD HAZARD.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, I/E, 1680.61' (1680.00'). (COURSE VALUE PER DEED VOL. 943, PG. 452 O.P.R.C.C.T.)
5. THIS SURVEY, PLAT, DRAWING, OR EXHIBIT DOES NOT REPRESENT NOR INTEND TO REPRESENT A COMPLETE SET OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IT IS THE RESPONSIBILITY OF ANY INDIVIDUAL OR ENTITY THAT HAS AN INTEREST IN THIS PROPERTY OR TRACT(S), NOT THE SURVEYOR, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL, LAWS, AND REGULATIONS RELATING BUT NOT LIMITED TO BUILDING, CONSTRUCTION, DEVELOPMENT, IMPROVEMENT, ENVIRONMENTAL IMPACTS, OR ANY OTHER MODIFICATION UPON THE SUBJECT PROPERTY OR TRACT(S).
6. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND FEBRUARY 10, 2024

WELLBORN ENGINEERING & SURVEYING	631 WATER STREET KERRVILLE TX 78028 830-217-7100				wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.
	PROJECT: WES: 24-185	SCALE: 1"=600'	FIELD: JS/CM	DRAFTING: BM	CHECKED: GMB
	LAST FIELD VISIT: 03.24.2025 LAST DRAFT REVISION: 04.02.2025				SHEET NO. 1 of 1