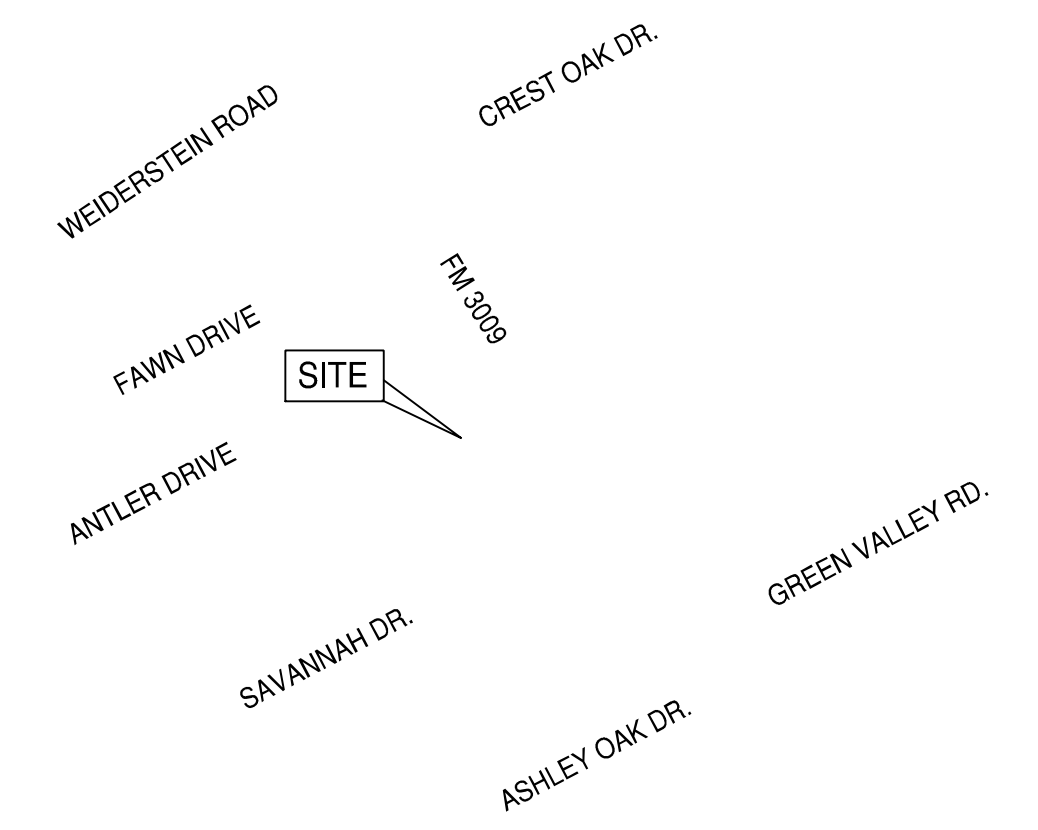
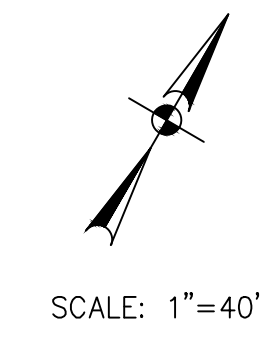


ALTA/NSPS LAND TITLE SURVEY

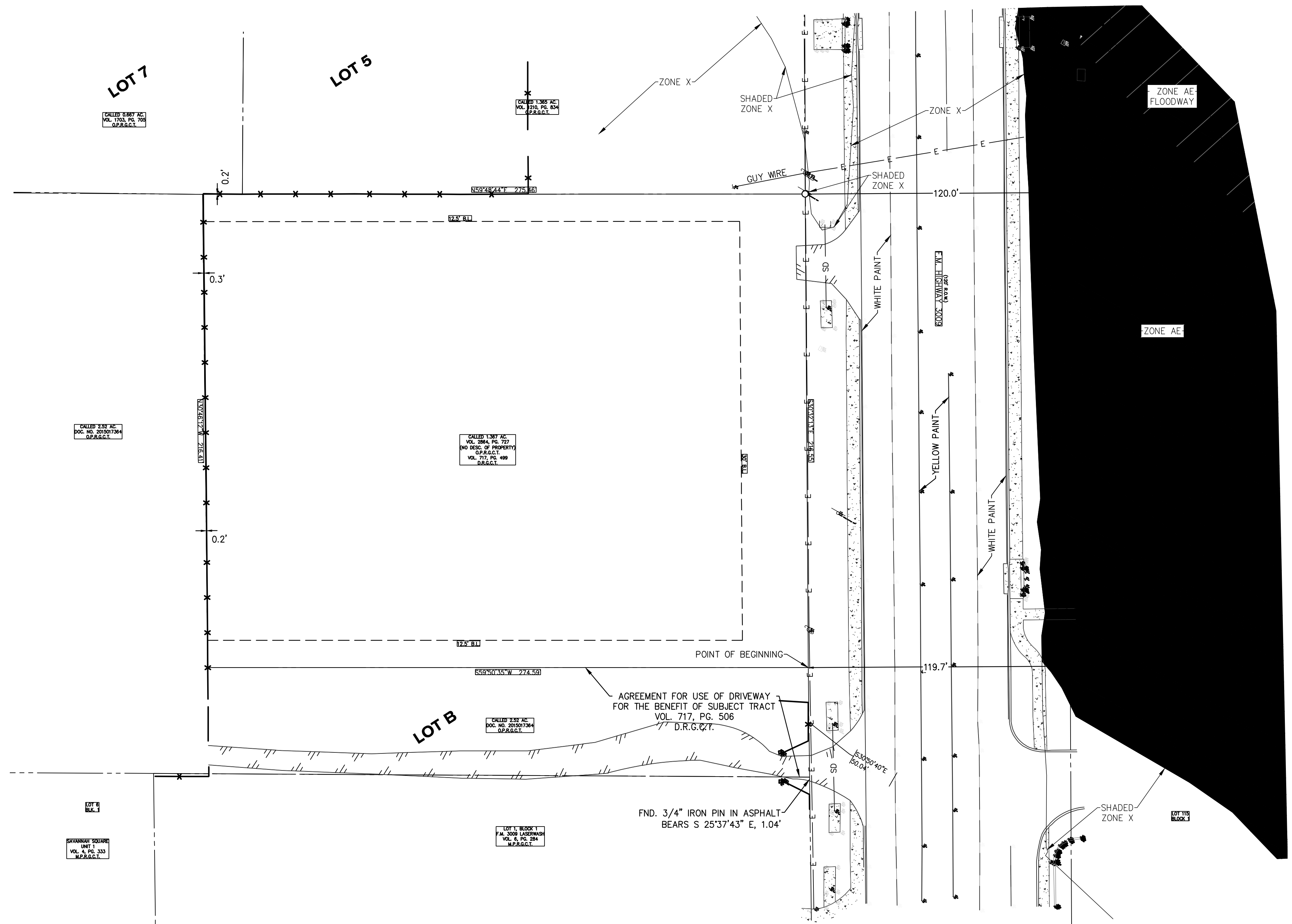
1.367 ACRE TRACT OF LAND IN THE TOREBIA HERRERA SURVEY, ABSTRACT NO. 153, GUADALUPE COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO DENNIS G. KUCHERKA, CALLED 1.367 ACRES, RECORDED IN VOLUME 2864, PAGE 727, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS IN VOLUME 717, PAGE 499, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

LEGEND:

- = FND. 1/2" IRON PIN UNLESS OTHERWISE NOTED
- ⊕ = FND. RAILROAD SPIKE
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- () = RECORD CALLS
- ⌈⌋ = TELEPHONE VAULT
- ⊞ = ELECTRIC JUNCTION BOX
- ⊙ = SANITARY SEWER MANHOLE
- = SIGN
- ⊞ = MAILBOX
- ⊞ = POWER POLE
- ⊞ = ELECTRIC METER POLE
- ⊞ = GUY ANCHOR
- ⊞ = CONCRETE
- E — = OVERHEAD ELECTRIC
- X — = BARBED WIRE FENCE
- / — = EDGE OF ASPHALT
- SD — = STORM DRAIN
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- M.P.R.G.C.T. = MAP & PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- D.R.G.C.T. = DEED RECORDS OF GUADALUPE COUNTY, TEXAS



VICINITY MAP (NOT TO SCALE)



TITLE COMMITMENT:
STEWART TITLE GUARANTY COMPANY
OF # 2112114
EFFECTIVE DATE: 08/13/2023

- SCHEDULE B
1. REFERENCE RESTRICTIONS RECORDED IN VOLUME 450, PAGE 392, DEED RECORDS, GUADALUPE COUNTY, TEXAS.
 - 10.)
 - a. RIGHTS OF PARTIES IN POSSESSION. (OWNER TITLE POLICY ONLY)
 - b. BUILDING SET BACK LINES AS SET OUT IN VOLUME 450, PAGE 392, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. - APPLIES AS SHOWN.
 - c. RIGHT OF WAY EASEMENT GRANTED TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., BY INSTRUMENT RECORDED IN VOLUME 374, PAGE 65, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. - APPLIES, BLANKET.
 - d. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN AGREEMENT FOR USE OF DRIVEWAY, RECORDED IN VOLUME 717, PAGE 506, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. - APPLIES FOR THE BENEFIT OF SUBJECT TRACT AS SHOWN.
 - e. NON-SURVEY ITEM.

- TABLE A:
1. MONUMENTS HAVE BEEN LOCATED AT ALL MAJOR CORNERS OF THE BOUNDARY.
 2. THE ADDRESS OF THE SITE IS TBD FM 3009, SCHERTZ, TEXAS 78154.
 3. ACCORDING TO MAP NO. 48187C0210F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR GUADALUPE COUNTY, DATED 11/2/2007, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE X.
 4. THE AREA OF THIS SITE IS 1.367 ACRES.
 - 7a. NO BUILDINGS WERE LOCATED ON SITE AT THE TIME OF SURVEY.
 9. NO PARKING SPACES, OF ANY KIND, WERE LOCATED ON SITE AT THE TIME OF SURVEY.

T.B.D. F.M. 3009
SCHERTZ, TEXAS
THIS SURVEY IS CERTIFIED TO:
WCW HOLDINGS, LLC

SURVEYOR'S CERTIFICATION
TO: STEWART TITLE GUARANTY COMPANY, STEWART TITLE OF AUSTIN, LLC AND WCW HOLDINGS, LLC
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/NSPS LAND TITLE SURVEYS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, AND 9, OF TABLE A THEREOF.
FIELDWORK WAS PERFORMED ON 09/12/2023
DATED THIS ____ DAY OF _____, 2023.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295
418.015

DRAWN BY: AFL
FIELD CREW: CJ

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600