

[illegible]

2) MACNA, BOSE, COPELAND AND ASSOCIATES, INC (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. THIS IS BECAUSE NO RELIABLE RECORDS OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT:

OFF. REC'D-67-4392292100653-39C

EFFECTIVE DATE: AUGUST 11, 2021

ISSUED DATE: AUGUST 11, 2021

- 3) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON, CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION
- 4) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.
- 5) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

DOCUMENT:
GRANTED TO: COMAL POWER COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
RECORDING DATE: JUNE 11, 1986
RECORDING NO. VOLUME 65, PAGE 238 DEED RECORDS OF GUADALUPE COUNTY, TEXAS. (NOT PLOTTABLE)

10. EXISTING FOR THE PURPOSES) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, CITY OF SAN ANTONIO
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
RECORDING DATE: JANUARY 12, 1989
RECORDING NO. VOLUME 44, PAGE 8. DEED RECORDS OF GUADALUPE COUNTY, TEXAS. (NOT PLOTTABLE)

11. EXISTING FOR THE PURPOSES) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, CITY OF SAN ANTONIO
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
RECORDING DATE: JANUARY 12, 1989
RECORDING NO. VOLUME 44, PAGE 8. DEED RECORDS OF GUADALUPE COUNTY, TEXAS. (NOT PLOTTABLE)

12. EXISTING FOR THE PURPOSES) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, CITY PUBLIC SERVICE BOARD OF THE CITY OF SAN ANTONIO
PURPOSE: ELECTRIC AND GAS SYSTEMS EASEMENTS
RECORDING DATE: JANUARY 12, 1989
RECORDING NO. VOLUME 44, PAGE 8. DEED RECORDS OF GUADALUPE COUNTY, TEXAS. (NOT PLOTTABLE)

10. ANY FAILURE TO COMPLY WITH TERMS AND CONDITIONS CONTAINED IN THE INSTRUMENT CREATING THE EASEMENT DESCRIBED AS PARTS: OSCAR WALLECK, JR. AND SPOUSE, ALICE WALLECK, AND THE CITY OF SCHERTZ, TEXAS; WALTER LINE EASEMENT AND RIGHT OF WAY; AND TEMPORARY CONSTRUCTION EASEMENT UNDER THE INSTRUMENT DATED 08/26/2010.

10K. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
GRANTED TO: GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
PURPOSE: ELECTRIC DISTRIBUTION LINES AND APPURTENANCES
RECORDING DATE: OCTOBER 18, 2017
RECORDING NO. 20170224787. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. (NOT PLOTTABLE)
RECORDING NO. 20170224787. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. (SHOWN HEREON)
RECORDING NO. 1989, PAGE 442. OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS. (SHOWN HEREON)

10. TERMS, CONDITIONS, STIPULATIONS AND PROVISIONS CONTAINED IN THAT CERTAIN WARRANTY DEED, INCLUDING, BUT NOT LIMITED TO PRIVATE ROAD EASEMENT AND WATER SUPPLY AND WATER WELL USE, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 236, PAGE 230, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, (NOT FOLDABLE)

NUMBER 113, GUADALUPE COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.9 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED WITH VENDOR'S LIEU, RECORDED IN VOLUME 386, PAGE 385, OF CERTAIN PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.4 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 414, PAGE 288, OF CERTAIN PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS AS FOLLOWS:

[illegible]

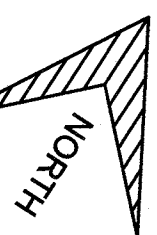
DISTANCE OF 30.0 FEET, A 1/4-ANCH IRON ROD FOUND MARKING THE MOST WESTLY CORNER OF S&D 6.95 ACRES BEING THE SOUTHWESTERN BOUNDARY OF 6.95 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN VOLUME 2482, PAGE 270, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, CONTINUING ALONG THE SOUTHEASTERN, BOUNDARY LINE OF S&D 6.95 ACRE TRACT FOR TOTAL DISTANCE OF 44.81 FEET TO A 3/4-ANCH IRON ROD FOUND MARKING THE MOST WESTLY CORNER OF 0.51 ACRE TRACT OF AND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 201707018572 OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

A 20' X 40' LOT 4, DISTANCE OF 20.00 FEET, ALSO THE SOUTHWESTERN BOUNDARY LINE OF SAID 6.95 ACRES BEING THE SOUTHWESTERN BOUNDARY OF 6.95 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN VOLUME 2482, PAGE 270, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, CONTINUING ALONG THE SOUTHEASTERN, BOUNDARY LINE OF S&D 6.95 ACRE TRACT FOR TOTAL DISTANCE OF 44.81 FEET TO A 3/4-ANCH IRON ROD FOUND MARKING THE MOST WESTLY CORNER OF 0.51 ACRE TRACT OF AND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 201707018572 OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

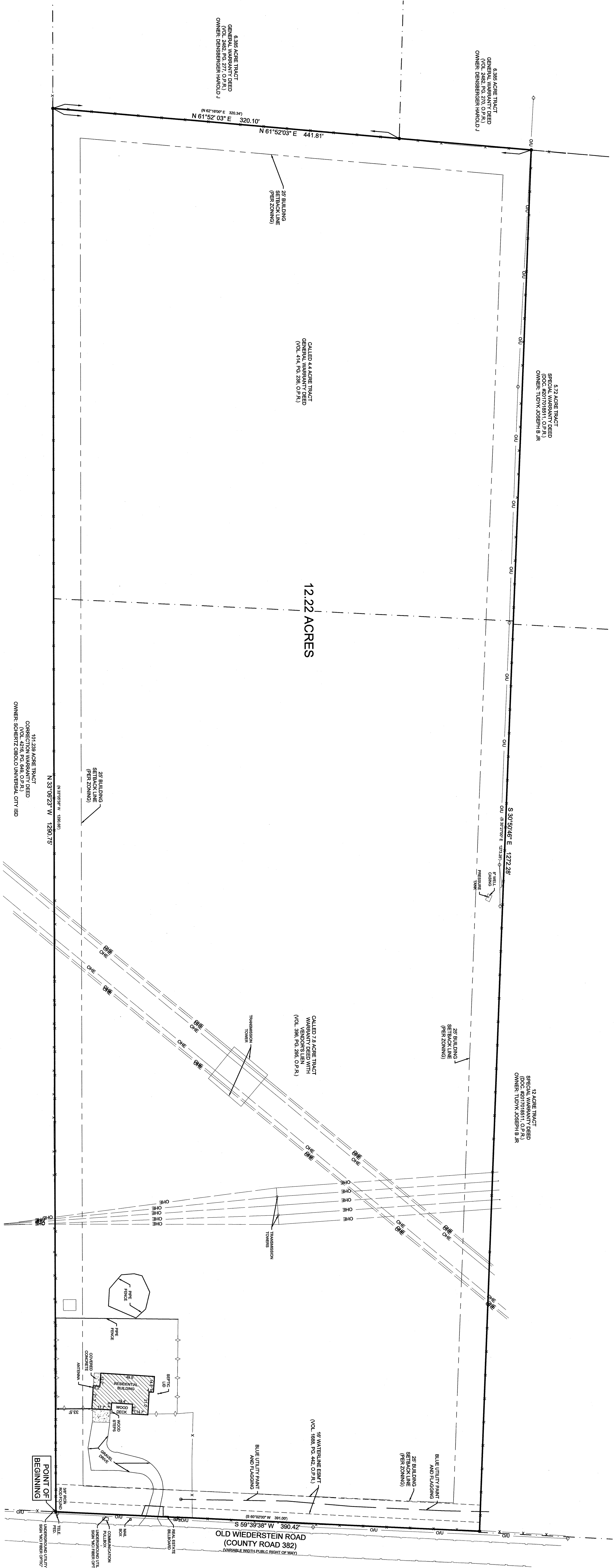
THENCE S. 89° 30' E. A DISTANCE OF 380.4 FEET, ALONG THE NORTHWESTERN RIGHT OF WAY LINE OF SAID WILSON ROAD TO THE POINT OF BEGINNING AND CONTAINING 12.22 ACRES MORE OR LESS AS SURVEYED BY WILSON, ROSE, CORBIN AND ASSOCIATES.

ZONING RESTRICTIONS TABLE	
CURRENT ZONING	RA-SINGLE FAMILY RESIDENTIAL/AGRICULTURE
MAXIMUM BUILDING HEIGHT	35'
FRONT SETBACK (MIN)	25'
SIDE SETBACK	25'
REAR SETBACK	25'
PARKING REQUIREMENTS	-

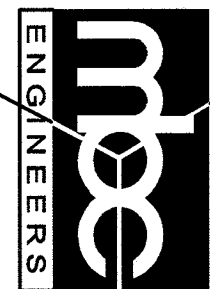
NOTES:
1) THE ABOVE TABLE IS BASED ON INFORMATION OBTAINED FROM CITY OF SCHERTZ, INTERACT[®]
ZONING MAP AND FROM THE CITY OF SCHERTZ UNIFIED DEVELOPMENT CODE (UDC) AS SHOWN IN
HTTPS://LIBRARY.MAINCODE.COM/NR/SCHERTZ/CODES/UNIFIED_DEVELOPMENT_CODE.A ZONING
REPORT WAS NOT PROVIDED



③	CONCRETE CURB
④	CLEAN CUT
⑤	FIRE HYDRANT
⑥	TRAFFIC SIGN
⑦	LIGHT POLE
⑧	GUY ANCHOR
⑨	POWER POLE
⑩	WATER VALVE
⑪	CHANNEL LINK FENCE
⑫	BARR. WIRE FENCE
⑬	WATER METER
⑭	OVERHEAD UTILITY LINE
⑮	ELECTRIC TRANSMISSION LINE

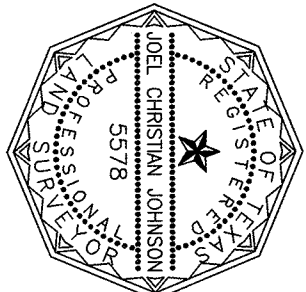
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A 12.22 ACRE TRACT OF LAND IN THE ROBERT MARTIN & J.F. WALKER SURVEY, ABSTRACT 724, SECTION NUMBER 113, GUADALUPE COUNTY, TEXAS, AND BEING ALL OF A CALLED "7.8 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDORS' LIEU, RECORDED IN VOLUME 386, PAGE 235, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, AND BEING ALL OF A CALLED "4.4 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN



1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbeengineers.com

DESIGN _____
DRAWN _____ JC
CHECKED _____ JCJ
DATE _____ 09-27-2021
JOB NO. _____ 32884-SCHERTZ
SHT. _____ 1 OF 1



TO: CHICAGO TITLE INSURANCE COMPANY; FICUS PROPERTIES LLC AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND SURVEYS, LAND TITLE SURVEYS, JONCTION ESTABLISHED AND ADOPTED BY ALTA AND MISO, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 10, 11, 12, 16, AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 22, 2021.

JOEL CHRISTIAN JOHNSON