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.

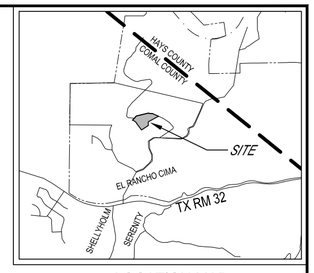
2. THE REFERENCED PROPERTY IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEMA FLOOD MAP 48091C0110F, COMMUNITY PANEL NO. 110 OF 505, DATED SEPTEMBER 9, 2009.

3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

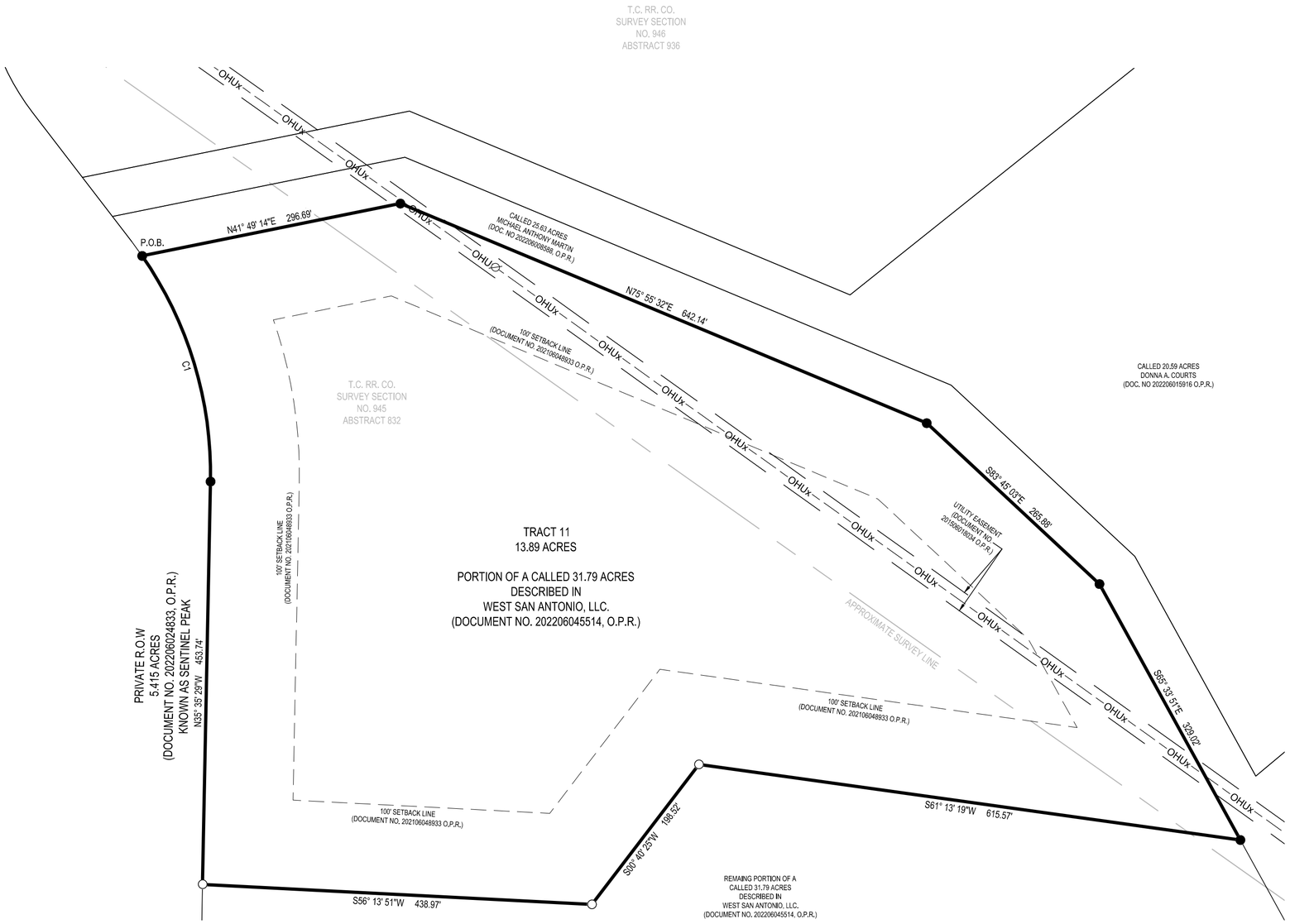
TITLE SURVEY OF

A 13.89 ACRE TRACT OF LAND, LOCATED IN THE T.C. R.R. CO. SURVEY SECTION NO. 945, ABSTRACT NO. 832 AND THE T.C. R.R. CO. SURVEY SECTION NO. 946, ABSTRACT NO. 936, COMAL COUNTY TEXAS, AND BEING A PORTION OF A CALLED 31.79 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106059228 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

SCALE: 1" = 100'



LOCATION MAP



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	430.00'	269.96'	35°58'16"	N53° 34' 37"W	265.55'

LEGEND

P.O.B.	POINT OF BEGINNING
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
●	FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"
— —OHUx— —	GENERAL OVERHEAD UTILITY

MATKINHOOVER
ENGINEERING & SURVEYING
HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX:830.249.0099
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

JOB NO. 21-4080
MAY 19, 2023