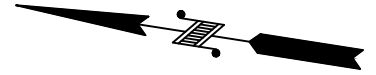


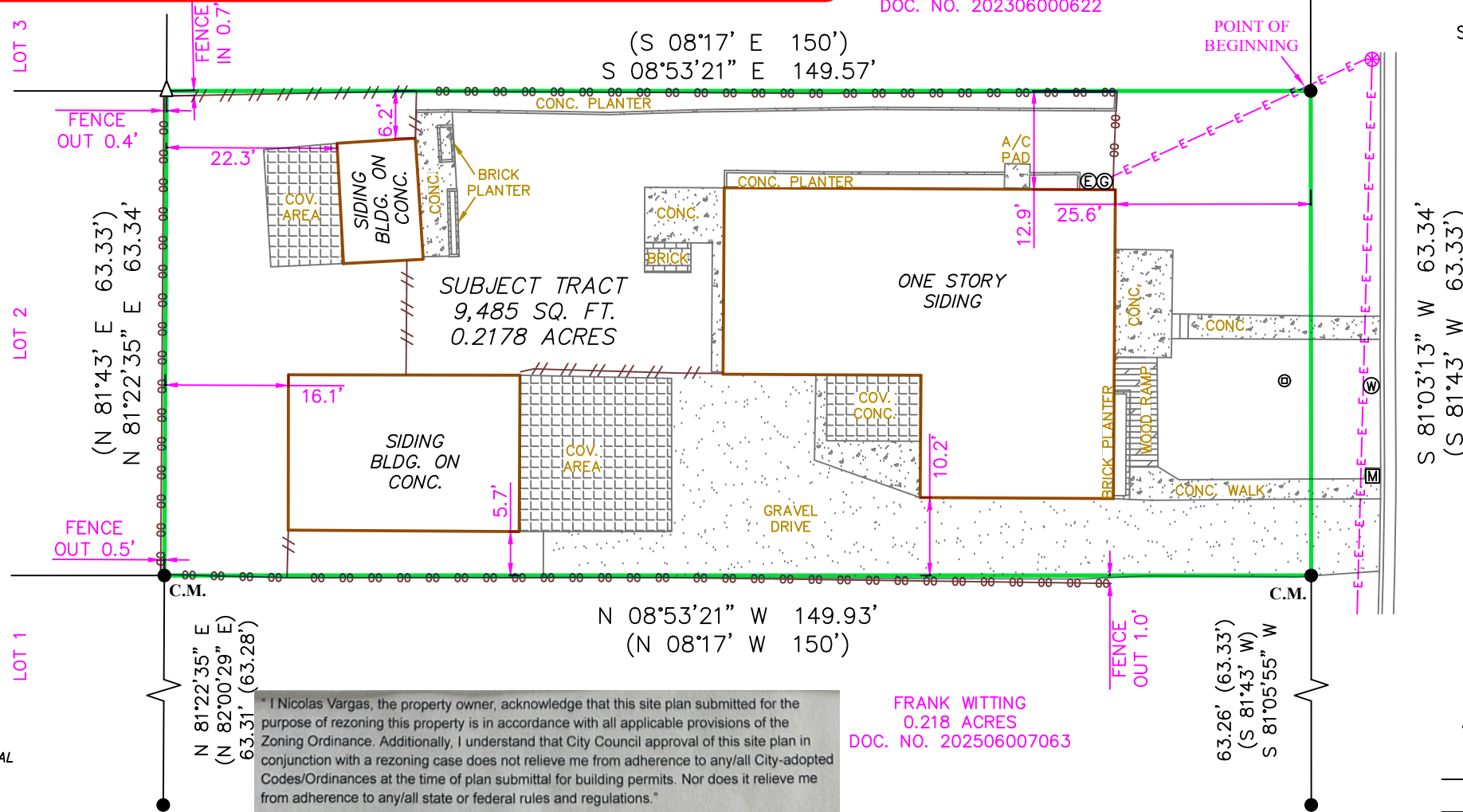
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48091C, Panel No. 0455 G, which is Dated 5/8/2024. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) SHD, 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 <https://msc.fema.gov/portal>.

B&W NB, LLC.
TRACT 6
DOC. NO. 20230600622



SCALE: 1"=20'

HIGHWAY ADDITION
BLOCK 1072
VOL. 71, PG. 535



PERRYMAN STREET

S 81°03'13" W 63.34'
(S 81°43' W 63.33')

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.
NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

"I Nicolas Vargas, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes/Ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations."

FRANK WITTING
0.218 ACRES
DOC. NO. 202506007063

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FIRM REGISTRATION NO. 1011700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

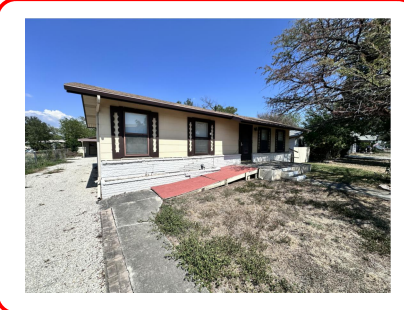
- △ = CALCULATED POINT
- = FOUND 1/2" IRON ROD
- = RECORD INFORMATION
- C.M. = CONTROLLING MONUMENT
- ⊕ = POWER POLE
- ⊖ = ELECTRIC METER
- ⊕⊖ = OVERHEAD ELECTRIC
- ⊕⊖⊕ = GAS METER
- ⊕⊖⊕⊕ = WATER METER
- ⊕⊖⊕⊕⊕ = CLEANOUT
- ⊕⊖⊕⊕⊕⊕ = MAILBOX
- ⊕⊖⊕⊕⊕⊕⊕ = CHAIN LINK FENCE
- ⊕⊖⊕⊕⊕⊕⊕⊕ = WOOD FENCE

DWG: AV RVD: DLM

Property Address:
182 PERRYMAN STREET

Property Description:
Being 0.2178 acres of land, more or less, situated in the John Thompson Survey No. 21, Abstract 608, Comal County, Texas and being out of that same property described in a Revocable Transfer on Death Deed recorded in Document No. 202006010617, Official Public Records, Comal County, Texas, said 0.2178 acres being more particularly described by metes and bounds attached hereto:

Owner:
NICOLAS VARGAS



I, DERRICK L. MAYFIELD, 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.

Derrick L. Mayfield

DERRICK L. MAYFIELD
Registered Professional Land Surveyor
Texas Registration No. 6456

G.F. NO. 7258-25LLC-TX

JOB NO. 133358

TITLE COMPANY: CLOSED TITLE

DATE: 10/3/2025

