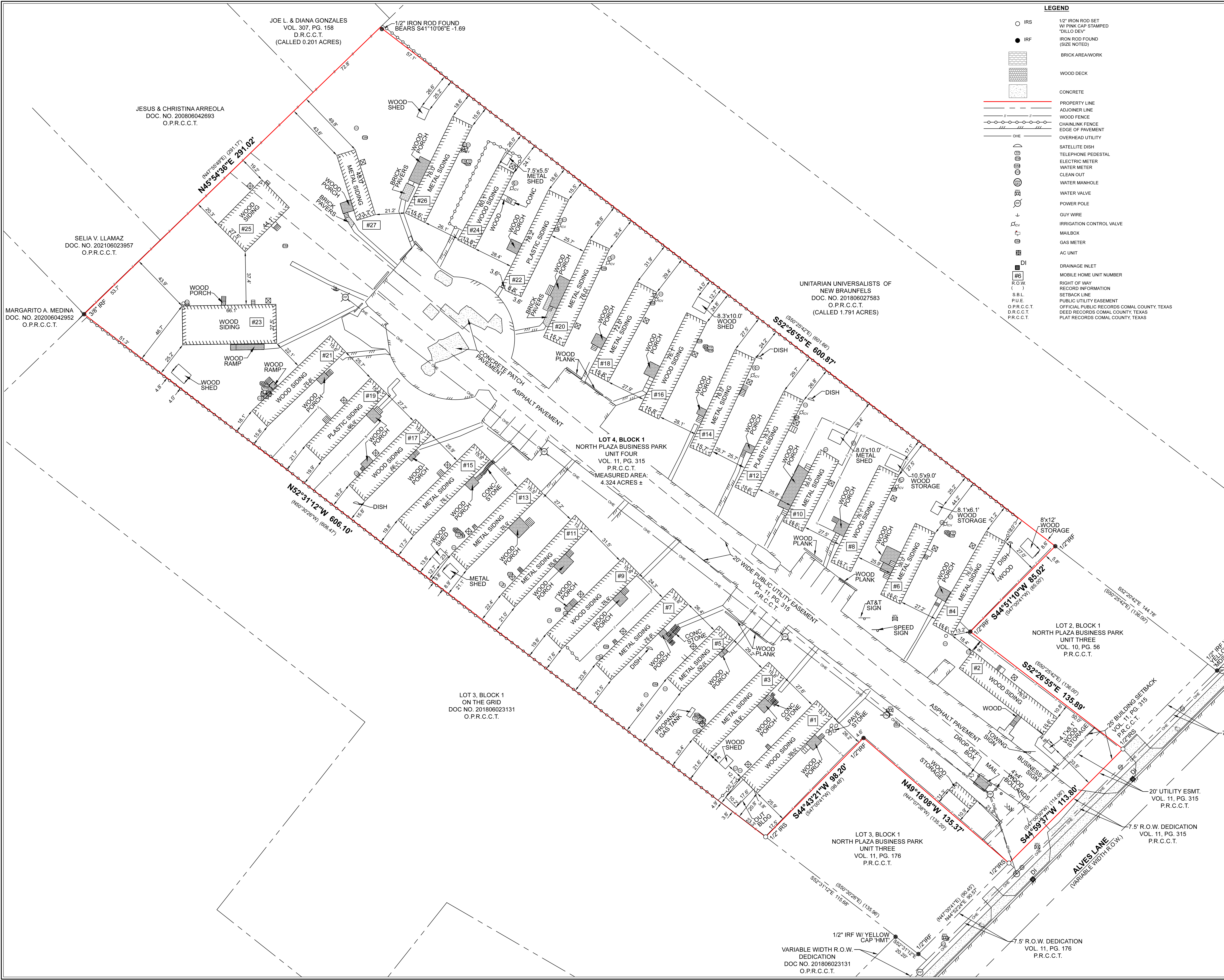


DILLO DEVELOPMENT SERVICES, LLC
C:\Users\Shelby\OneDrive - Dillo Development Services, LLC\Desktop\2023\23002_123 Alve Ln - NB\03_Survey\04_CAD\23002.dwg on 3/2023-7:30pm Shelby



LEGEND

- IRS
- IRF
- BRICK AREA/WORK
- WOOD DECK
- CONCRETE
- PROPERTY LINE
- ADJOINER LINE
- WOOD FENCE
- CHAINLINK FENCE
- EDGE OF PAVEMENT
- OVERHEAD UTILITY
- SATELLITE DISH
- TELEPHONE PEDESTAL
- ELECTRIC METER
- WATER METER
- CLEAN OUT
- WATER MANHOLE
- WATER VALVE
- POWER POLE
- GUY WIRE
- IRRIGATION CONTROL VALVE
- MAILBOX
- GAS METER
- AC UNIT
- DI
- MOBILE HOME UNIT NUMBER
- ROW
- RIGHT OF WAY RECORD INFORMATION
- SETBACK LINE
- P.U.E.
- O.P.R.C.C.T.
- D.R.C.C.T.
- P.R.C.C.T.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIRST NATIONAL TITLE INSURANCE COMPANY
 FILE NO: 22-714584-AM
 EFFECTIVE DATE: NOVEMBER 30, 2022

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

NO ITEMS LISTED IN THE SCHEDULE B

LEGAL DESCRIPTION

LOT 4, BLOCK 1 NORTH PLAZA BUSINESS PARK - UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 315, PLAT RECORDS, COMAL COUNTY, TEXAS.

GENERAL NOTES:

1. BEARINGS ARE BASED ON PROPERTY CORNERS FOUND AND ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH: SOUTH CENTRAL ZONE (4204), NAD 1983, GEOID 18. DISTANCES ARE IN U.S. SURVEY FEET (GRID).
2. UNDERGROUND UTILITIES NOT LOCATED OR SHOWN
3. PROPERTY IS SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
4. PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48091C0455F, DATED SEPTEMBER 02, 2009.
5. OWNERSHIP DEED RECORDED IN DOCUMENT NUMBER 200706044781, OFFICIAL PUBLIC RECORDS COMAL COUNTY RECORDS.

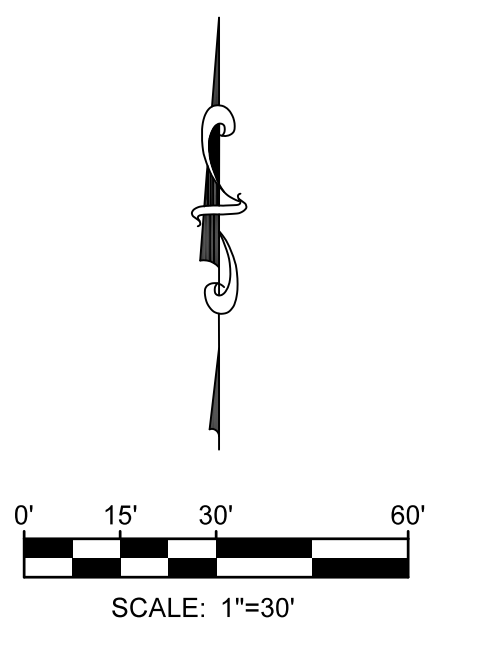
SURVEYOR'S CERTIFICATION

TO: PROPOSED INSURED (123 ALVES LANE) SEVEN TEXAS MHC, LLC
 (ALVES LANE PARK, LLC)

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY.

THE FIELD WORK WAS COMPLETED ON JANUARY 18, 2023

Seth Reichenau
 SETH REICHENAU, R.P.L.S. NO. 6735
 JANUARY 31, 2023



TITLE SURVEY

LOT 4, BLOCK 1
 NORTH PLAZA BUSINESS PARK - UNIT FOUR
 VOLUME 11, PAGE 315
 PLAT RECORDS, COMAL COUNTY, TEXAS
 ADDRESS: 123 ALVES LANE, NEW BRAUNFELS, TEXAS

PREPARED FOR
 SEVEN TEXAS MHC, LLC

SURVEYOR
DILLO DEV

engineering | surveying | planning
 Contact: Seth Reichenau, R.P.L.S.
 Tel: (210)-383-3764 Email: Seth@DilloDev.com
 Address: 967 Broadway, New Braunfels, TX 78130
 TX Engineering Firm No. F-22833
 TX Surveying Firm No. 10194711 JOB NO. 23002 SHEET 1 OF 1