**A 5.26 ACRE TRACT OR PARCEL OF LAND, OUT OF THE CHARLES EFFLER SURVEY NO. 634, ABSTRACT NO. 134, IN KERR COUNTY, TEXAS, CONVEYED FROM J. CONRAD PYLE, ET UX, TO RIO NORTE, LTD. BY WARANTY DEED WITH VENDOR'S LIEN DATED MARCH 17, 2000, RECORDED IN VOLUME 1056, PAGE 355, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS, BEING PART OF A 55.27 ACRE TRACT OF LAND CONVEYED FROM KARL BLAIR DICKINSON TO J. CONRAD PYLE, ET UX BY A SPECIAL WARANTY DEED WITH VENDORS LIEN EXECUTED OCTOBER 29, 1993 AND RECORDED IN VOLUME 717, PAGE 662, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS, SAID 5.26 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** AT A **1/2" IRON ROD WITH "VOELKEL" CAP FOUND** FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, ALONG THE NORTH RIGHT-OF-WAY OF F.M. 1340;

**THENCE** WITH THE SOUTH BOUNDARY OF THE HEREIN DESCRIBED TRACT, THE NORTH BOUNDARY LINE OF SAID F.M. 1340, THE FOLLOWING COURSES:

**S89°57'20"W, 147.08'** TO A **1/2" IRON ROD FOUND WITH "TRI-TECH" CAP;**

**N87°28'55"W, 159.00'** TO A **1/2" IRON ROD FOUND;**

**N67°18'43"W, 158.84'** TO A **MAG NAIL FOUND IN WALL;**

**N64°04'59"W, 216.15'** TO A **1/2" IRON ROD FOUND WITH "VOELKEL" CAP;**

**S78°29'47"W, 150.21'** TO A POINT LOCATED IN THE WATER OF NORTH FORK GUADALUPE RIVER;

**N50°29'55"W, 385.49'** LEAVING SAID F.M. 1340, FOLLOWING SAID RIVER, TO A POINT IN THE WATER FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, A CORNER OF A TRACT OF LAND CONVEYED TO PYLE, CONRAD FAMILY LTD. PARTNERSHIP, RECORDED IN VOLUME 1144, PAGE 461, REAL PROPERTY RECORDS, KERR COUNTY, TEXAS;

**THENCE** WITH THE WEST BOUNDARY OF THE HEREIN DESCRIBED TRACT, AN EAST BOUNDARY LINE OF SAID PYLE, CONRAD FAMILY LTD. PARTNERSHIP TRACT, **N28°41'05"E, 116.15'**, TO A **1/2" IRON ROD FOUND** FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AN ANGLE POINT FOR SAID PYLE, CONRAD FAMILY LTD. PARTNERSHIP TRACT;

**THENCE** WITH THE NORTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, THE SOUTH BOUNDARY LINE OF SAID PYLE, CONRAD FAMILY LTD. PARTNERSHIP TRACT, THE FOLLOWING COURSES:

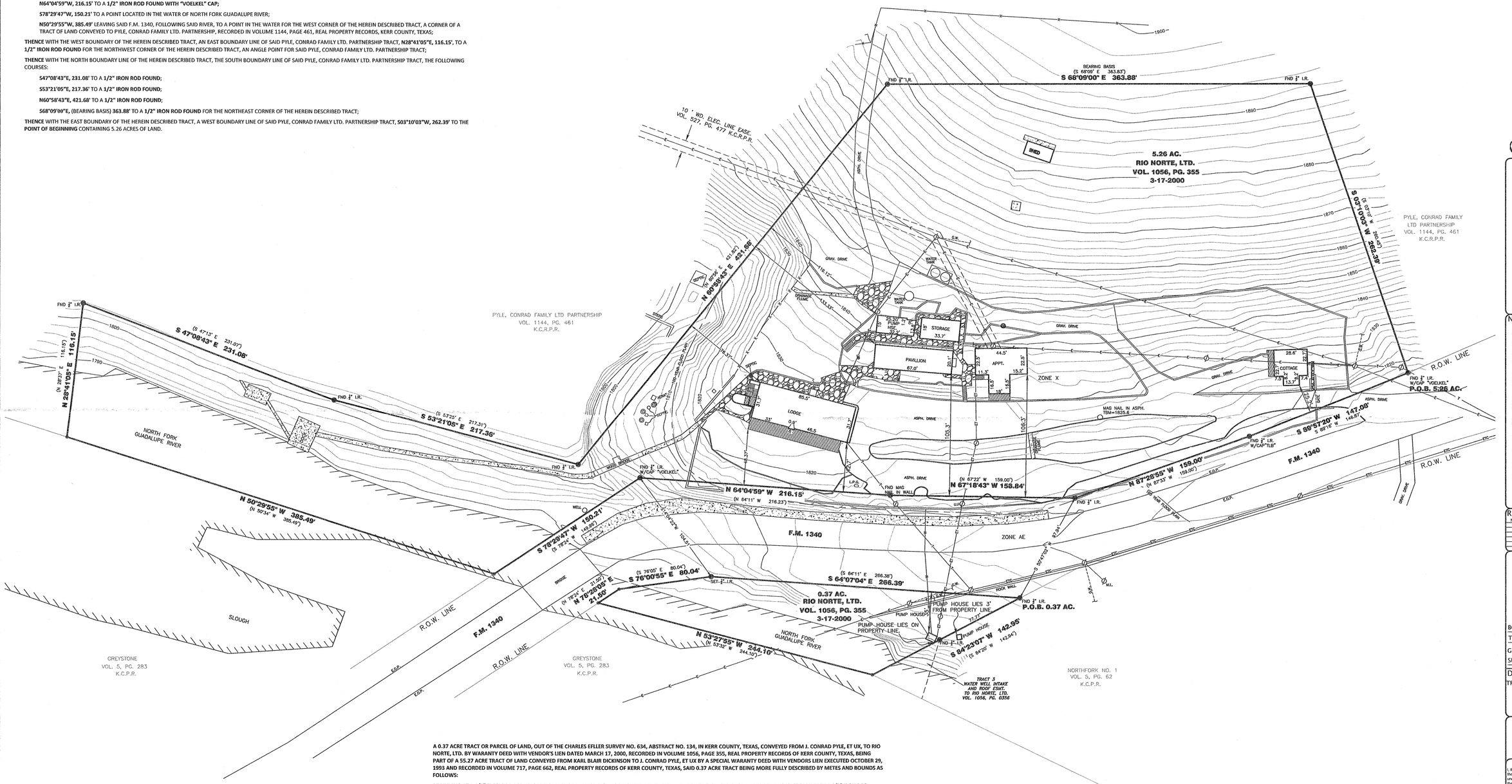
**S47°08'43"E, 231.08'** TO A **1/2" IRON ROD FOUND;**

**S53°21'05"E, 217.36'** TO A **1/2" IRON ROD FOUND;**

**N60°58'43"E, 421.68'** TO A **1/2" IRON ROD FOUND;**

**S68°09'00"E,** (BEARING BASIS) **363.88'** TO A **1/2" IRON ROD FOUND** FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** WITH THE EAST BOUNDARY OF THE HEREIN DESCRIBED TRACT, A WEST BOUNDARY LINE OF SAID PYLE, CONRAD FAMILY LTD. PARTNERSHIP TRACT, **S03°10'03"W, 262.39'** TO THE **POINT OF BEGINNING** CONTAINING 5.26 ACRES OF LAND.




## LEGEND

| | |
|---|---|
| WIRE FENCE | —X— |
| CHAIN LINK FENCE | —X— |
| IRON FENCE | —X— |
| WOOD FENCE | —/—/— |
| BUILDING LINE | — — — — |
| EGMT LINE | — — — — |
| OVERHEAD UTILITIES | —OHU— |
| BL = BUILDING LINE | |
| PL = PROPERTY LINE | |
| MH = MANHOLE | |
| FNC = FENCE | |
| FND = FOUND | |
| MUE = MUNICIPAL UTILITY EGMT. | |
| SSE = SANITARY SEWER EGMT. | |
| WLE = WATERLINE EASEMENT | |
| ROW = RIGHT OF WAY | |
| I.R. = IRON ROD | |
| I.P. = IRON PIPE | |
| PUE = PUBLIC UTILITY EGMT. | |
| UE = UTILITY EASEMENT | |

- FIRE HYDRANT
- WATER METER
- UTIL. PEDESTAL
- MANHOLE
- ELECT. BOX
- UTILITY POLE
- LIGHT STANDARD
- PAD MOUNTED TRANSFORMER
- A/C PAD
- CONCRETE
- COVERED

## NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES, IF ANY.

RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 59, PG. 435, VOL. 89, PG. 440, VOL. 91, PG. 43 D.R.K.C.TX., VOL. 537, PG. 477, VOL. 1312, PG. 239 R.P.R.K.C.TX.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES. PLEASE CONTACT ADJACENT BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES. WHEN MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/ OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

ELEVATIONS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION BENCHMARK MUSTYSEED (1915-154") VERTICAL DATUM NAVD88.

BEARINGS BASED OFF OF DEED RECORDED IN VOLUME 1056, PAGE 355 REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS.

## REVISIONS

| NO. | DATE | REASON | BY |
|---|---|---|---|
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SURVEY PLAT FOR TWO TRACT OF LAND, 5.26 ACRES AND 0.37 ACRES OUT OF CHARLES EULER SURVEY NO. 634, ABSTRACT NO. 134 IN KERR COUNTY, TEXAS, CONVEYED FROM J. CONRAD PYLE, ET UX TO RIO NORTE, LTD BY WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 17, 2000, RECORDED IN VOLUME 1056, PAGE 355, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS; PARTS OF A CERTAIN 55.27 ACRE TRACT CONVEYED FROM KARL BLAIR DICKINSON TO J. CONRAD PYLE, ET UX BY A SPECIAL WARANTY DEED WITH VENDORS LIEN EXECUTED THE 29TH DAY OF OCTOBER, 1993 AND RECORDED IN VOLUME 717 AT PAGE 662, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS.

BORROWER: **POLO VENTURES RANCH, LLC**

TITLE CO.: **INDEPENDENCE TITLE**

G.F.# **1834400-HAY** G.F. DATE: **10-17-2018**

SURVEYED FOR: **JOHN HAY**

## DRAWING INFORMATION

TRI-TECH JOB NO: **TLB1235-06**
CLIENT JOB NO: **N/A**
DRAWN BY: **SMP**
BEARING BASE: **S 68°09' E**
FIELD DATE: **10-25-2018**


TRI-TECH SURVEYING COMPANY, L.P.
155 Rosewalk Drive
San Marcos, Texas 78666
Phone: 512-440-0232
www.tritechtx.com
TBPLS #10193729


CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
THIS SURVEY IS VALID WITHOUT THE ORIGINAL EMBOSSED SURVEYING SEAL AND SIGNATURE.
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11/5/18

STATE OF TEXAS REGISTERED CODY L. CONDRON 5898 PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION

**A 0.37 ACRE TRACT OR PARCEL OF LAND, OUT OF THE CHARLES EFFLER SURVEY NO. 634, ABSTRACT NO. 134, IN KERR COUNTY, TEXAS, CONVEYED FROM J. CONRAD PYLE, ET UX, TO RIO NORTE, LTD. BY WARANTY DEED WITH VENDOR'S LIEN DATED MARCH 17, 2000, RECORDED IN VOLUME 1056, PAGE 355, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS, BEING PART OF A 55.27 ACRE TRACT OF LAND CONVEYED FROM KARL BLAIR DICKINSON TO J. CONRAD PYLE, ET UX BY A SPECIAL WARANTY DEED WITH VENDORS LIEN EXECUTED OCTOBER 29, 1993 AND RECORDED IN VOLUME 717, PAGE 662, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS, SAID 0.37 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** AT A **1/2" IRON ROD FOUND** FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, ALONG THE SOUTH RIGHT-OF-WAY OF F.M. 1340, FROM WHICH A 1/2" IRON ROD FOUND ALONG THE SOUTH BOUNDARY OF A 5.26 ACRE TRACT BEARS N50°47'02"E, 97.94';

**THENCE** WITH THE SOUTHEAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, THE NORTHWEST BOUNDARY LINE OF NORTHFORK NO. 1, A SUBDIVISION OF KERR COUNTY, TEXAS, RECORDED IN VOLUME 5, PAGE 62, PLAT RECORDS OF KERR COUNTY, TEXAS, **S84°23'07"W,** PASSING AT 77.77' A 1/2" IRON ROD, CONTINUING FOR A TOTAL DISTANCE OF **142.95'** TO A POINT LOCATED IN THE WATER OF NORTH FORK GUADALUPE RIVER;

**THENCE** FOLLOWING SAID RIVER FOR THE SOUTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, THE NORTH BOUNDARY LINE, OF GREYSTONE, A SUBDIVISION OF KERR COUNTY, TEXAS, RECORDED IN VOLUME 5, PAGE 283, PLAT RECORDS OF KERR COUNTY, TEXAS, **N53°27'55"W, 244.10'** TO A POINT LOCATED IN SAID RIVER, ALONG THE SOUTH RIGHT-OF-WAY OF SAID F.M. 1340;

**THENCE** WITH THE NORTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, THE SOUTH RIGHT-OF-WAY OF SAID F.M. 1340, THE FOLLOWING COURSES:

**N78°28'05"E, 21.50'** TO A POINT IN SAID RIVER;

**S76°00'55"E, 80.04'** TO A **1/2" IRON ROD SET WITH "TRI-TECH" CAP** FROM WHICH A 1/2" IRON ROD WITH "VOELKEL" CAP ALONG THE SOUTH BOUNDARY OF SAID 5.26 ACRE TRACT BEARS N14°04'22"W, 104.51';

**S64°07'04"E, 266.39'** TO THE **POINT OF BEGINNING** CONTAINING 0.37 ACRES OF LAND.