

**TITLE INFORMATION**

The Title Description and Schedule B Items hereon are from First National Title Insurance Company, File No. 22-651784-A, Effective Date: January 17, 2022 at 8:00 a.m. and Issued Date: January 23, 2022, at 8:00 a.m.

**LEGAL DESCRIPTION**

Lot 1, JARISCH SUBDIVISION - UNIT 2, of Comal County, Texas, according to the map or plat thereof recorded in Volume 13, Page 53, Plat Records, Comal County, Texas

And:

All that certain tract or parcel of land containing 0.677 of an acre of land out of the John Thompson Survey No. 21, Abstract No. 668, Comal County, Texas and being the same land, as surveyed and found on the ground on May 5, 2009, as that certain called 0.675 of an acre parcel described in Document No. 20090606693 of the Official Public Records of Comal County, Texas; Said 0.677 of an acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the easterly line of Lot 1, Jarisch Subdivision, as recorded in Volume 13, Page 53 of the Map and Plat Records of Comal County, Texas for the northwesterly corner and POINT OF BEGINNING of this parcel, same being the southwesterly corner of Lot 2 of said Jarisch Subdivision;

THENCE with the common line of this parcel with said lot 2, North 71 deg 05' 52" East, a distance of 60.15 feet (called North 70 deg 29' 35" East, 60.15 feet in said Document No. 20090606693) to a 1/2 inch iron rod found for the northeasterly corner of this parcel, same being the northwesterly corner of that certain called 1.703 acre parcel conveyed in Document No. 200106035428 of said Official Public Records;

THENCE with the common line of this parcel with said residue, South 22 deg 05' 34" East, a distance of 463.12 feet (called South 22 deg 41' 51" East, 463.12 feet) to a 1/2 inch iron rod set for the southeasterly corner of this parcel, same being the northeasterly corner of the residue of that certain called 2.0 acre parcel described in Volume 69, Page 598 of the Deed Records of Comal County, Texas;

THENCE with the common line of this parcel with said residue, South 65 deg 43' 15" West, a distance of 66.50 feet (called South 65 deg 06' 58" West, 66.51 feet) to a 1/2 inch iron rod found for the southwesterly corner of this parcel, same being located in the easterly line of that certain called 7.366 acre parcel described in Document No. 200406040333 of said Official Public Records;

THENCE with the common line of this parcel with said 7.366 acre parcel, North 21 deg 18' 45" West, at 328.93 feet passing the southeasterly corner of said lot 1, Jarisch Subdivision, and continuing with the common line of this parcel with said lot 1 a total distance of 460.85 feet (called North 21 deg 59' 17" West, 329.80 feet) to the POINT OF BEGINNING and containing 0.667 of an acre of land with all bearings called for herein based upon a bearing of North 21 deg 24' 16" West between 1/2 inch iron rods found for the southwesterly and northwesterly corners of said lot 1, Jarisch Subdivision - Unit 2, according to the map or plat thereof recorded in Volume 13, Page 53, Plat Records, Comal County, Texas.

**SCHEDULE B ITEMS**

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

10e. The following easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in Volume 13, Page 53, Map or Plat Records, Comal County, Texas:  
25 foot building setback line along the front property line.

DOES AFFECT, AS SHOWN ON SURVEY

10f. 10 foot water line easement recorded in Volume 136, Page 449, Records, Comal County, Texas and as shown on Plat filed in Volume 13, Page 53 Plat records, Comal County, Texas. DOES AFFECT, AS SHOWN ON SURVEY

10g. Water Line Easement created in instrument to Solms Water Supply Corporation, recorded in Volume 130, Page 309, Deed Records, Comal County, Texas. DOES AFFECT, UNABLE TO PLOT, BLANK IN NATURE

**SURVEYOR'S NOTES**

1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
4. Property has direct physical access to F.M. 482, a dedicated public right of way.
5. According to the U.S. Fish & Wildlife Service - National Wetlands Inventory Website, the subject property does not contain wetlands areas.
6. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

**BASIS OF BEARINGS**

Basis of Bearing shown hereon are derived from the Texas Coordinate System (4284), South Central Zone, NAD 83.

**FLOOD INFORMATION**

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 48091C845F, which bears an effective date of September 2, 2009 and is NOT in a special Flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas determined to be outside the 0.2% annual chance floodplain

**LAND AREA**

Lot 1(Plat): 2.478 Acres (107,952 Sq. Ft.)  
Lot 1: 0.675 Acres (29,343 Sq. Ft.)

**CEMETERY**

There is no visible evidence of cemeteries on the subject property at the time of survey

To: Seven Texas MHC, LLC, Reynaldo Longoria and wife, Patricia Longoria, First National Title Insurance Company;

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 and NSPS, and includes Items First National Title Insurance Company (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A" and 21(b)) (Graphically depict location of wetlands areas as identified through the National Wetlands Inventory (if applicable) of Table A thereof.

The fieldwork was completed on February 18, 2022.  
Date of Plat or Map: February 21, 2022

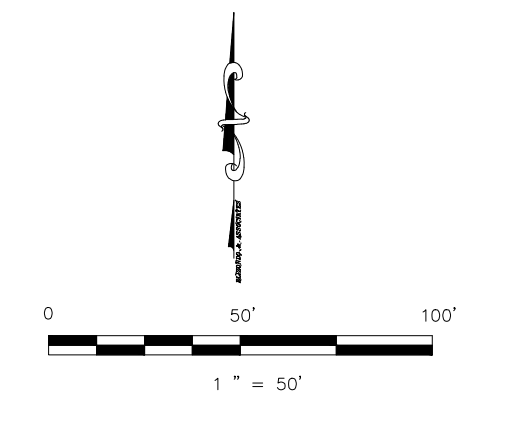
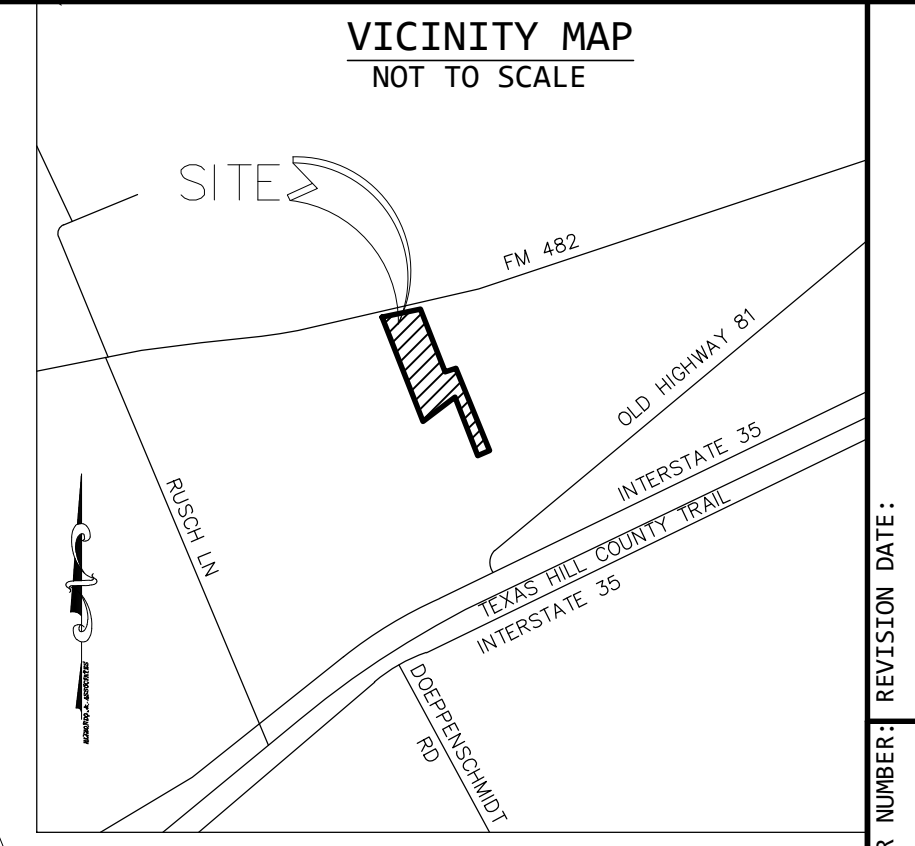
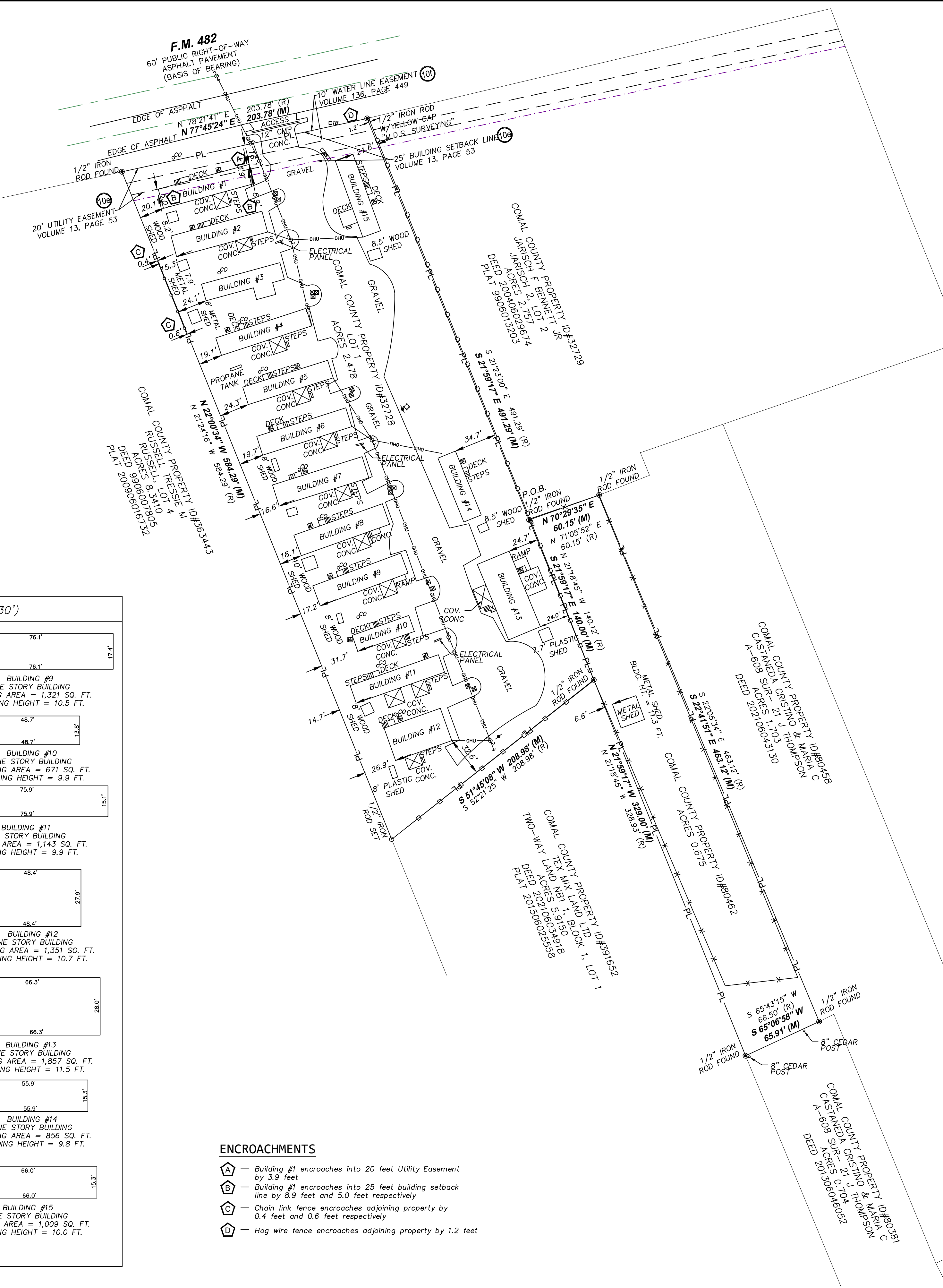
Enrique C. Elizondo,  
Registered Professional Land Surveyor  
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www.elizondoassociates.com



BUILDING DETAILS (SCALE 1"=30')	
<p><b>BUILDING #1</b> ONE STORY BUILDING BUILDING AREA = 1,236 SQ. FT. BUILDING HEIGHT = 10.6 FT.</p>	<p><b>BUILDING #9</b> ONE STORY BUILDING BUILDING AREA = 1,321 SQ. FT. BUILDING HEIGHT = 10.5 FT.</p>
<p><b>BUILDING #2</b> ONE STORY BUILDING BUILDING AREA = 1,336 SQ. FT. BUILDING HEIGHT = 10.4 FT.</p>	<p><b>BUILDING #10</b> ONE STORY BUILDING BUILDING AREA = 671 SQ. FT. BUILDING HEIGHT = 9.9 FT.</p>
<p><b>BUILDING #3</b> ONE STORY BUILDING BUILDING AREA = 1,085 SQ. FT. BUILDING HEIGHT = 9.2 FT.</p>	<p><b>BUILDING #11</b> ONE STORY BUILDING BUILDING AREA = 1,143 SQ. FT. BUILDING HEIGHT = 9.9 FT.</p>
<p><b>BUILDING #4</b> ONE STORY BUILDING BUILDING AREA = 1,151 SQ. FT. BUILDING HEIGHT = 9.8 FT.</p>	<p><b>BUILDING #12</b> ONE STORY BUILDING BUILDING AREA = 1,351 SQ. FT. BUILDING HEIGHT = 10.7 FT.</p>
<p><b>BUILDING #5</b> ONE STORY BUILDING BUILDING AREA = 1,075 SQ. FT. BUILDING HEIGHT = 9.8 FT.</p>	<p><b>BUILDING #13</b> ONE STORY BUILDING BUILDING AREA = 1,857 SQ. FT. BUILDING HEIGHT = 11.5 FT.</p>
<p><b>BUILDING #6</b> ONE STORY BUILDING BUILDING AREA = 1,214 SQ. FT. BUILDING HEIGHT = 10.0 FT.</p>	<p><b>BUILDING #14</b> ONE STORY BUILDING BUILDING AREA = 856 SQ. FT. BUILDING HEIGHT = 9.8 FT.</p>
<p><b>BUILDING #7</b> ONE STORY BUILDING BUILDING AREA = 1,379 SQ. FT. BUILDING HEIGHT = 10.6 FT.</p>	<p><b>BUILDING #15</b> ONE STORY BUILDING BUILDING AREA = 1,009 SQ. FT. BUILDING HEIGHT = 11.0 FT.</p>

**ENCROACHMENTS**

- A - Building #1 encroaches into 20 feet Utility Easement by 3.9 feet
- B - Building #1 encroaches into 25 feet building setback line by 8.9 feet and 5.0 feet respectively
- C - Chain link fence encroaches adjoining property by 0.4 feet and 0.6 feet respectively
- D - Hog wire fence encroaches adjoining property by 1.2 feet



**LEGEND**

- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (SEE SURVEYOR'S NOTE ITEM E)
- CENTER LINE
- ADJOINING PROPERTY
- EASEMENT LINE
- BUILDING SETBACK LINE
- PROPERTY LINE
- OHU— OHU— OVERHEAD UTILITY LINE
- CO = CLEAN OUT
- UP = UTILITY POLE
- MB = MAIL BOX
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HOBRANT
- GA = GUY ANCHOR
- OIB = TELEPHONE BOX
- CHAIN LINK FENCE
- HOG WIRE FENCE
- BARBED WIRE FENCE

**BUILDING AREA**

- BUILDING #1 = 1,236 Sq. Ft.
- BUILDING #2 = 1,336 Sq. Ft.
- BUILDING #3 = 1,085 Sq. Ft.
- BUILDING #4 = 1,151 Sq. Ft.
- BUILDING #5 = 1,075 Sq. Ft.
- BUILDING #6 = 1,214 Sq. Ft.
- BUILDING #7 = 1,378 Sq. Ft.
- BUILDING #8 = 1,339 Sq. Ft.
- BUILDING #9 = 1,321 Sq. Ft.
- BUILDING #10 = 671 Sq. Ft.
- BUILDING #11 = 1,143 Sq. Ft.
- BUILDING #12 = 1,351 Sq. Ft.
- BUILDING #13 = 1,857 Sq. Ft.
- BUILDING #14 = 856 Sq. Ft.
- BUILDING #15 = 1,009 Sq. Ft.

**BUILDING HEIGHT**

- BUILDING #1 = 10.6 Ft.
- BUILDING #2 = 10.4 Ft.
- BUILDING #3 = 9.2 Ft.
- BUILDING #4 = 9.8 Ft.
- BUILDING #5 = 9.8 Ft.
- BUILDING #6 = 10.0 Ft.
- BUILDING #7 = 10.6 Ft.
- BUILDING #8 = 11.0 Ft.
- BUILDING #9 = 10.5 Ft.
- BUILDING #10 = 9.9 Ft.
- BUILDING #11 = 9.9 Ft.
- BUILDING #12 = 10.7 Ft.
- BUILDING #13 = 11.5 Ft.
- BUILDING #14 = 9.8 Ft.
- BUILDING #15 = 10.0 Ft.

REV.	DESCRIPTION	DATE

SCALE: 1" = 50'

JOB ORDER NUMBER: XXXX

CLIENT NUMBER: SMT

CHECKED BY: HE

FILE NAME: 5043 FM 482

COMMENTS:

**ELIZONDO & ASSOCIATES**  
SURVEYING + MAPPING

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**ALTA/NSPS SURVEY**

5043 F.M. 482  
NEW BRAUNFELS, TEXAS 78132

**PROJECT NUMBER**  
7864  
Reference Number: