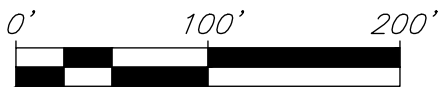


NORTH

SCALE: 1" = 100'



LEGEND

() RECORD BEARING & DISTANCE
CFT CONCRETE FOOTING
DR DEED RECORDS
DOC DOCUMENT
GA GUY ANCHOR
IPF 1" IRON PIPE FOUND
IRF IRON ROD FOUND (SIZE NOTED)
IRS 1/2" IRON ROD WITH "MDS" CAP SET
MAF MAGNETIC ANOMALY FOUND IN ASPHALT
MP METER POLE
NO NUMBER
OPR OFFICIAL PUBLIC RECORDS
PG PAGE
PKF "PK" NAIL FOUND IN ASPHALT
POB POINT OF BEGINNING
PP POWER POLE
RPR REAL PROPERTY RECORDS
RRF RAIL ROAD SPIKE FOUND
SRF 1" SQUARE ROD FOUND
V/L VENDOR'S LIEN
VOL VOLUME
W/ WITH

○ PROPERTY CORNER ○ REFERENCE CORNER

ASPHALT GRAVEL

ADJOINER LINE
BOUNDARY LINE
EASEMENT LINE
OVERHEAD POWER LINE
RIGHT-OF-WAY LINE
SURVEY LINE

PLAT SHOWING (TRACT NO. 1)

BEING A 8.04 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE G.C. & S.F. RR. CO. SURVEY NO. 1669, ABSTRACT NO. 1004, KERR COUNTY, TEXAS, SAID 8.04 ACRE TRACT BEING KNOWN AS TRACT NO. 53, JACK HALL SUBDIVISION, ALSO KNOWN AS SCENIC HILLS ADDITION, AN UNRECORDED SUBDIVISION IN KERR COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 149-B-1, PLAT RECORDS OF KERR COUNTY, TEXAS, SAID 8.04 ACRE TRACT BEING OUT OF A CALLED 8.02 ACRE TRACT, DESCRIBED AS TRACT NO. ONE, CONVEYED TO JONATHAN C. MAST AND JESSICA LEE MAST BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1156, PAGE 768, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

PLAT SHOWING (TRACT NO. 2)

BEING A 7.39 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE G.C. & S.F. RR. CO. SURVEY NO. 1669, ABSTRACT NO. 1004, AND THE WILLIAM MCCUTCHEON SURVEY NO. 1660, ABSTRACT NO. 851, KERR COUNTY, TEXAS, SAID 8.04 ACRE TRACT BEING KNOWN AS TRACT NO. 54, JACK HALL SUBDIVISION, ALSO KNOWN AS SCENIC HILLS ADDITION, AN UNRECORDED SUBDIVISION IN KERR COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 149-B-1, PLAT RECORDS OF KERR COUNTY, TEXAS, SAID 7.39 ACRE TRACT BEING OUT OF A CALLED 7.39 ACRE TRACT, DESCRIBED AS TRACT NO. TWO, CONVEYED TO JONATHAN C. MAST AND JESSICA LEE MAST BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1156, PAGE 768, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

PROPERTY ADDRESS

137 HONEYCOMB LANE, KERRVILLE, TX

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- FIELD SURVEY COMPLETED 12-22-2022.
- VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
- ACCORDING TO COMMUNITY PANEL NO. 48265C0480F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR KERR COUNTY, TEXAS, HAVING A MAP EFFECTIVE DATE OF MARCH 3, 2011; THE SUBJECT TRACT(S) ARE SITUATED WITHIN: UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THIS SURVEY HAS BEEN PREPARED FOR THE SOLE PURPOSE OF THE TRANSACTION DESCRIBED HEREON REFERENCED TITLE COMMITMENT AND THE PARTIES LISTED THEREON. THIS SURVEY IS NOT TO BE USED FOR ANY SUBSEQUENT TRANSACTIONS. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY MDS LAND SURVEYING COMPANY, INC.
- A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY.

TRACT NO. 62
JACK HALL SUBDIVISION
A.K.A. SCENIC HILLS ADDITION
-UNRECORDED SUBDIVISION-
CALLED 7.50 ACRES
TO MARK L. MCFADDEN & INGA MCFADDEN
BY WARRANTY DEED WITH V/L
DOC. NO. 13-07525 OPR

TRACT NO. 61
JACK HALL SUBDIVISION
A.K.A. SCENIC HILLS ADDITION
-UNRECORDED SUBDIVISION-
CALLED 11.56 ACRES
TO ARTURO CAMPBELL JR & ADRIANA V. CAMPBELL
BY CASH WARRANTY DEED
VOL. 1181, PG. 257 OPR

TRACT NO. 60
JACK HALL SUBDIVISION
A.K.A. SCENIC HILLS ADDITION
-UNRECORDED SUBDIVISION-
CALLED 8.82 ACRES
TO LEON C. BEHREND & KAREN BEHREND
BY CASH WARRANTY DEED
VOL. 1181, PG. 319 OPR

TRACT NO. 52
JACK HALL SUBDIVISION
A.K.A. SCENIC HILLS ADDITION
-UNRECORDED SUBDIVISION-
CALLED 7.98 ACRES
TO JAMES F. COLLERAN &
CARINA E. COLLERAN
BY CASH WARRANTY DEED
DOC. NO. 22-03170 OPR

TRACT NO. 1
8.04 ACRES

TRACT NO. 53
JACK HALL SUBDIVISION
A.K.A. SCENIC HILLS ADDITION
-UNRECORDED SUBDIVISION-
CALLED 8.02 ACRES
TO JONATHAN C. MAST ET. UX.
BY WARRANTY DEED WITH V/L
VOL. 1156, PG. 768 OPR
(TRACT NO. ONE)

TRACT NO. 2
7.39 ACRES

TRACT NO. 54
JACK HALL SUBDIVISION
A.K.A. SCENIC HILLS ADDITION
-UNRECORDED SUBDIVISION-
CALLED 7.39 ACRES
TO JONATHAN C. MAST ET. UX.
BY WARRANTY DEED WITH V/L
VOL. 1156, PG. 768 OPR
(TRACT NO. TWO)

TRACT NO. 55
JACK HALL SUBDIVISION
A.K.A. SCENIC HILLS ADDITION
-UNRECORDED SUBDIVISION-
CALLED 9.67 ACRES
TO HANS GULDMANN DAUGHTER'S TRUST
BY EXECUTOR'S DISTRIBUTION DEED
VOL. 942, PG. 83 RPR
(FOURTH TRACT)

G.C. & S.F. RR. CO. SURVEY NO. 1669, A-1004
WILLIAM MCCUTCHEON SURVEY NO. 1660, A-851

TRACT NO. 47
JACK HALL SUBDIVISION
A.K.A. SCENIC HILLS ADDITION
-UNRECORDED SUBDIVISION-
REMAINDER OF
CALLED 34.86 ACRES
TO RONALD R. WILLIAMS, SR.
BY WARRANTY DEED
DOC. NO. 13-07444 OPR

TRACT NO. 50
JACK HALL SUBDIVISION
A.K.A. SCENIC HILLS ADDITION
-UNRECORDED SUBDIVISION-
CALLED 18.18 ACRES
TO THE DOROTHY HUDIG TRUST
BY SPECIAL WARRANTY DEED
VOL. 1816, PG. 69 OPR

OBSERVED LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 12°15'34" E	51.50'
L2	N 12°15'34" W	50.43'
L3	N 22°52'10" E	30.14'
L4	N 20°55'30" E	30.05'
L5	S 22°04'15" W	30.04'

TITLE COMMITMENT NOTES

REFERENCE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COUNTER SIGNED BY FIDELITY ABSTRACT & TITLE COMPANY, OF NO. 220643F, HAVING AN EFFECTIVE DATE OF NOVEMBER 21, 2022 AND AN ISSUE DATE OF NOVEMBER 29, 2022. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY MDS LAND SURVEYING COMPANY, INC.

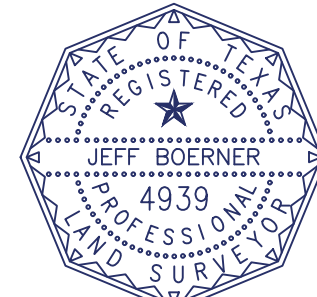
10(A) DOES AFFECT (TRACT NO. 2), SHOWN HEREON
10(B) DOES AFFECT (TRACT NO. 1), SHOWN HEREON
10(C) DOES AFFECT, BLANKET IN NATURE
10(D) DOES AFFECT, BLANKET IN NATURE
10(E) DOES AFFECT, BLANKET IN NATURE
10(F) SEE GENERAL NOTE #5

10(G) SEE GENERAL NOTE #5
10(H) SEE GENERAL NOTE # 8
10(I) NOT A SURVEY MATTER
10(J) AS SHOWN HEREON
10(K) REFERENCE TO THE SURVEY SHOWN HEREON
10(L) NOT A SURVEY MATTER

SURVEYOR'S AFFIRMATION

STATE OF TEXAS §
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THIS 3RD DAY OF JANUARY, 2023, 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.



JEFF BOERNER RPLS # 4939

LAND TITLE SURVEY
OF THE
MAST TRACTS

COMMONLY KNOWN AS
TRACT NOS. 53 & 54
JACK HALL SUBDIVISION
COMPRISING A TOTAL OF
15.43 ACRES

SITUATED IN THE
G.C. & S.F. RR. CO. SURVEY NO. 1669, A-1004
WM. MCCUTCHEON SURVEY NO. 1660, A-851
KERR COUNTY, TEXAS
JANUARY 2023

MDS LAND SURVEYING
COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10019600
874 HARPER RD, SUITE 104 • KERRVILLE, TX 78028 • 830-816-1818

JOB No. 22-548-00 SURVEYORS: JB/DB SHEET 1 OF 1