

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. 580978, Panel No. 02506, which is dated 08/05/1995. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) C. 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 <http://www.fema.gov/index.shtm>.

SCALE: 1"=60'

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

JANET JACKSON
386.240 ACRES (VOL. 43, PG. 664)

(N 84°30'46" E 258.06')
(N 84°28'28" E 258.13')

10' UTILITY ESM'T. (PER PLAT & 48/222)

15' B.S. (48/222)

288.7'

157.4'

S 05°52'00" E 894.85'
(894.96')

15' B.S. (48/222)

10' UTILITY ESM'T. (PER PLAT & 48/222)
10' UTILITY ESM'T. (PER PLAT & 48/222)

60.00'

(S 84°11'53" W 258.05')
(S 84°12'02" W 257.82')

KAHN
60' ROAD ACCESS &
UTILITY ESM'T. (PER PLAT)

S 84°12'02" W 257.80'
(S 84°11'53" W 258.05')

GREGORY T. NEELY, ET AL
58.250 ACRES (VOL. 70, PG. 656)

FENCE
IN 1.1'

10' UTILITY ESM'T. (PER PLAT & 48/222)
10' UTILITY ESM'T. (PER PLAT & 48/222)

15' B.S. (48/222)

N 05°53'15" W 896.08'
(N 05°52'00" W 896.38')

TRACT 37

572.3'

GRAVEL DRIVE

CONC.

WATER
TANK

CONC.

A/C
PAD

SIDING

ONE STORY
STONE

CONC.

CONC.

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THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 17, PAGE 114, VOLUME 48, PAGE 222, VOLUME 77, PAGE 471, REAL PROPERTY RECORDS OF REAL COUNTY, TEXAS.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

NOTE:
THIS PROPERTY **MAY BE** SUBJECT TO A BLANKET TELEPHONE LINE RIGHT OF WAY LINE R.O.W. EASEMENT RECORDED IN VOLUME 1, PAGE 356, REAL COUNTY, TEXAS. (NO SPECIFIC LOCATION RECORDED)

NOTE:
THIS PROPERTY **MAY BE** SUBJECT TO 20' ELECTRIC UTILITY EASEMENT RECORDED IN VOLUME 1, PAGE 442, REAL COUNTY, TEXAS. (NO SPECIFIC LOCATION RECORDED)

NOTE:
THIS PROPERTY **MAY BE** SUBJECT TO IRRIGATION DITCH EASEMENT RECORDED IN VOLUME 1, PAGE 151, REAL COUNTY, TEXAS.

FIRM REGISTRATION NO.
1011700

Westar
Alamo
LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9899

G.F. NO. 180308

DRAWN BY: AMS
JOB NO. 82092

- LEGEND**
- △ CALCULATED POINT
 - FIND 5/8" IRON STAKE
 - () RECORD INFORMATION
 - B.S. BUILDING SETBACK
 - ⊙ RECORD DIGNITY MONUMENT
 - ⊙ ELECTRIC METER ON POLE
 - ⊙ OVERHEAD ELECTRIC
 - ⊙ POWER POLE
 - ⊙ WIRE FENCE
 - ⊙ WOOD FENCE
 - ⊙ TELEPHONE PEDESTAL

Property Address:
469 KAHN
Property Description:

BEING TRACT NUMBER THIRTY-SIX (36), DEER CREEK ESTATES, A SUBDIVISION IN REAL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 98, AND AMENDED IN VOLUME 1, PAGE 113, PLAT RECORDS OF REAL COUNTY, TEXAS.

Owner:
MICHAEL COOPER and REBECCA COOPER



DATE: 04/17/2018

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