

LINE	BEARING	DISTANCE
L1	S 69°50'57" E	48.02'
L2	S 69°31'20" E	281.28'
L3	S 73°11'09" W	57.55'
	(S 72°31'31" W)	
L4	N 68°04'51" W	186.66'
	(N 68°44'29" W)	(186.70')
L5	N 73°33'51" W	140.87'
	(N 74°13'29" W)	(140.90')
L6	N 52°33'51" W	119.87'
	(N 53°13'29" W)	(119.90')
L7	N 80°03'51" W	160.56'
	(N 80°43'29" W)	(160.60')
L8	S 44°09'09" W	163.12'
	(S 38°00'15" W)	(164.22')

BUILDING LEGEND

- (A) = METAL BLDG.
ON CONC.
- (B) = SIDING BLDG.
ON CONC.
- (C) = SIDING BLDG.
ON GROUND

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

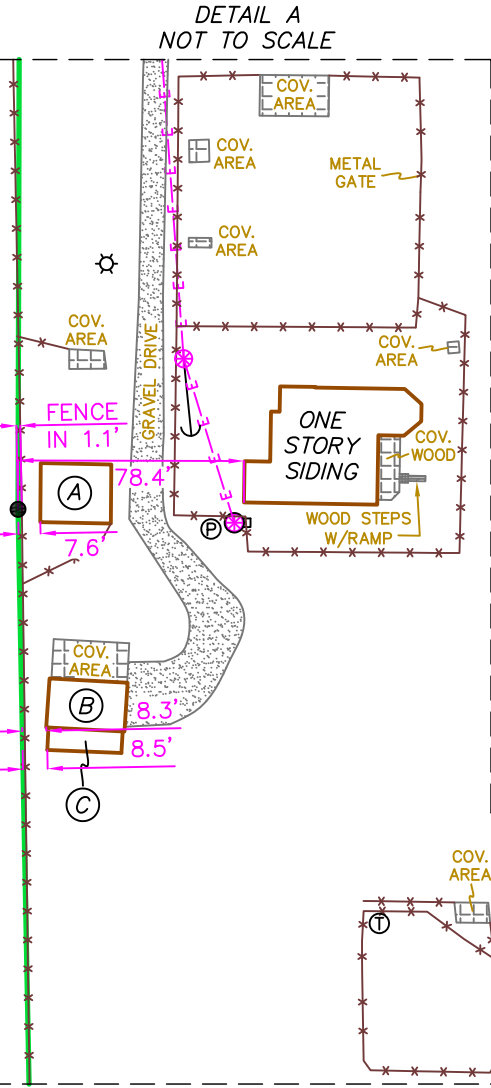
NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

NOTE:
THIS PROPERTY MAY BE SUBJECT TO THE EASEMENTS FOR CEMETERY AND INGRESS/EGRESS SET OUT IN VOLUME 26, PAGE 591 AND VOLUME 48, PAGE 471, DEED RECORDS, GUADALUPE COUNTY, TEXAS. (LOCATION NOT DEFINED)

NOTE:
THIS PROPERTY IS NOT SUBJECT TO THE ELECTRIC EASEMENTS RECORDED IN VOLUME 217, PAGE 332 AND VOLUME 435, PAGE 383, DEED RECORDS OF GUADALUPE COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO THE CHANNEL EASEMENT RECORDED IN VOLUME 340, PAGE 560, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

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THIS PROPERTY IS NOT SUBJECT TO THE CHANNEL EASEMENT RECORDED IN VOLUME 340, PAGE 560, DEED RECORDS, GUADALUPE COUNTY, TEXAS.



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
 - = FOUND 1/2" IRON ROD
 - = SET 1/2" IRON ROD CAPPED WALLS
 - = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - R.D. = RECORD DIGNITY MONUMENT
 - ⊙ = POWER POLE
 - ⊙ = POWER POLE W/METER
 - ⊙ = GUY WIRE
 - ⊙ = LIGHT POST
 - ⊙ = OVERHEAD ELECTRIC
 - ⊙ = FOUND FENCE POST
 - ⊙ = TELEPHONE PEDESTAL
- DWG: BLE RVD: MJE

G.F. NO. 17162NB

JOB NO. 132963 T1

TITLE COMPANY: OLD REPUBLIC TITLE

DATE: 9/8/2025

NOTE:
PRIOR SURVEY (WESTAR JOB NO. 108370) WAS USED FOR REFERENCE.

POINT OF BEGINNING

FENCE OUT 6.7'

METAL GATE

COV. AREA

GRAVEL DRIVE

POND

SEE
DETAIL A

FENCE OUT 1.2'

METAL GATE

FENCE IN 35.6'

DALE ANDERTON
64.50 ACRES
VOLUME 2457, PAGE 955

LEGEND CONT.

- ⊙ = TELEPHONE PEDESTAL
- ⊙ = PROPANE
- ⊙ = WATER METER
- ⊙ = WIRE FENCE

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. 48187C, Panel No. 0040 F, which is Dated 11/2/2007. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X, AE & AE FLOODWAY. 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>.



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

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

Property Address:
735 OLD ZORN ROAD
Property Description:

Tract 1: Being 30.886 acres of land, more or less, situated in the A.H. Esnaurizar Survey, Abstract No. 20, and the Charles Henderson Survey, Abstract No. 147, Guadalupe County, Texas, and being a portion out of that certain 65.433 acre tract of land (referred to as Tract 2) as described in a Warranty Deed with Vendor's Lien recorded in Document No. 202199029352, Official Public Records, Guadalupe County, Texas, said 30.886 acres being more particularly described by metes and bounds attached hereto.

Owner:
FRANKLYN X3 PROPERTIES, LLC

JAKS RANCHO GRANDE, LLC
TRACT 2
31.340 ACRES
(SURVEYED THIS SAME DATE)

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE:
THIS PROPERTY IS SUBJECT TO THE EASEMENTS GRANTED AND RESERVED IN VOLUME 745, PAGE 1117, VOLUME 745, PAGE 1128, VOLUME 745, PAGE 1139, VOLUME 745, PAGE 1161, VOLUME 745, PAGE 1183, VOLUME 745, PAGE 1194, VOLUME 745, PAGE 1205, VOLUME 745, PAGE 1216, VOLUME 745, PAGE 1227, VOLUME 745, PAGE 1238, VOLUME 745, PAGE 1249, VOLUME 745, PAGE 1260, VOLUME 745, PAGE 1271, VOLUME 745, PAGE 1346, VOLUME 745, PAGE 1346, VOLUME 989, PAGE 6, VOLUME 994, PAGE 243, VOLUME 1003, PAGE 682, VOLUME 1003, PAGE 689, VOLUME 1006, PAGE 598, VOLUME 1058, PAGE 402 AND VOLUME 1300, PAGE 793, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. (SUBJECT TO TRACT 3)