EXHIBIT C

NOTES

1.BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

2. TITLE COMMITMENT PROVIDED BY ALAMO TITLE INSURANCE COMPANY, G.F. NO.:SAT-41-4000411800527-JG, EFFECTIVE DATE MARCH 16, 2018, ISSUED DATE MARCH 26, 2018.

SCHEDULE B:

10 f. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN VOL. 300, PAGE 616, D.R. (DESCRIPTION OF EASEMENT IS VAGUE, AND IS PLOTTED APPROXIMATELY HEREIN) **AFFECTS SUBJECT PARCEL, AND IS SHOWN.**

10 g. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN VOL. 620, PAGE 578, D.R. **AFFECTS SUBJECT PARCEL, AND IS SHOWN.**

10 h. EASEMENT GRANTED TO COMMUNICATION SERVICES, INC. IN VOL. 693, PAGE 517, D.R. **AFFECTS SUBJECT PARCEL, AND IS SHOWN.**

10 i. EASEMENT GRANTED TO SPRINGS HILL WATER SUPPLY CORPORATION IN VOL. 779, PAGE 1074, O.P.R. **NO DESCRIPTION OF THE EASEMENT IN DOCUMENT, NOT PLOTTED.**

10 j. EASEMENT GRANTED TO GUADALUPE VALLEY ELECTRIC COOPERATIVE IN VOL. 1349, PAGE 437, O.P.R. **AFFECTS SUBJECT PARCEL, AND IS SHOWN.**

10 k. EASEMENT GRANTED TO SPRINGS HILL WATER SUPPLY CORPORATION IN VOL. 1435, PAGE 437, O.P.R. **AFFECTS SUBJECT PARCEL, AND IS SHOWN.**

3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 120, COMMUNITY PANEL NO. 48187C0120F, DATED 11/02/2007.

4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS.

5. ADJOINERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF BEXAR:

I, TIM C. PAPPAS, DO HEREBY CERTIFY THAT THIS TITLE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B LAND TITLE SURVEY. THE FIELDWORK WAS COMPLETED ON 08/14/2018.

15 AUG 18

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO.5543
EMAIL:TPAPPAS@KFWENGINEERS.COM
DATE OF SURVEY: 08/14/2018
PROJECT NO.: 18-084

STATE OF TEXAS REGISTERED TIM C. PAPPAS 5543 PROFESSIONAL LAND SURVEYOR

LOCATION MAP
NOT-TO-SCALE

SYMBOL LEGEND

○	F/R	FOUND 1/2" IRON ROD OR AS NOTED
☒	TXDOT MON	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
	O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GUADALUPE COUNTY, TEXAS
	M.P.R.	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
	D.R.	DEED RECORDS OF GUADALUPE COUNTY, TEXAS

SCALE : 1"=200'
0' 200' 400' 600'

HELEN I. NELSON AND MICHAEL A. NELSON
CO-TRUSTEES OF THE NELSON FAMILY TRUST
CALLED 80.196 ACRES
DOC. NO. 2016005479 O.P.R.
RECORDED 03/17/2016

KIMBERLY WILLIAMS
CALLED 11.20 ACRES
VOL. 1554, PG. 731 O.P.R.
RECORDED 11/07/2000

SHELLEY KAY LASSIG TURNER
CALLED TRACT I - 57.141 ACRES
DOC. NO. 2018900969, O.P.R.
RECORDED 04/27/2018

CATHERINE WARD-CRIXELL
REMAINDER OF CALLED 107.4 ACRES
VOL. 2979, PAGE 293, O.P.R.
RECORDED 03/28/2011

SUBJECT TRACT
104.09 ACRES
(4,534,294 SQUARE FEET)

A.M. ESNAURIZAR
ELEVEN LEAGUE GRANT
SURVEY NO. 19
A-20

SANDRA LEE SCHROEDER
CALLED 97.387 ACRES
DOC. NO. 2015023347, O.P.R., RECORDED 11/12/2015
DESCRIBED IN VOL. 1477, PAGE 683, O.P.R., RECORDED 11/30/1999

APPROXIMATE LOCATION OF 20' WIDE EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY
VOL. 300, PAGE 616, D.R.G.C.T.
RECORDED 08/08/1956
(NO EVIDENCE OF UTILITY STRUCTURES ON GROUND)

10' WIDE EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY
VOL. 620, PAGE 758, D.R.G.C.T.
RECORDED 06/22/1981

10' WIDE EASEMENT TO GUADALUPE VALLEY ELECTRIC COOPERATIVE
VOL. 1349, PAGE 317, D.R.G.C.T.
RECORDED 08/16/1998
10' WIDE R/W ESMT TO COMMUNICATION SERVICES, INC
VOL. 693, PAGE 517, D.R.G.C.T.
RECORDED 12/07/1983

10' WIDE EASEMENT TO SPRINGS HILL WATER SUPPLY CORPORATION
VOL. 1435, PAGE 437, D.R.G.C.T.
RECORDED 08/07/1999

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

REPLAT RIVER OAKS COMMERCIAL
VOL. 8, PAGE 204, M.P.R.

STATE OF TEXAS
CALLED 0.055 ACRE - PARCEL 20
VOL. 1337, PAGE 578, O.P.R.
RECORDED 04/29/1998

CORDOVA ROAD

P.O.B.

S00° 54' 13"E 3502.93'

N40° 02' 05"W 3125.35'

N45° 54' 31"E 973.65'

N83° 34' 31"E 1561.76'

N63° 30' 52"E 383.79'

N63° 59' 05"W 162.84'

N89° 03' 34"E 700.40'

L: 238.73'
R: 5790.73'
D: 002° 21' 44"
CB: N38° 51' 14"W
CD: 238.72'

S50° 00' 39"W 130.00'

N31° 10' 40"E 1.29'

S37° 31' 29"E 32.93'

N29° 00' 51"W 102.66'

N44° 26' 46"W 13.83'

N52° 40' 40"E 49.07'

S45° 07' 15"E 3.80'

N45° 07' 15"W 878.77'

S45° 30' 52"W 1112.51'

136.42'

B&A 2633

TYPE II MON

BROKEN TYPE I MON

1" SQUARE ROD

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE BLDG. A, SUITE 156 MC-230 AUSTIN, TX 78753
PHONE: 512-239-5253 ; FAX: 512-239-5253

KFW SURVEYING
3421 Paesanos Pkwy, Suite 101, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441

REVISIONS	ISSUE DATE

JOB NO. 18-084
DATE: 08/13/2018
CHECKED: OGP
DRAWN: TCP

SHEET NUMBER:
1 OF 1

TSPS LAND TITLE SURVEY OF

104.09 ACRES OF LAND OUT OF A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, SURVEY NO. 19, ABSTRACT 20, GUADALUPE COUNTY, TEXAS

Texas Society of Professional Surveyors MEMBER

Date: Aug 15, 2018, 7:47am User ID: tpappas
S:\Draw 2018\18-084 Cixell - Hwy 46 Guadalupe Co\18S18-084 Cixell - Hwy 46 Guadalupe Co.dwg