

A.M. ESNAURIZAR SURVEY
ABSTRACT NUMBER 20
GUADALUPE COUNTY, TEXAS

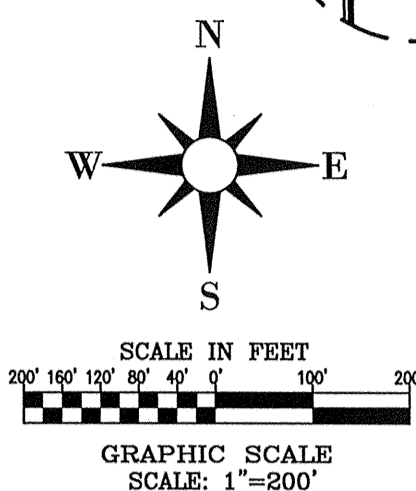
Symbol Legend:

- 1/2 Inch Iron Rod Set with Orange Plastic Cap "URBAN CIVIL"
- 1/2 Inch Iron Rod Found
- ⊕ 1/2 Inch Iron Rod Found with Orange Plastic Cap "4089"
- ⊕ 1/2 Inch Iron Rod Found with Yellow Plastic Cap "2024"
- ⊕ 1/2 Inch Iron Rod Found with Yellow Plastic Cap "2024"
- ⊕ 1/2 Inch Iron Rod Found with Plastic Cap "B&A"
- ⊕ 1 Inch Iron Pipe Found
- ⊕ Spindle Found in Post
- ⊕ Fence Post
- ⊕ Telephone Pedestal Box
- ⊕ Electric Pedestal Box
- ⊕ Power Pole
- ⊕ Anchor Guy Wire
- ⊕ Water Valve
- ⊕ Fire Hydrant
- ⊕ Marker Sign
- ⊕ Transmission Tower

Key Legend:

- OHE — Overhead Utility Line
- X — X — Fence
- — — Edge of Asphalt
- — — Edge of Concrete
- ▨ Asphalt
- ▨ Concrete
- ▨ Dry Wash

M.&P.R.G.C.T.Map & Plat Records of Guadalupe County, Texas
O.P.R.G.C.T.Official Public Records of Guadalupe County, Texas
D.R.G.C.T.Deed Records of Guadalupe County, Texas



TOTAL ACREAGE
204.889 ACRES
8,924,975 SQ. FT.

P.O.B.
GRID N=13,804,317.11
GRID E=2,294,513.63

LOT 1
5.000 ACRES
KARENS PARK
SUBDIVISION
VOL. 7, PG. 16
M.&P.G.C.T.

DAVID LEHMBERG
and wife,
LORI GAYLE LEHMBERG
46.7252 AC.
VOL. 2785, PG. 109
O.P.R.G.C.T.

LOUIS C. HEINEMEYER
AND WIFE
ANNIE HEINEMEYER
SECOND TRACT
80.6 ACRES
VOL. 234, PG. 559
D.R.G.C.T.

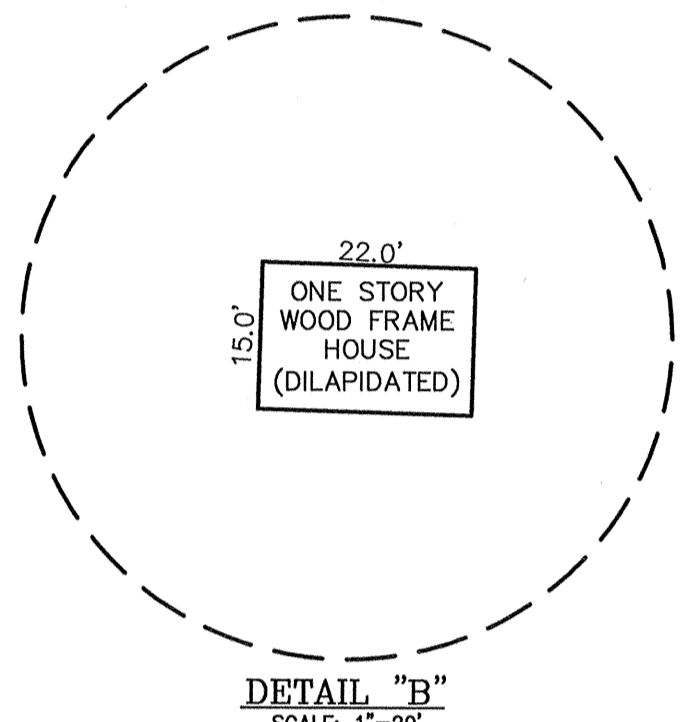
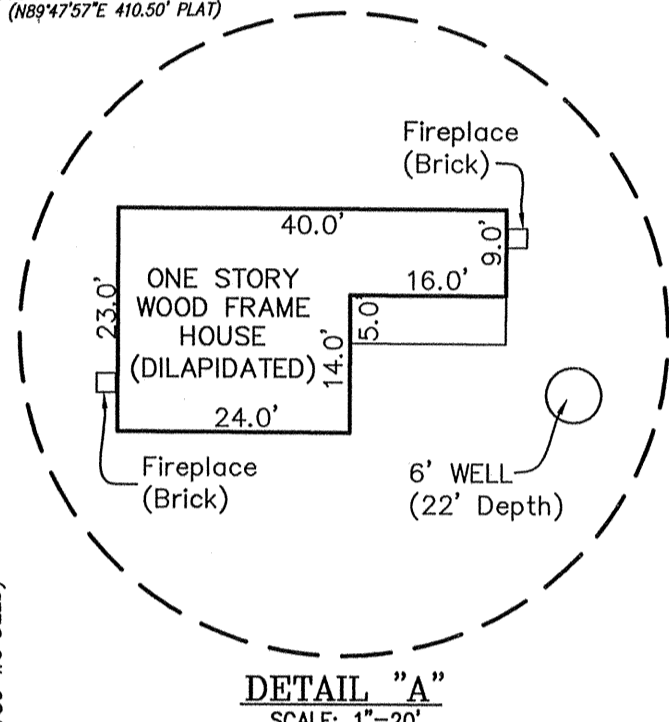
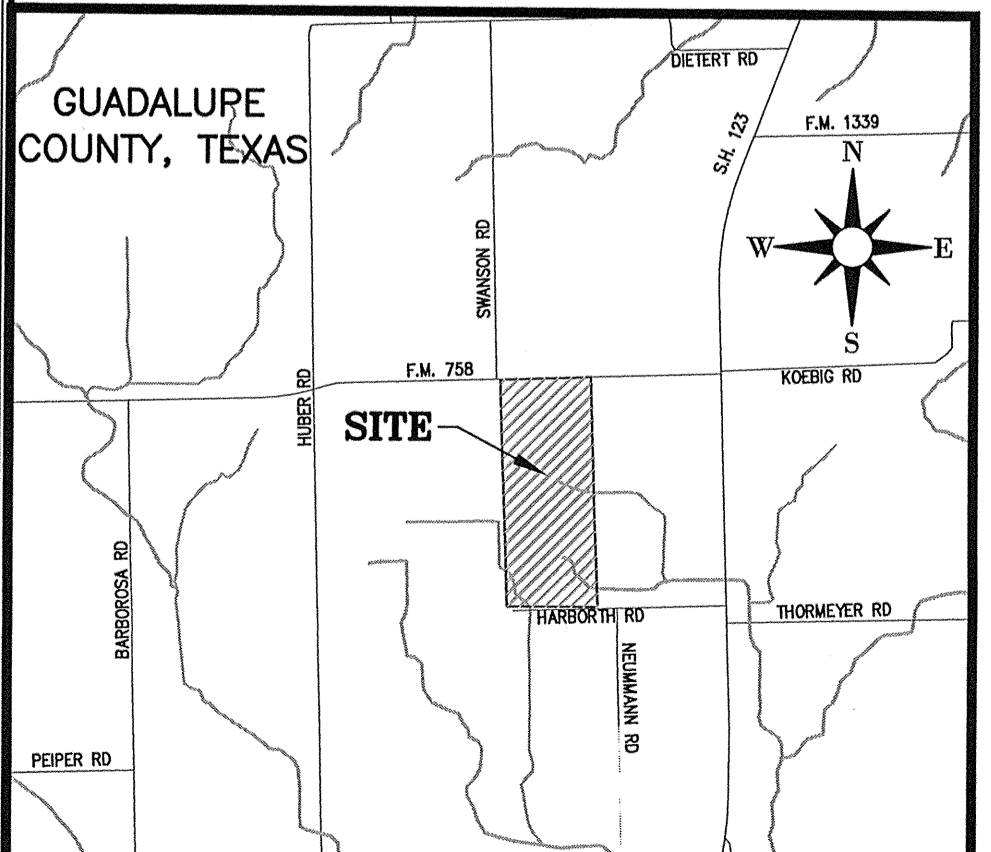
LOUIS C. HEINEMEYER
AND WIFE
ANNIE HEINEMEYER
FIRST TRACT
125.3 ACRES
VOL. 234, PG. 559
D.R.G.C.T.

IRMA RANDOW
TRACT "A"
VOL. 950, PG. 754
38.8986 ACRES
O.P.R.G.C.T.

DEBORAH ANN JACKSON
LYNDA LOUISE URBAN
MICHAEL RAY KOHLBERT
PATRICIA SUE LAUDERDALE
37.256 ACRES
VOL. 1328, PG. 436
O.P.R.G.C.T.
REFERENCE
VOL. 938, PG. 791
O.P.R.G.C.T.

LINE	BEARING	LENGTH
L1	N88°55'41"E	210.08'
(DEED)	243'	210'
L2	S0°27'06"E	210.54'
(DEED)	(SOUTH)	210'
L3	S89°41'12"W	208.41'
(DEED)	(WEST)	208'
L4	N0°38'05"W	208.40'
(DEED)	(WEST)	210'

LOCATION MAP
SCALE: 1"=4000'



RANDALL RAYMOND SMIDT
94.50 ACRES
VOL. 2934, PG. 159
O.P.R.G.C.T.
REFERENCE
VOL. 757, PG. 508
O.P.R.G.C.T.

NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATES SYSTEM, NAD83 (93) HARN, SOUTH-CENTRAL ZONE (ZONE 4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. A SURFACE ADJUSTMENT SCALE FACTOR OF 1.00014 WAS USED FOR ALL SURFACE DISTANCES.
- FIELD SURVEY AND PROPERTY CORNERS ON REFERENCED SITE WERE SURVEYED AND LOCATED BY URBAN CIVIL ON JULY 24-26, 2018 AND AUGUST 6, 2018.
- A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON AUGUST 9, 2018, PROJECT NO. 1806.07 NB.

Title Commitment:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
OF. NO. 5948NB
EFFECTIVE DATE: JUNE 28, 2018
ISSUED DATE: JULY 17, 2018

This Survey was prepared in reference to the above Title Commitment and is Certified hereon for this transaction only and not intended for any subsequent transactions or parties. It does not constitute a title search by the surveyor. All information regarding record easements, adjoiners, and other documents that might affect the quality of a title to the tract shown hereon was gained from the Title Commitment.

- Water Pipeline easement recorded in Volume 748, Page 959, Official Public Records, Guadalupe County, Texas. **DOES NOT AFFECT.**
- Pipeline easement recorded in Volume 897, Page 704, Official Public Records, Guadalupe County, Texas. **DOES AFFECT, AS SHOWN HEREON.**
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- Visible and apparent easements over and across subject property.
- Any portion of subject property lying within the boundaries of a public or private roadway or highway.

FLOOD NOTE:

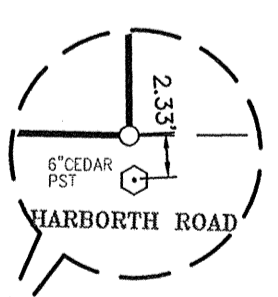
THIS PROPERTY IS IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FIRM AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP, GUADALUPE COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48167C0130F DATED NOVEMBER 2, 2007.

RANDALL RAYMOND SMIDT
94.50 ACRES
VOL. 2934, PG. 159
O.P.R.G.C.T.
REFERENCE
VOL. 757, PG. 508
O.P.R.G.C.T.

LORI KATCSMORAK
6.088 ACRES
VOL. 4178, PG. 816
O.P.R.G.C.T.

THE NORMAN B. HARBORTH
AND MAXINE HARBORTH
REVOCABLE LIVING TRUST
36.8145 ACRES
VOL. 2464, PG. 457
O.P.R.G.C.T.

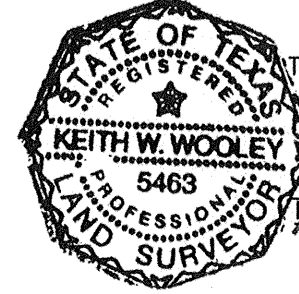
ELTON W. NEUMANN, RICHARD A. NEUMANN
TRACT ONE
231 ACRES
VOL. 2017, PG. 149
O.P.R.G.C.T.



CATEGORY 1A, CONDITION II
LAND TITLE SURVEY
FOR

STATE OF TEXAS
COUNTY OF GUADALUPE

I, the undersigned, KEITH W. WOOLEY, a Registered Professional Land Surveyor in the State of Texas, have made on the ground field survey, under my direction and supervision, of the property legally described herein; improvements situated on the premises have been shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Land Title Survey.



This 10th Day of August, 2018 A.D.

KEITH W. WOOLEY, R.P.S.
Texas License No. 5463

STREET ADDRESS:
0 F.M. 758
SEGUIN, TEXAS 78155

204.889 Acres, situated in the A. M. Esnaurizar Survey, Abstract Number 20, Guadalupe County, Texas, being a portion of a 125.3 Acres, called First Tract and 80.7 Acres, called Second Tract, described in a Deed to Louis C. Heinemeyer and wife, Annie Heinemeyer, as recorded in Volume 234, Page 559 of the Official Public Records of Guadalupe County, Texas.

URBAN CIVIL

2461 LOOP 337 NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPE FIRM# 17233 TBPLS FIRM# 10005900

REVISIONS	
DATE	DESCRIPTION

DRAWN BY: M.H.
CHECKED BY: K.W.W.

DATE: AUGUST 2018
JOB NO.: 1806.07 NB

SHEET 1 OF 1