

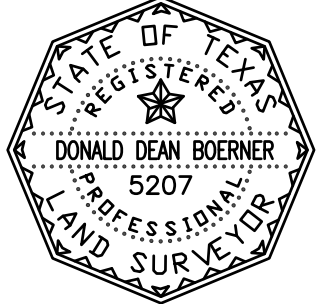
GENERAL NOTES:

- 1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTHERN ZONE.
- 2) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THESE TRACTS.
- 3) ADJOINERS SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY.
- 4) CORNERS IN THE CENTER OF WEST SISTER CREEK ARE A POINT. CORNERS ON THE BANK OF THE GUADALUPE RIVER ARE A POINT.
- 5) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. DONNIE BOERNER SURVEYING COMPANY WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.

PLAT SHOWING: A 239.380 acre tract being approximately 26.645 acres out of the Harvey Stafford Survey No. 4, Abstract No. 434, and 212.735 acres the William F. Wilson Survey No. 2, Abstract No. 524, Kendall County, Texas and being all of that certain 238.880 acre tract conveyed to MONTECARLO, INC., a Texas corporation by deed recorded in Volume 1502, Pages 143-156, Official Records, Kendall County, Texas and all of that certain 0.500 acre tract conveyed to MONTECARLO, INC. by deed recorded in Volume 1511, Pages 685-689, Official Records, Kendall County, Texas.

PLAT SHOWING: A 7.506 acre tract out of the Harvey Stafford Survey No. 4, Abstract No. 434, Kendall County, Texas and being that certain 7.506 acre tract conveyed to MONTECARLO, INC., a Texas corporation by deed recorded in Volume 1502, Pages 143-156, Official Records, Kendall County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.  
228 HOLIDAY ROAD  
COMFORT, TEXAS 78013  
PH: 830-377-2492



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

DONALD DEAN BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207  
DATE: 06-29-2018 JOB NO: 15-394

GEORGE M. WILLIAMS JR.  
VOLUME 421, PAGES 829-831  
OFFICIAL RECORDS  
57.7939 ACRES

GEORGE M. WILLIAMS JR.  
VOLUME 831, PAGES 477-479  
OFFICIAL PUBLIC RECORDS  
78.3 ACRES

TITLE COMMITMENT

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY KENDALL COUNTY ABSTRACT COMPANY FILE NO. 40710 EFFECTIVE DATE: JUNE 25, 2018, ISSUED JUNE 27, 2018, AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN AND RELISTED BELOW.

RESTRICTIVE COVENANTS:  
Volume 1510, Page 722, Kendall County Official Records  
SCHEDULE "B"

10a. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 139, Page 1, Kendall County Deed Records.

10b. Easements to Central Texas Electric Cooperative, Inc. recorded in Volume 120, Page 1132, Kendall County Deed Records and Volume 1135, Page 882, Kendall County Official Records.

10c. Easements to Hill Country Telephone Cooperative, Inc. recorded in Volume 202, Page 874, Volume 226, Page 639 and Volume 226, Page 637, Kendall County Official Records.