SURVEY CERTIFICATE

To: United States of America, CWS Marketing Group, Inc. and Title Resources Guaranty Company and Covius Title.

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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1) and 8 of Table A thereof. The field work was completed on October 9, 2024.

Date of Plat or Map: December 30, 2024.
Amended February 11, 2025 to correct Scrivener's Error.
Amended February 21, 2025 to show location of Gate as shown in Detail "D" below.

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

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

GENERAL SURVEY NOTES:

1. This plat or map and the survey on which it is based were made in accordance with laws and/or Minimum Standards of the State of Texas.
2. The property described hereon is the same as the property described in Covius Title Commitment No. 520-873711 with an effective date of July 30, 2024 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
3. The Property has direct access to FM 3159, a dedicated public street or highway.
4. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said described property by buildings, structures or other improvements situated on adjoining premises [except as shown or noted hereon].
5. Bearings shown hereon are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

COMMITMENT FOR TITLE INSURANCE (T-7)
ISSUED BY COVIUS TITLE COMPANY
EFFECTIVE DATE: JULY 30, 2024 FILE NO.: 520-873711
SCHEDULE B ITEMS (SURVEY RELATED)

MICROWAVE TOWER SITE SURFACE EASEMENT GRANTED FROM ORA MAE PFEUFFER, A FEME SOLE TO OASIS PIPE LINE COMPANY RECORDED ON 06/06/1977 IN VOLUME 252 PAGE 888, DEED RECORDS, COMAL COUNTY, TEXAS; AS AFFECTED BY ASSIGNMENT AND CONVEYANCE OF EASEMENTS, RIGHTS-OF-WAYS, LEASES, PERMITS, AND LICENSES GRANTED FROM OASIS PIPE LINE. (SHOWN HEREON)

MICROWAVE TOWER SITE SURFACE EASEMENT TO OASIS PIPE LINE MANAGEMENT COMPANY, A DELAWARE CORPORATION RECORDED ON 12/31/1996 IN DOCUMENT NO. 9606025643, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (SHOWN HEREON)

THIRTY FOOT (30') ROAD EASEMENT CONTAINED IN GENERAL WARRANTY DEED GRANTED FROM ORA MAE PFEUFFER, A FEME SOLE TO KAREN PFEUFFER BAGNALL RECORDED ON 04/24/1979 IN VOLUME 280 PAGE 781, DEED RECORDS, COMAL COUNTY, TEXAS. (SHOWN HEREON)

VARIABLE WIDTH ROADWAY AND PIPELINE EASEMENT EASEMENT CONTAINED IN WARRANTY DEED GRANTED FROM ORA MAE STAPPER PFEUFFER TO GUADALUPE-BLANCO RIVER AUTHORITY RECORDED ON 02/25/2004 IN DOCUMENT NO. 200406006810, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (SHOWN HEREON)

VARIABLE WIDTH RAW WATER PIPELINE EASEMENT GRANTED FROM ORA MAE STAPPER PFEUFFER TO GUADALUPE-BLANCO RIVER AUTHORITY RECORDED ON 02/25/2004 IN DOCUMENT NO. 200406006811, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (SHOWN HEREON)

TWENTY FOOT WIDE (20') ELECTRIC UTILITY EASEMENT GRANTED FROM VALLEY VIEW RIDGE, LTD., A TEXAS LIMITED PARTNERSHIP TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED ON 11/02/2005 IN DOCUMENT NO. 200506041570, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (SHOWN HEREON)

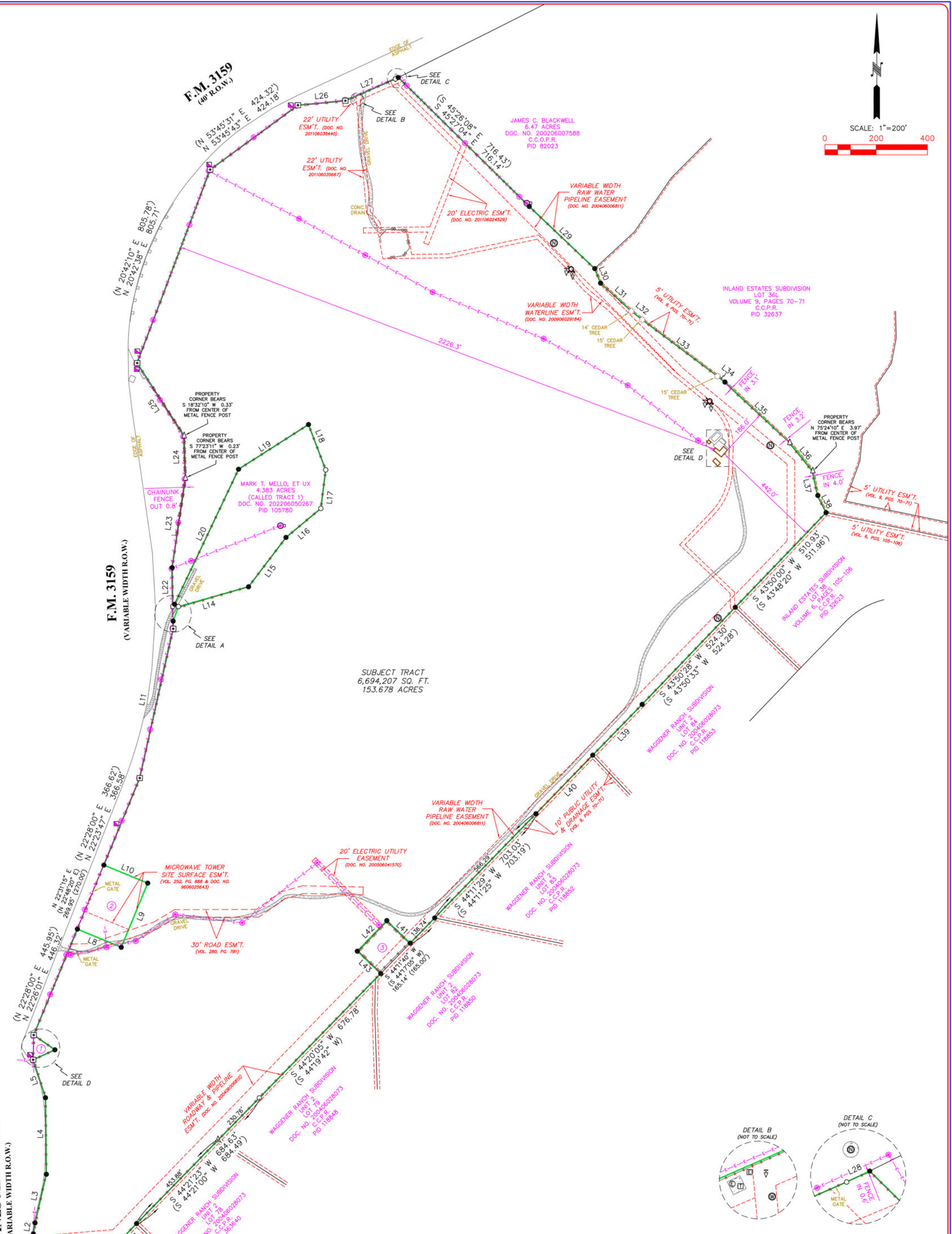
UTILITY EASEMENT GRANTED FROM VALLEY VIEW RIDGE, LTD., A TEXAS LIMITED PARTNERSHIP TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED ON 06/30/2009 IN DOCUMENT NO. 200906022548, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (NOT SUBJECT TO)

VARIABLE WIDTH WATERLINE EASEMENT GRANTED FROM VALLEY VIEW RIDGE, LTD. TO SJWTX, INC., A TEXAS CORPORATION DOING BUSINESS AS CANYON LAKE WATER SERVICE COMPANY RECORDED ON 08/14/2009 IN DOCUMENT NO. 200906029184, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (SHOWN HEREON)

TWENTY FOOT WIDE (20') ELECTRIC EASEMENT GRANTED FROM VALLEY VIEW RIDGE, LTD., A TEXAS LIMITED PARTNERSHIP TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED ON 07/18/2011 IN DOCUMENT NO. 201106024529, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (SHOWN HEREON)

TWENTY-TWO FOOT (22') UTILITY EASEMENT GRANTED FROM VALLEY VIEW RIDGE, LTD., A TEXAS LIMITED PARTNERSHIP TO CANYON LAKE WATER SERVICE COMPANY, RECORDED ON 10/14/2011 IN DOCUMENT NO. 201106035667, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (SHOWN HEREON)

TWENTY-TWO FOOT (22') UTILITY EASEMENT GRANTED FROM VALLEY VIEW RIDGE, LTD., A TEXAS LIMITED PARTNERSHIP TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED ON 11/08/2011 IN DOCUMENT NO. 201106038440, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (SHOWN HEREON)



BUILDING LEGEND

(A) = SIDING BLDG. ON GROUND 130 SQ. FEET

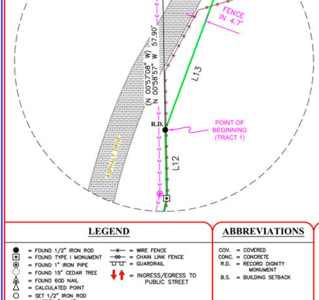
ADJOINER LEGEND

(1) = WILLIAM N. WENTZ 0.093 ACRES (BILLBOARD TRACT) DOC. NO. 202206036326 C.C.O.P.R. PID 130507

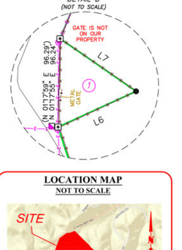
(2) = GRAM VIKAS PARTNERS, INC. 1.147 ACRES (TOWER TRACT) DOC. NO. 202206036327 C.C.O.P.R. PID 130508

(3) = GUADALUPE-BLANCO RIVER AUTHORITY 0.477 ACRES (RAW WATER TANK SITE) DOC. NO. 200406006810 C.C.O.P.R. PID 409203

SEE DETAIL A



DETAIL D (NOT TO SCALE)



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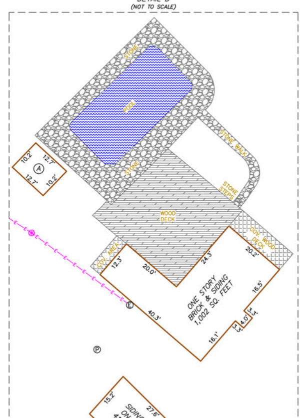


LINE	BEARING	DISTANCE
L1	N 01°25'31" E	238.96'
	(N 01°24'13" E)	(238.98')
L2	N 08°34'01" E	43.08'
	(N 08°40'57" E)	(42.91')
L3	N 13°04'25" E	194.62'
	(N 13°12'50" E)	(194.64')
L4	N 00°37'57" W	298.00'
	(N 00°39'52" W)	(298.44')
L5	N 18°03'33" W	155.55'
	(N 18°03'28" W)	(155.65')
L6	N 65°23'10" E	93.32'
	(N 65°54'08" E)	(93.07')
L7	N 55°15'02" W	100.60'
	(N 54°47'46" W)	(101.23')
L8	S 67°31'30" E	185.05'
	(S 67°33'54" E)	(185.04')
L9	N 22°25'23" E	270.28'
	(N 22°25'26" E)	(270.20')
L10	N 67°37'32" W	184.59'
	(N 67°37'39" W)	(184.84')
L11	N 12°38'42" E	595.68'
	(N 12°37'11" E)	(595.79')
L12	N 01°07'40" W	29.24'
	(N 00°57'08" W)	(29.16')
L13	N 20°20'26" E	61.01'
	(N 20°22'36" E)	(61.17')
L14	N 74°14'14" E	283.80'
	(N 74°16'24" E)	
L15	N 37°12'35" E	241.27'
	(N 37°07'33" E)	(241.33')
L16	N 50°16'50" E	176.59'
	(N 50°18'34" E)	(176.72')
L17	N 07°11'35" E	151.39'
	(N 07°13'19" E)	
L18	N 20°46'41" W	188.85'
	(N 20°44'57" W)	
L19	S 57°26'27" W	323.56'
	(S 57°26'05" W)	
L20	S 25°22'58" W	582.05'
	(S 25°22'49" W)	
L21	S 39°45'52" W	10.65'
	(S 39°45'43" W)	(10.88')
L22	N 00°58'57" W	150.67'
	(N 00°57'08" W)	(150.68')
L23	N 08°29'50" E	352.02'
	(N 08°30'06" E)	
L24	N 01°44'15" W	165.00'
	(N 01°43'59" W)	

LINE	BEARING	DISTANCE
L25	N 32°57'15" W	337.75'
	(N 32°56'59" W)	(337.89')
L26	N 84°38'02" E	185.63'
	(N 84°37'26" E)	(185.56')
L27	N 66°25'54" E	213.09'
	(N 66°24'05" E)	(211.15')
L28	N 64°33'09" E	12.67'
	(N 64°57'47" E)	(14.79')
L29	S 46°32'49" E	351.31'
	(S 46°35'20" E)	(350.78')
L30	S 21°52'58" E	61.21'
	(S 22°37'23" E)	(61.34')
L31	S 47°49'58" E	162.36'
	(S 47°34'06" E)	(162.72')
L32	S 51°40'38" E	53.80'
	(S 51°14'33" E)	(53.03')
L33	S 53°08'12" E	366.45'
	(S 53°22'08" E)	(368.57')
L34	S 51°29'24" E	37.02'
	(S 49°50'36" E)	(34.87')
L35	S 46°57'53" E	346.30'
	(S 46°57'41" E)	
L36	S 39°14'35" E	141.88'
	(S 39°14'23" E)	
L37	S 10°37'04" E	98.27'
	(S 10°36'52" E)	(98.86')
L38	S 26°53'15" E	73.52'
	(S 27°17'57" E)	73.22'
L39	S 44°13'19" W	275.89'
	(S 44°11'59" W)	
L40	S 44°10'17" W	317.80'
	(S 44°11'08" W)	
L41	N 46°08'05" W	126.81'
	(N 46°08'19" W)	(126.82')
L42	S 43°53'04" W	165.50'
	(S 43°51'41" W)	(165.06')
L43	S 46°17'51" E	125.92'
	(S 46°08'19" E)	(125.70')
L44	S 44°05'02" W	100.12'
	(S 44°14'43" W)	(100.07')
L45	S 75°29'14" W	95.00'
	(S 75°27'14" W)	(95.26')
L46	S 56°22'34" W	92.32'
	(S 56°23'04" W)	(92.34')
L47	S 52°04'17" W	215.00'
	(S 52°04'47" W)	

LEGEND

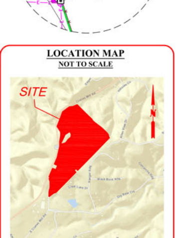
- ● = FOUND 1/2" IRON ROD
- ⊡ = FOUND TYPE I MONUMENT
- ◉ = FOUND 1" IRON PIPE
- = FOUND 15" CEDAR TREE
- = FOUND 60D NAIL
- △ = CALCULATED POINT
- ○ = SET 1/2" IRON ROD CAPPED "WALS"
- Ⓔ = ELECTRIC METER
- = POWER POLE W/METER
- = POWER POLE
- = UTILITY POLE
- = GUY WIRE
- —E— = OVERHEAD ELECTRIC
- Ⓔ = ELECTRIC BOX
- Ⓣ = ELECTRIC TRANSFORMER
- = TELEPHONE PEDESTAL
- Ⓐ = A/C PAD
- Ⓣ = WATER TANK
- Ⓟ = PROPANE TANK
- Ⓝ = NON POTABLE WATER MANHOLE
- Ⓦ = WATER METER MANHOLE
- = FIRE HYDRANT
- = WATER VALVE
- —x— = WIRE FENCE
- —oo— = CHAIN LINK FENCE
- = GUARDRAIL
- = INGRESS/EGRESS TO PUBLIC STREET

ABBREVIATIONS

- COV. = COVERED
- CONC. = CONCRETE
- R.D. = RECORD DIGNITY MONUMENT
- B.S. = BUILDING SETBACK

LOCATION MAP

NOT TO SCALE



ALTA/NSPS LAND TITLE SURVEY FOR UNITED STATES OF AMERICA

40454 F.M. 3159
NEW BRAUNFELS, TEXAS 78132

BEING 153.678 ACRES OF LAND, MORE OR LESS, SITUATED IN THE LEONA IRRIGATION & AGRICULTURE ASSOCIATION SURVEY NO. 823, ABSTRACT 376 AND THE B.F. SMITHSON SURVEY NO. 926, ABSTRACT 849, COMAL COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND (REFERRED TO AS TRACT 2) AS DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 202206050267, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; SAID 153.678 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

GF # 520-873711
JOB NO. 127370
DATE 10/9/2024 DRAWN BY: BLE

FIRM REGISTRATION NO. 10111700
Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999