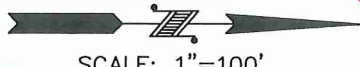


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48013C, Panel No. 0300C, which is Dated 11/04/2010. 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 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>.

NOTE: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT FOR HIGHWAY PURPOSES RECORDED IN VOLUME 409, PAGE 120, DEED RECORDS, ATASCOSA COUNTY, TEXAS.



TRAVIS M. SINGLETON
IRREVOCABLE TRUST
REMAINDER OF 76.043 ACRES
DOC. NO. 193991

SCALE: 1"=100'

LA PARITA HBIC SERIES LLC
129 ACRES
(DOC. NO. 166996)

WOOD POST
C.M.
S 87°48'55" W
301.95'
FND. 1/2" IRON ROD

S 00°58'29" E 1072.47'

FENCE OUT 5.0'

FENCE OUT 5.2'

FENCE OUT 5.4'

271.66'
S 89°46'35" W

48.59'

N 01°06'01" W
170.56'

N 43°50'21" W
48.16'

POINT OF COMMENCEMENT (TRACT 1)
POINT OF BEGINNING (TRACT 2)

PROPOSED TRACT 1
152477 SQ. FT.
3.500 ACRES
(VACANT)

PROPOSED TRACT 2
152460 SQ. FT.
3.500 ACRES
(VACANT)

TRAVIS M. SINGLETON IRREVOCABLE TRUST
REMAINDER OF 76.043 ACRES
DOC. NO. 193991

TRAVIS M. SINGLETON IRREVOCABLE TRUST
REMAINDER OF 76.043 ACRES
DOC. NO. 193991

NOTE: TRAVIS M. SINGLETON IRREVOCABLE TRUST, REMAINDER OF 76.043 ACRES HAS APPROXIMATELY 1045' +/- OF ROAD FRONTAGE AND ACCESS TO C.R. 300.

NOTE: AMENDED ON 08/19/2021 TO PROVIDE APPROXIMATE ROAD ACCESS AVAILABILITY FOR TRAVIS M. SINGLETON IRREVOCABLE TRUST, REMAINDER OF 76.043 ACRES.

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: THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE: PRIOR SURVEY (WESTAR JOB No. 86874) WAS USED FOR REFERENCE.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

LINE	BEARING	DISTANCE
L1	S 49°28'01" E	82.22'
L2	S 05°22'11" W	567.09'
L3	S 84°11'54" W	361.10'
L4	N 00°58'29" W	360.28'
L5	N 84°11'54" E	333.16'
L6	N 05°22'11" E	261.79'
L7	N 00°58'29" W	437.38'
L8	S 49°28'01" E	482.44'

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
- = FND. 5/8" IRON ROD
- = FENCE POST AT CORNER
- () = RECORD INFORMATION
- C.M. = CONTROLLING MONUMENT
- ⊙ = WATER WELL
- ⊕ = ELECTRIC METER ON POLE
- ⊖ = POWER POLE
- E— = OVERHEAD ELECTRIC
- X— = WIRE FENCE
- ⊕ = TELEPHONE PEDESTAL
- = SET 1/2" IRON ROD CAPPED WALLS

DWG: CC RVD: RJP
JOB NO. 107038

Property Address:
0 C.R. 300

Property Description:
TRACT 1: Being 3.500 acres of land, more or less, situated in the El Paso Irrigation Co. Survey No. 91, Abstract 239, Atascosa County, Texas, and being out of a called 76.043 acres tract described in a Warranty Deed with Vendor's Lien recorded in Document No. 193991, Official Public Records, Atascosa County, Texas; said 3.500 acres being more particularly described by metes and bounds attached hereto.
TRACT 2: Being 3.500 acres of land, more or less, situated in the El Paso Irrigation Co. Survey No. 91, Abstract 239, Atascosa County, Texas, and being out of a called 76.043 acres tract described in a Warranty Deed with Vendor's Lien recorded in Document No. 193991, Official Public Records, Atascosa County, Texas; said 3.500 acres being more particularly described by metes and bounds attached hereto.

Owner:
T.B.D.

TITLE COMPANY: N/A

DATE: 06/18/2021

I, RUDOLF J. PATA, JR., 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, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Rudolf J. Pata, Jr.
RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388