

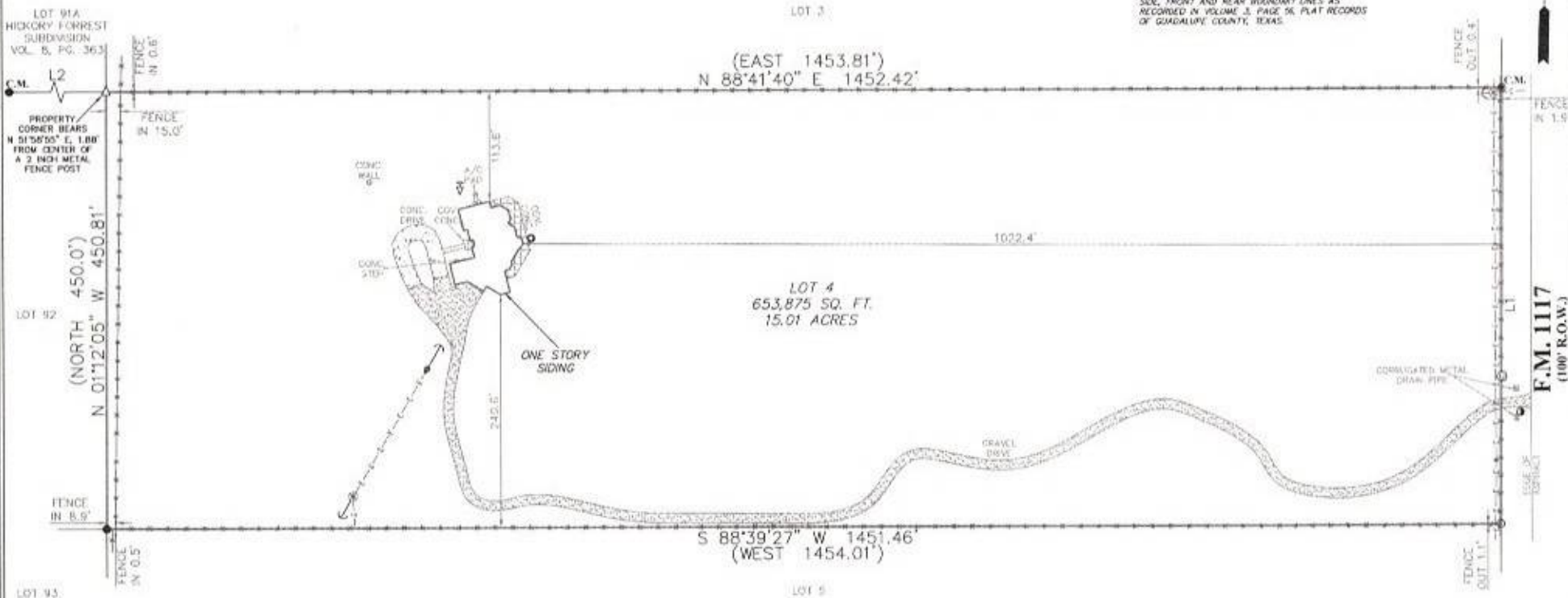
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48102, Parcel No. 0410, which is Dated 11/22/2007. By making 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 survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out in 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 interpretation 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://www.fema.gov/gpa/>.

LINE	BEARING	DISTANCE
L1	S 01°04'40" E (S 0°01'30" E)	449.88' (450.0')
L2	S 88°41'40" W (WEST)	974.21' (975.0')

NOTE:
THE SINKING 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.

SCALE: 1"=100'

NOTE:
THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT OF UNDESIGNED WIDTH ALONG THE SIDE, FRONT AND REAR BOUNDARY LINES AS RECORDED IN VOLUME 3, PAGE 56, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.



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

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 3, PAGE 56, PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

LEGEND CONT.

- ⊙ = UNDERGROUND LINE SIGN
- ⊙ = VINYL POST W/ REFLECTOR

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FIRM REGISTRATION NO.
1011726

Westar Alamo

LAND SURVEYORS, L.L.C.

P.O. BOX 1845 BORNE, TEXAS 78009
PHONE (210) 372-8500 FAX (210) 372-9999

- LEGEND**
- ⊙ = CALCULATED POINT
 - ⊙ = FOUND 1/2" IRON PIPE
 - ⊙ = FOUND 3/4" IRON ROD
 - ⊙ = FOUND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - ⊙ = BUILDING SETBACK
 - ⊙ = CONTROLLING MEASUREMENT
 - ⊙ = POWER POLE
 - ⊙ = OVERHEAD ELECTRIC
 - ⊙ = POWER POLE METER
 - ⊙ = DUTY WIRE
 - ⊙ = WATER VALVE
 - ⊙ = WIRE FENCE

DWG: CJ RVD: CLM
JOB NO. 134686

Property Address:
7442 F.M. 1117

Property Description:
LOT 4, HICKORY FORREST, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 56, PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

Owner:
T.B.O.



TITLE COMPANY: N/A



DATE: 12/23/2025

I, DERRICK L. MAYFIELD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

Derrick L. Mayfield
DERRICK L. MAYFIELD
Registered Professional Land Surveyor
Texas Registration No. 6456

G.F. NO. N/A

METES AND BOUNDS

Being 24.99 acres of land, more or less, out of the A.R. Eggleston Survey No. 4, Abstract No. 467, Guadalupe County, Texas, and being that same property described in Substitute Trustee's Deed with Bill of Sale recorded in Document No. 202599004147, **TOGETHER WITH AND SUBJECT TO** the 30 foot easement recorded in Volume 1625, Page 417, Official Public Records, Guadalupe County, Texas, said 24.99 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of this 24.99 acres, same being on the South line of the Willis A. Catoe, Jr., et al, 21.415 acres (Volume 4253, Page 855 – "Parcel 1") and the northwest corner of the Sandra Hansen 10.00 acres (conveyed in Volume 2923, Page 642, described in Volume 789, Page 523), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 24.99 acres and said Hansen 10.00 acres, South 06 degrees 39 minutes 20 seconds East (called South 05 degrees 32 minutes 01 seconds East), at a distance of 381.49 feet pass a 1/2 inch iron rod found 0.30 feet to the left for the northeast corner of said easement and continuing for a total distance of 860.63 feet (called 860.84 feet) to a 1/2 inch iron rod found for the southeast corner of this 24.99 acres, same being the northeast corner of the Steven John Klestinec 12.835 acres (Document No. 202499005235);

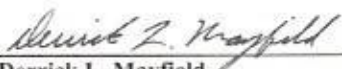
THENCE along the line common to this 24.99 acres and said Klestinec 12.835 acres, South 88 degrees 51 minutes 50 seconds West (called South 89 degrees 58 minutes 39 seconds West), at a distance of 185.45 feet pass a 1/2 inch iron rod found 0.07 feet to the left and continuing for a total distance of 1321.58 feet (called 1321.79 feet) to a 1/2 inch iron rod found for the southwest corner of this 24.99 acres, same being the northwest corner of said Klestinec 12.835 acres and on the East line of the Ella B. Eisenberger Coley Revocable Trust 30.877 acres (conveyed in Document No. 202599009101, described in Volume 519, Page 913);

THENCE along the line common to this 24.99 acres and said Coley 30.877 acres, North 00 degrees 21 minutes 38 seconds East (called North 01 degrees 28 minutes 30 seconds East), a distance of 487.54 feet (called 487.69 feet) to a 1/2 inch iron rod found for an angle corner of this 24.99 acres, same being the northeast corner of said Coley 30.877 acres and the southeast corner of the Ty William Green 12.81 acres (Document No. 202199038424);

THENCE along the line common to this 24.99 acres and said Green 12.81 acres, North 00 degrees 49 minutes 52 seconds West (called North 00 degrees 16 minutes 32 seconds East), a distance of 369.24 feet (called 369.34 feet) to a 1/2 inch iron rod found for the northwest corner of this 24.99 acres, same being the southwest corner of said Catoe 21.415 acres;

THENCE along the line common to this 24.99 acres and said Catoe 21.415 acres, North 88 degrees 51 minutes 44 seconds East (called North 89 degrees 58 minutes 39 seconds East), a distance of 1224.10 feet (called 1224.45 feet) to the **POINT OF BEGINNING**, and containing 24.99 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.


Derrick L. Mayfield
Registered Professional Land Surveyor
Texas Registration No. 6456
December 29, 2025

