

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. 48091 C, Panel No. 0070 F, which is Dated 08/02/2009. 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 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.shtml>.

IS PROPERTY IS SUBJECT TO STRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (ANY) AS FOLLOWS: VOLUME 12, PAGES 276 & 277, MAP AND PLAT RECORDS, COUNTY CLERK'S FILE No. 106017973, OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, XAS STATE PLANE COORDINATES, NAD 83 CENTRAL ZONE, GRID.

NOTE: THIS PROPERTY IS BENEFITED BY 2.34 ACRE ACCESS EASEMENT RECORDED IN COUNTY CLERK'S FILE No. 106005703, OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS.

NOTE: THIS PROPERTY IS BENEFITED BY 1/2" INGRESS AND EGRESS EASEMENT RECORDED IN COUNTY CLERK'S FILE No. 106000023, OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS.

GARY A. DEAN
REMAINDER OF 158.6 ACRES
C.C.F. # 200706040839

LEGEND

- CALCULATED POINT
- FIND 1/2" IRON ROD
- FIND PK NAIL ON FENCE
- FIND 400 NAIL
- FIND RAIL ROAD SPIKE
- FENCE POST AT CORNER
- RECORD INFORMATION
- BUILDING SETBACK
- STRUCTURE SETBACK
- UTILITY EASEMENT
- CONTROLLING MONUMENT
- WATER TANK
- POWER POLE W/ELEC. MTR.
- PROPANE
- GENERATOR
- WATER WELL
- POWER POLE
- GUY WIRE
- OVERHEAD ELECTRIC
- WIRE FENCE
- TELEPHONE PEDESTAL

LINE	BEARING	DISTANCE
L1	N 21°41'35" E (N 22°36'35" E)	72.67' (72.71')
L2	N 29°41'39" E (N 29°14'19" E)	124.53' (124.41')
L3	N 22°52'59" E (N 21°03'50" E)	45.06' (63.20')
L4	N 17°26'47" E (N 21°23'16" E)	18.14' (18.66')
L5	N 08°07'54" E (N 08°52'32" E)	223.12' (223.53')
L6	N 04°17'21" W (N 02°49'20" W)	128.09' (128.00')

NOTE: THIS PROPERTY IS NOT SUBJECT TO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT RECORDED IN VOLUME 178, PAGE 293, DEED RECORDS OF COMAL COUNTY, TEXAS.

DOROTHY K. RUST
TRACT
P.I.D. 76943

Property Address:

3487 RUST

Property Description:

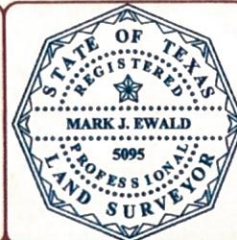
LOT 4, RUST RANCHETTES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 12, PAGES 276 & 277, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND TOGETHER WITH THE RIGHTS TO INGRESS AND EGRESS EASEMENT, RECORDED IN VOLUME 260, PAGE 251, DEED RECORDS, COUNTY CLERK'S FILE No. 9606008269, 9806000023, AND 9806005703, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

Owner:

JOHN MECHALEY AND LISA MECHALEY

DRAWN BY: JTD

TITLE COMPANY: INDEPENDENCE TITLE



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, shortages in area or box lines, or any encroachment or over improvements, to the best of my knowledge and belief, except as shown hereon.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 50

DATE: 09/13/2016

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, L.L.C.

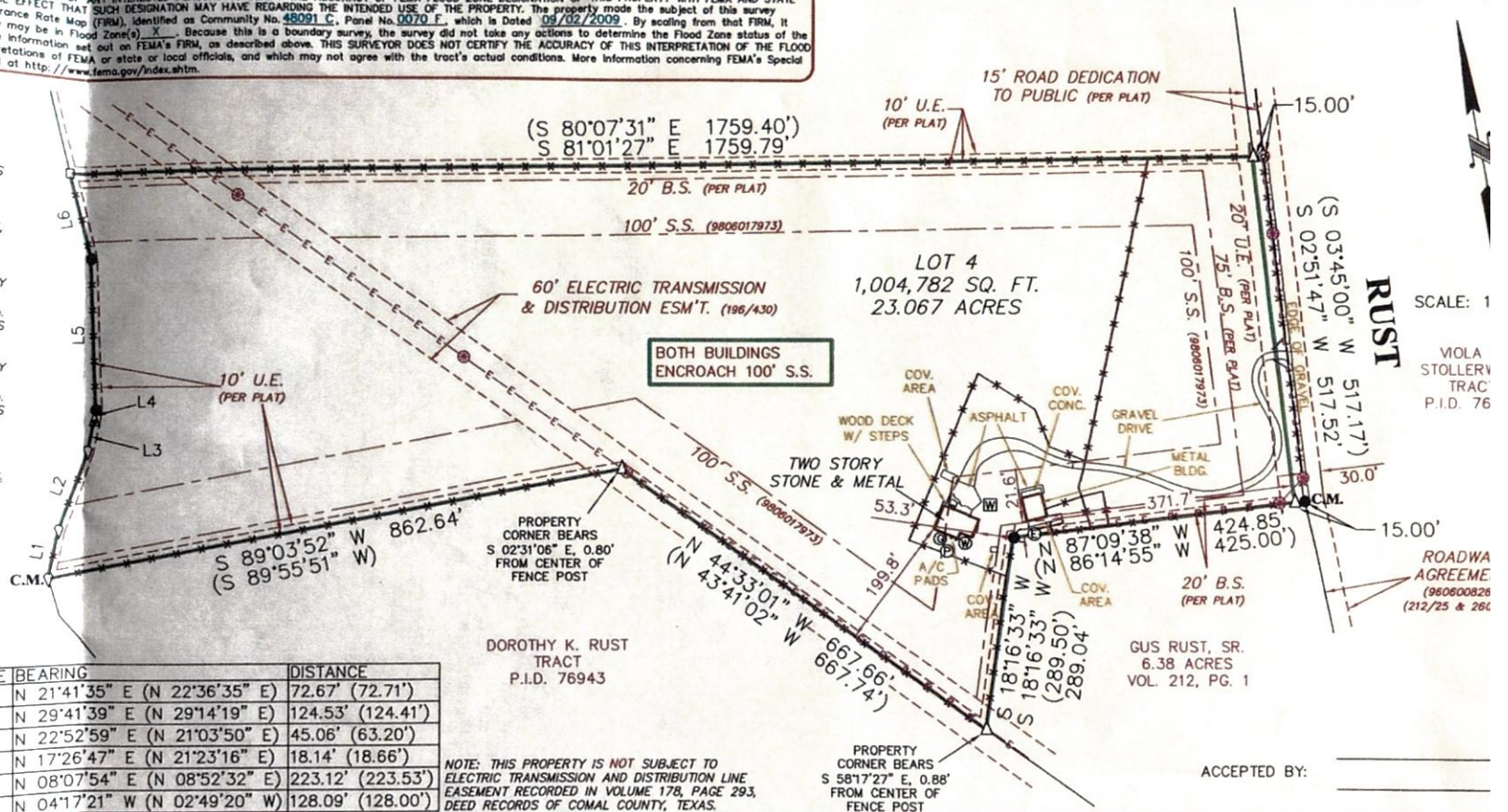
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

C.F. NO. 1625767-SOSA

JOB NO.

72807

TITLE COMPANY: INDEPENDENCE TITLE



SCALE: 1

VIOLA STOLLER TRACT
P.I.D. 76

ROADWAY AGREEMENT
(980600826
212/25 & 26)

ACCEPTED BY: