

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. 48187C, Panel No. 0040E, which is Dated 11/02/2007. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X, AE, & FLD, AE. 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>.

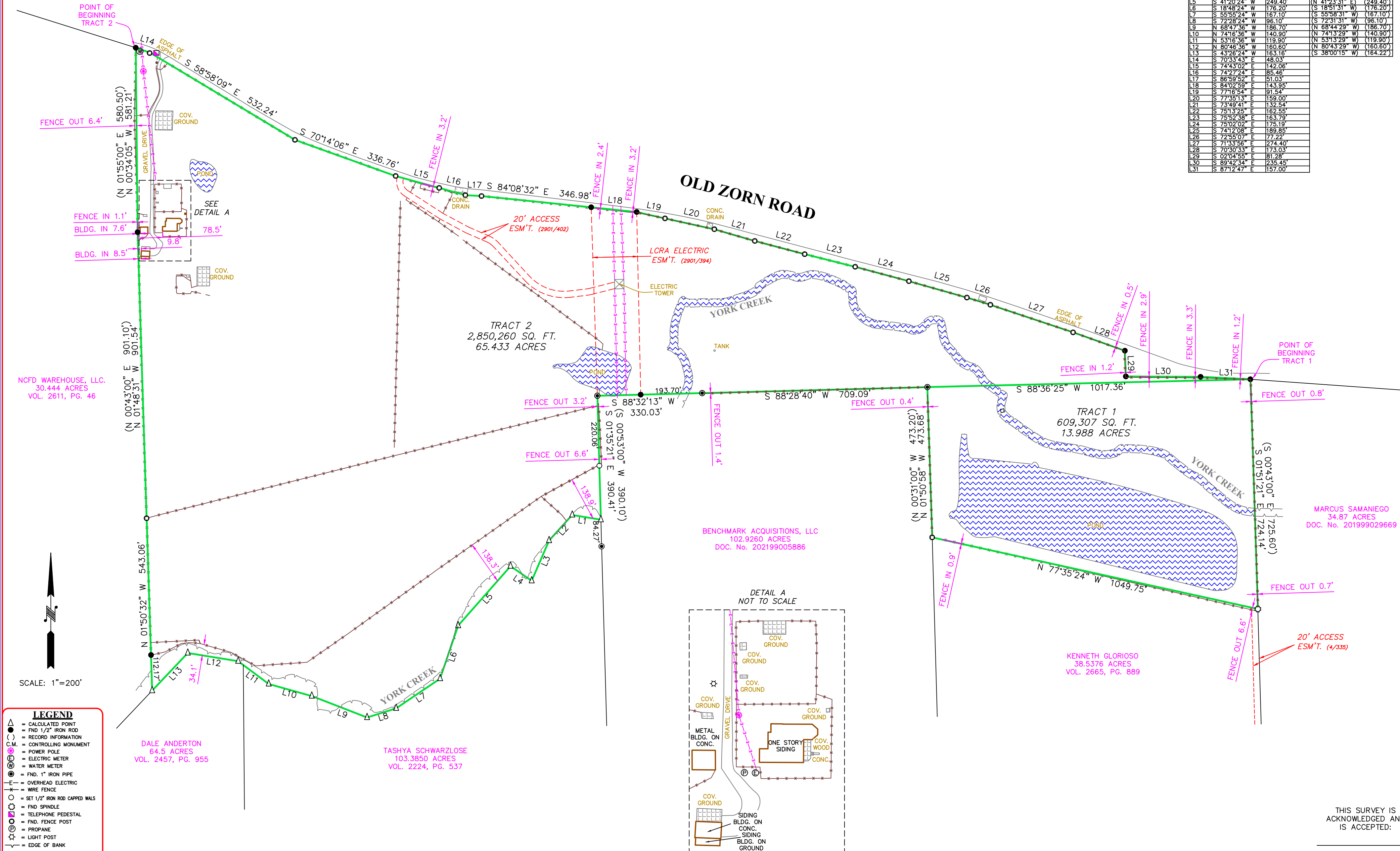
NOTE:  
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

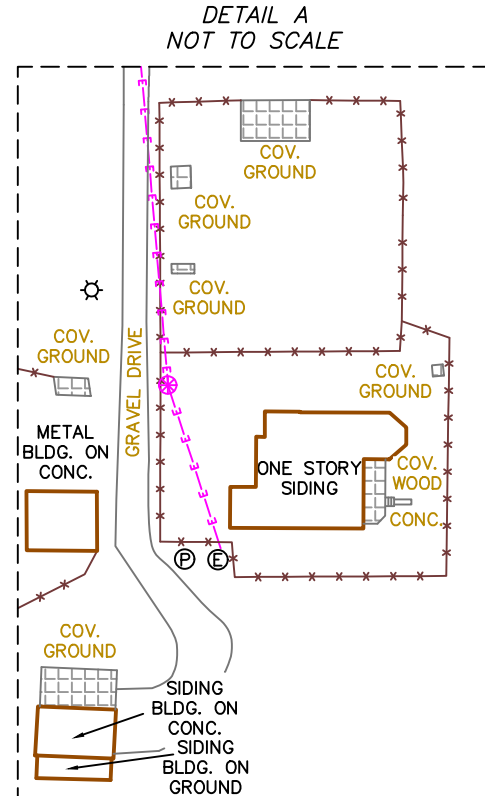
NOTE:  
THIS PROPERTY IS SUBJECT TO A BLANKET TYPE MAINTENANCE EASEMENT FOR THE SURFACE OF THE LAKE ON TRACT 1, RECORDED IN VOLUME 1229, PAGE 851, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO ELECTRIC EASEMENT RECORDED IN VOLUME 435, PAGE 383, DEED RECORDS OF GUADALUPE COUNTY, TEXAS.

LINE	BEARING	DISTANCE	RECORD INFO.
L1	N 80°39'36" W	91.32	(N 80°39'29" W) (91.50)
L2	S 42°11'24" W	108.70	(S 42°14'31" W) (108.70)
L3	S 23°20'24" W	137.90	(S 23°23'31" W) (137.90)
L4	N 55°29'36" W	81.00	(N 55°26'29" W) (81.00)
L5	S 41°20'24" W	249.40	(N 41°23'31" E) (249.40)
L6	S 18°48'24" W	176.20	(S 18°51'31" W) (176.20)
L7	S 55°55'24" W	167.10	(S 55°58'31" W) (167.10)
L8	S 72°28'24" W	96.10	(S 72°31'31" W) (96.10)
L9	N 68°47'36" W	186.70	(N 68°44'29" W) (186.70)
L10	N 74°16'36" W	140.90	(N 74°13'29" W) (140.90)
L11	N 53°16'36" W	119.90	(N 53°13'29" W) (119.90)
L12	N 80°46'36" W	160.60	(N 80°43'29" W) (160.60)
L13	S 33°28'24" W	163.16	(S 33°31'31" W) (163.16)
L14	S 70°53'43" E	48.03	(S 70°56'50" E) (48.03)
L15	S 74°43'02" E	142.06	(S 74°46'09" E) (142.06)
L16	S 74°27'24" E	85.46	(S 74°30'31" E) (85.46)
L17	S 68°59'52" E	51.03	(S 68°62'59" E) (51.03)
L18	S 84°02'59" E	143.95	(S 84°05'66" E) (143.95)
L19	S 77°16'54" E	91.54	(S 77°19'61" E) (91.54)
L20	S 77°35'13" E	159.00	(S 77°38'20" E) (159.00)
L21	S 73°49'41" E	132.54	(S 73°52'48" E) (132.54)
L22	S 75°13'25" E	162.55	(S 75°16'32" E) (162.55)
L23	S 75°52'38" E	163.79	(S 75°55'45" E) (163.79)
L24	S 75°02'02" E	175.19	(S 75°05'09" E) (175.19)
L25	S 74°12'02" E	189.85	(S 74°15'09" E) (189.85)
L26	S 72°45'07" E	171.22	(S 72°48'14" E) (171.22)
L27	S 71°33'56" E	274.40	(S 71°36'63" E) (274.40)
L28	S 70°30'33" E	173.03	(S 70°33'40" E) (173.03)
L29	S 62°45'55" E	81.28	(S 62°48'62" E) (81.28)
L30	S 89°02'34" E	238.45	(S 89°05'41" E) (238.45)
L31	S 87°12'47" E	157.00	(S 87°15'54" E) (157.00)



- LEGEND**
- △ = CALCULATED POINT
  - = FND 1/2" IRON ROD
  - ( ) = RECORD INFORMATION
  - C.M. = CONTROLLING MONUMENT
  - ⊕ = POWER POLE
  - ⊙ = ELECTRIC METER
  - ⊖ = WATER METER
  - ⊙ = FND. 1" IRON PIPE
  - = OVERHEAD ELECTRIC
  - = WIRE FENCE
  - = SET 1/2" IRON ROD CAPPED WALL
  - ⊙ = FND SPINDLE
  - ⊙ = TELEPHONE PEDESTAL
  - ⊙ = FND. FENCE POST
  - ⊙ = PROPANE
  - ⊙ = LIGHT POST
  - = EDGE OF BANK



FIRM REGISTRATION NO. 10111700

**Westar Alamo**

LAND SURVEYORS, L.L.C.

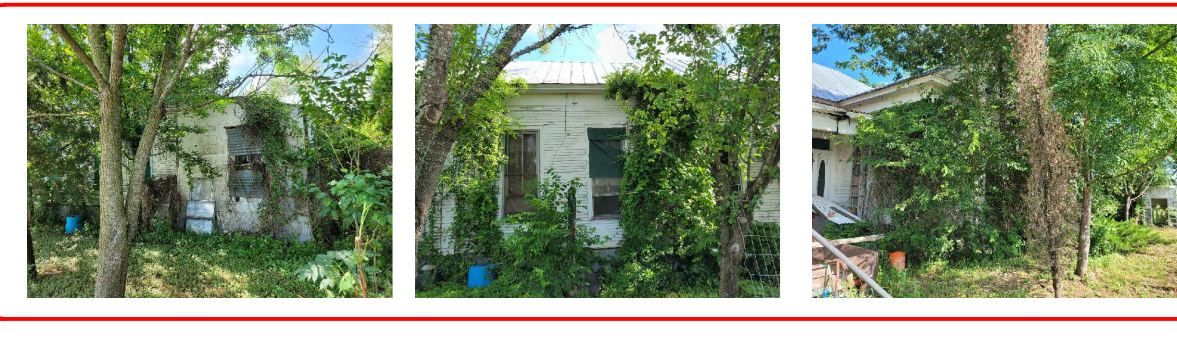
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

**TRACT 1**  
Being 13.988 acres of land, more or less, situated in the A.H. Esnauzar Survey, Abstract No. 20, and the Charles Henderson Survey, Abstract No. 147, Guadalupe County, Texas, and being that same tract of land described as Tract 2 in General Warranty Deed recorded in Volume 2349, Page 435, Official Public Records, Guadalupe County, Texas, said 13.988 acres being more particularly described by metes and bounds attached hereto.

**TRACT 2**  
Being 65.433 acres of land, more or less, situated in the A.H. Esnauzar Survey, Abstract No. 20, and the Charles Henderson Survey, Abstract No. 147, Guadalupe County, Texas, and being that same tract of land described as Tract 2 in General Warranty Deed recorded in Volume 2349, Page 435, Official Public Records, Guadalupe County, Texas, said 65.433 acres being more particularly described by metes and bounds attached hereto.

**Property Address:**  
735 OLD ZORN ROAD

**Owner:**  
JAY AND ALLISON KRAMER



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

*Mark J. Ewald*

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

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot 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.

DATE: 07/29/2021