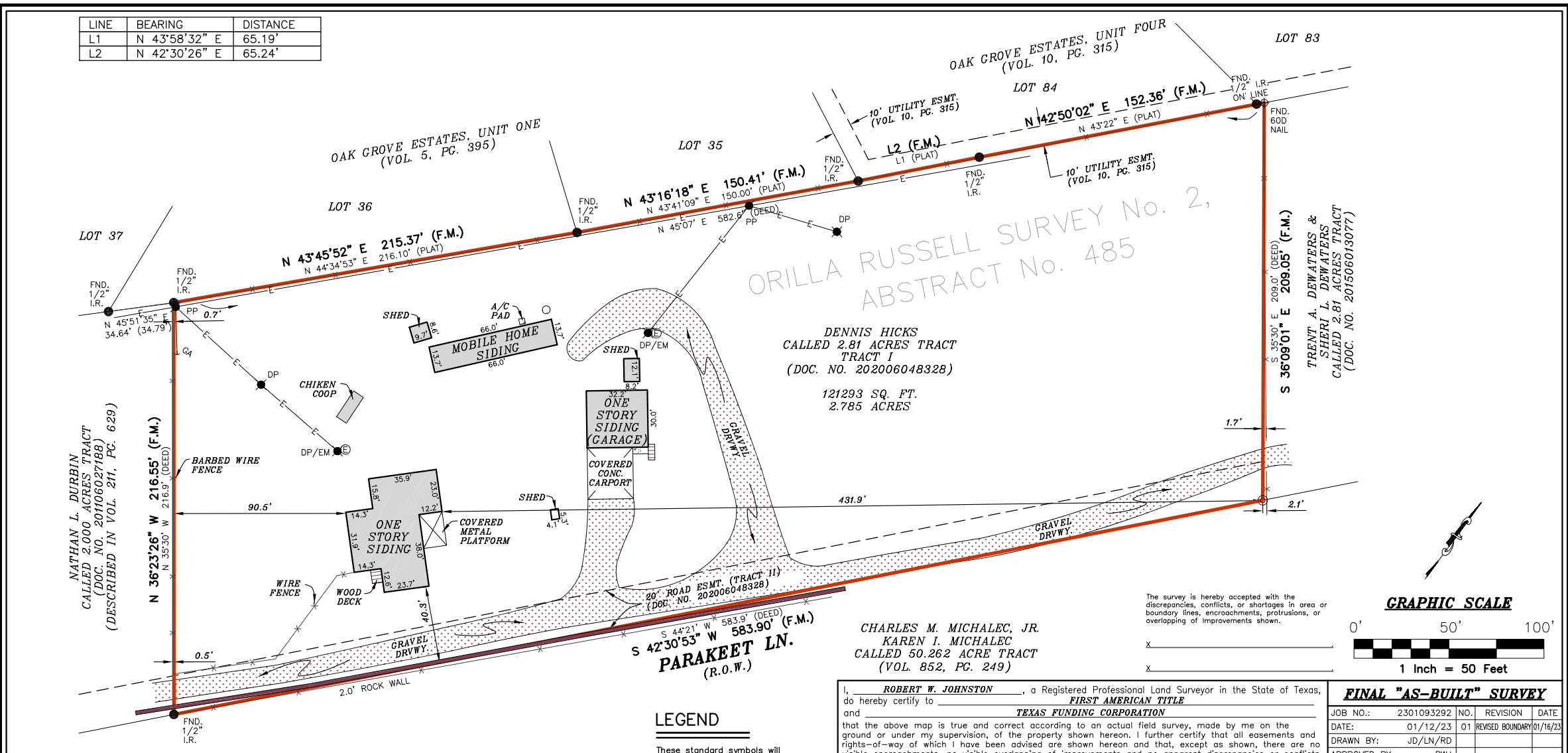


LINE	BEARING	DISTANCE
L1	N 43°58'32" E	65.19'
L2	N 42°30'26" E	65.24'



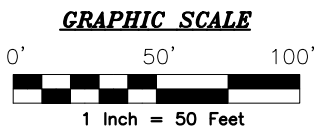
ORILLA RUSSELL SURVEY No. 2,  
ABSTRACT No. 485

DENNIS HICKS  
CALLED 2.81 ACRES TRACT  
TRACT I  
(DOC. NO. 202006048328)  
121293 SQ. FT.  
2.785 ACRES

CHARLES M. MICHALEC, JR.  
KAREN I. MICHALEC  
CALLED 50.262 ACRE TRACT  
(VOL. 852, PG. 249)

PARAKEET LN.  
(R.O.W.)

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.



**Legal Description of the Land:**

TRACT I  
2.81 ACRES OF LAND SITUATED IN A TRACT OF LAND 5.656 ACRES IN A CONVEYANCE TO GRADY LEE CRAPPS FROM ROSALIE M. MCCLURE, VOL. 209, PAGE 151, (HEREINAFTER CALLED THE PARENT TRACT), ORILLA RUSSELL SURVEY NO. 2 A-485, COMAL COUNTY, TEXAS.

TRACT II  
TOGETHER WITH A 20' ROAD EASEMENT GRANTED BY GRADY LEE CRAPPS, ET AL, IN THE CERTAIN ROAD EXCHANGE EASEMENT.

SURVEYOR'S NOTE(S):  
BASIS OF BEARING, TEXAS SOUTH CENTRAL ZONE, NAD 83.

At date of this survey, the property is in FEMA designated ZONE X. Areas determined to be outside the 0.2% annual chance flood plain, as verified by FEMA map Panel No: 48091C 0290 F effective date of SEPTEMBER 02, 2009. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- x x x BARBED WIRE FENCE
- - - OVERHEAD ELECTRIC
- ⊙ SET IRON ROD
- FOUND IRON ROD
- ⊕ FOUND 60D NAIL
- ⊙ POWER POLE
- ⊙ DROP POLE
- ⊙ ELECTRIC METER
- ↓ GUY ANCHOR
- (PLAT) RECORDED ON PLAT
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

I, ROBERT W. JOHNSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIRST AMERICAN TITLE and TEXAS FUNDING CORPORATION

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: DENNIS R. HICKS  
Address: 355 PARAKEET LN. GF No. 2789288-SA30  
Effective Date: January 06, 2022, Issued Date: January 10, 2022

**Legal Description of the Land:**  
SEE LEFT SIDE.....

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: \_\_\_\_\_

PROPERTY PHOTOGRAPH:

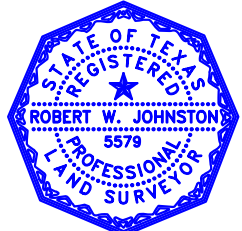


**AMERISURVEYORS**  
EXCELLENCE IN LAND SURVEYING  
P.O. BOX 160369  
SAN ANTONIO, TEXAS 78280  
PHONE: (210) 572-1995  
WEB: WWW.AMERISURVEYORS.COM

**FINAL "AS-BUILT" SURVEY**

JOB NO.:	NO.	REVISION	DATE
2301093292	01	REVISED BOUNDARY	01/16/23

DRAWN BY: JD/LN/RD  
APPROVED BY: RWJ



*Robert Johnston*  
ROBERT W. JOHNSTON, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 5579