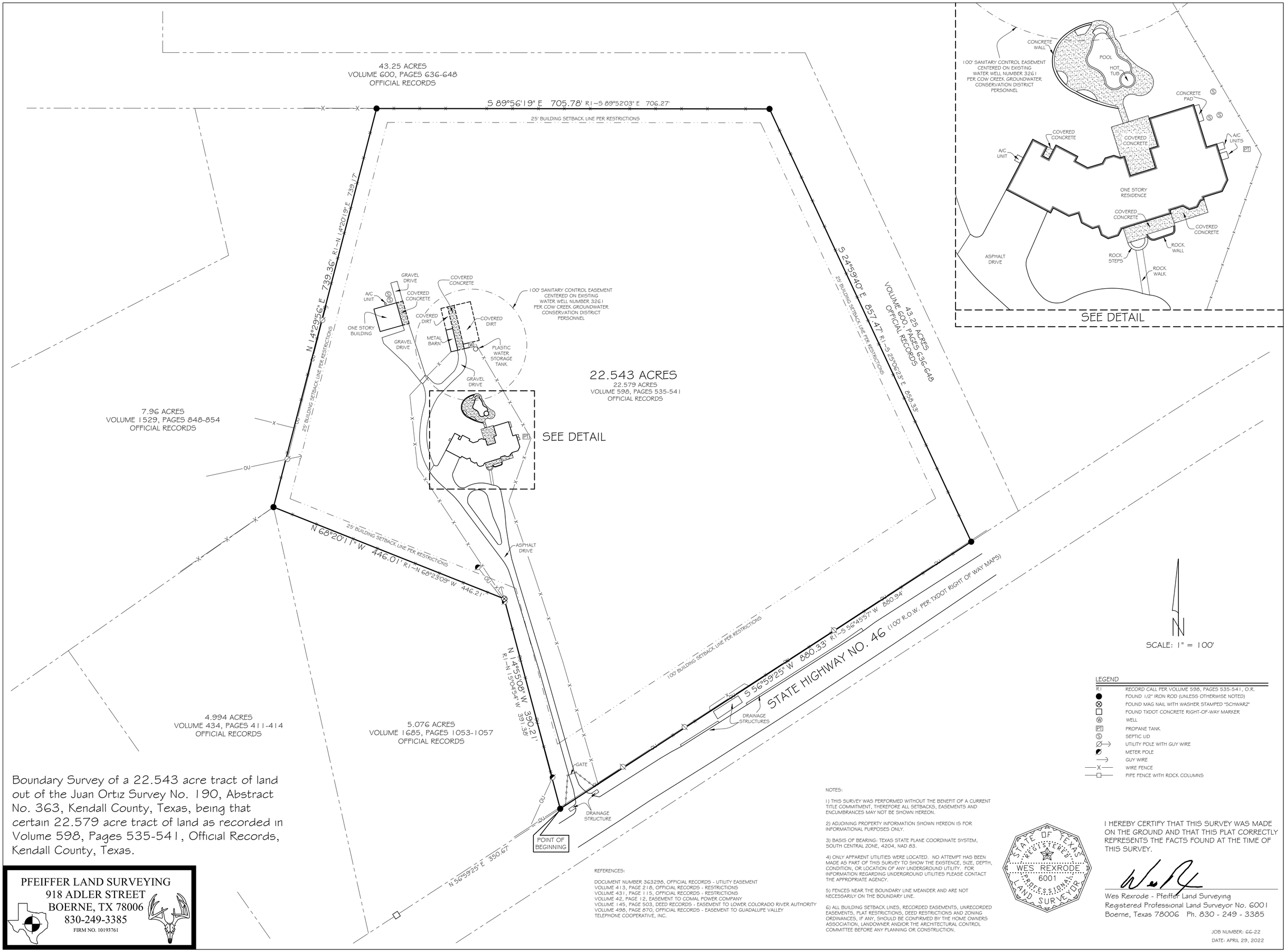


Boundary Survey of a 22.543 acre tract of land out of the Juan Ortiz Survey No. 190, Abstract No. 363, Kendall County, Texas, being that certain 22.579 acre tract of land as recorded in Volume 598, Pages 535-541, Official Records, Kendall County, Texas.

PFEIFFER LAND SURVEYING
918 ADLER STREET
BOERNE, TX 78006
830-249-3385
FIRM NO. 10193761

REFERENCES:

DOCUMENT NUMBER 363298, OFFICIAL RECORDS - UTILITY EASEMENT
VOLUME 413, PAGE 218, OFFICIAL RECORDS - RESTRICTIONS
VOLUME 431, PAGE 115, OFFICIAL RECORDS - RESTRICTIONS
VOLUME 42, PAGE 12, EASEMENT TO COMAL POWER COMPANY
VOLUME 145, PAGE 503, DEED RECORDS - EASEMENT TO LOWER COLORADO RIVER AUTHORITY
VOLUME 498, PAGE 870, OFFICIAL RECORDS - EASEMENT TO GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.

NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON.

2) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.

3) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.

4) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.

5) FENCES NEAR THE BOUNDARY LINE MEANDER AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.

6) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, PLAT RESTRICTIONS, DEED RESTRICTIONS AND ZONING ORDINANCES, IF ANY, SHOULD BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, LANDOWNER AND/OR THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY PLANNING OR CONSTRUCTION.

STATE OF TEXAS
REGISTERED
WES REXRODE
6001
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Wes Rexrode - Pfeiffer Land Surveying
Registered Professional Land Surveyor No. 6001
Boerne, Texas 78006 Ph. 830 - 249 - 3385

JOB NUMBER: 66-22
DATE: APRIL 29, 2022