

**LOT 3, BLOCK 7, CAP ROCK COMMERCIAL, RECORDED
IN DOCUMENT NO. 202299021310, MAP AND PLAT
RECORDS, GUADALUPE COUNTY, TEXAS.**

SURVEY NOTES:

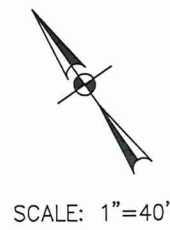
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NA2011) EPOCH 2010.00.

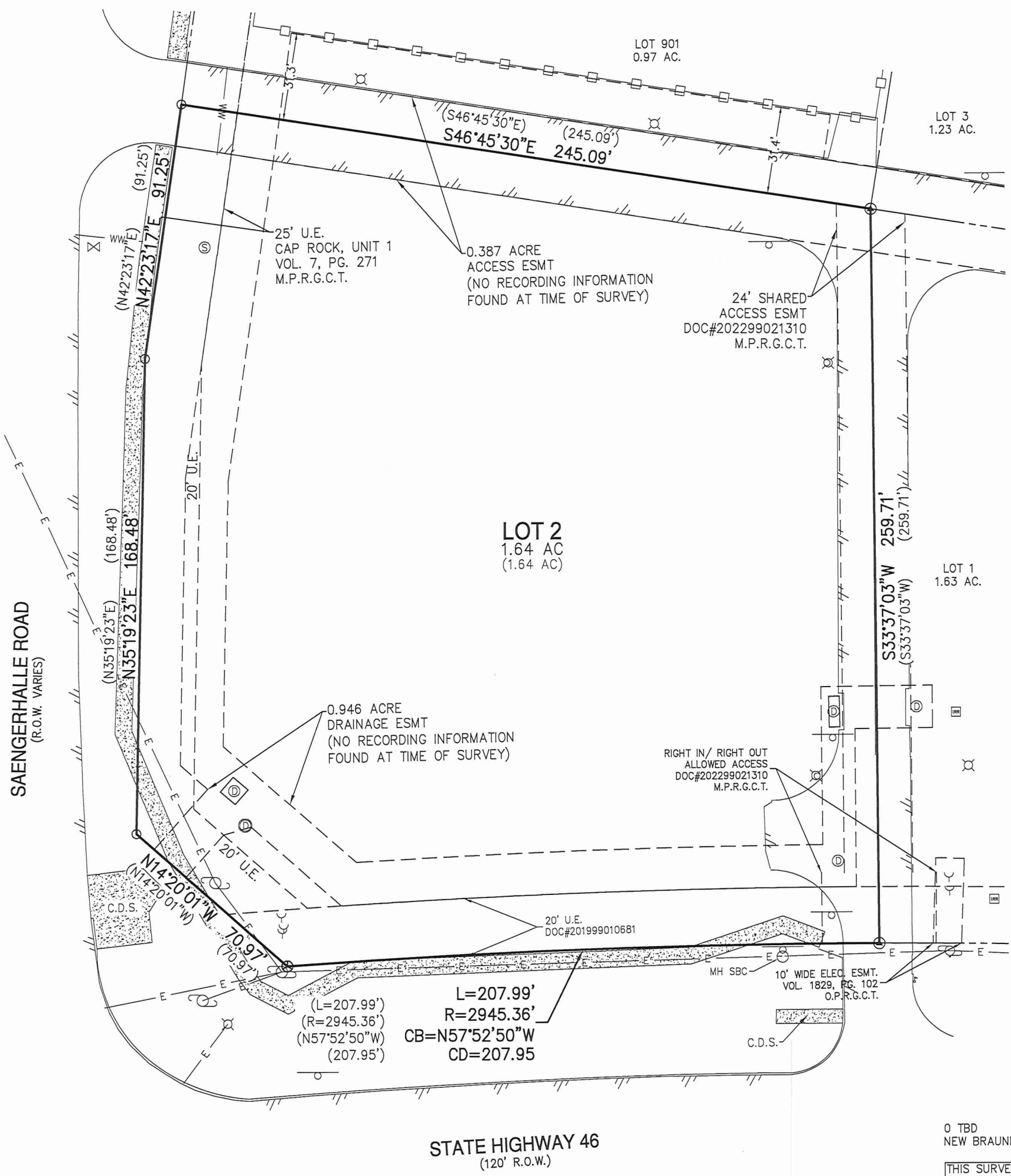
FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.



SCALE: 1"=40'

LEGEND:

- = FND. 1/2" IRON PIN UNLESS OTHERWISE NOTED
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
- ⊙ = SET MAG NAIL
- ⊗ = FND. TXDOT DISK
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- () = RECORD CALLS
- C.D.S. = CONCRETE DRAINAGE STRUCTURE
- ⊕ = SANITARY SEWER MANHOLE
- ⊙ = STORM DRAIN MANHOLE
- ☒ = IRRIGATION CONTROL BOX
- ⊕ = POWER POLE W/ CONDUIT
- ⊙ = POWER POLE
- ⊙ = GUY ANCHOR
- ⊕ = LIGHT POLE
- ⊕ = SIGN
- ⊕ = WATER VALVE
- ☒ = IRRIGATION CONTROL BOX
- WW — = UNDERGROUND WASTE WATER
- W — = WROUGHT IRON FENCE
- / — = EDGE OF ASPHALT
- E — = OVERHEAD ELECTRIC
- ☐ = CONCRETE
- M.P.R.G.C.T. = MAP & PLAT RECORDS, GUADALUPE COUNTY, TEXAS
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS



SAENGERHALLE ROAD
(R.O.W. VARIES)

STATE HIGHWAY 46
(120' R.O.W.)

0 TBD
NEW BRAUNFELS, TEXAS

THIS SURVEY IS CERTIFIED TO:
FIRST NATIONAL BANK OF SONORA

DRAWN BY: JS
FIELD CREW: MZ



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



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 9TH DAY OF SEPTEMBER 2024

D. B. Cottle
DOUGLAS B. COTTE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149 424.004 (A)

Drawing Name: S:\Projects\24-1st National Bank of Sonora\004 - Title Survey\240424.004 (A) - LOT 2 TITLE.dwg User: jsh User: jsh Date: 9/13/2024 11:03am