

GUADALUPE RIVER

(N 71°03'40" E 331.70')
N 70°38'11" E 331.60'



SCALE: 1" = 100'

APPROXIMATE LOCATION OF
FLOODWAY LINE PER DFRM MAP
48259C0325F
DECEMBER 17, 2010

APPROXIMATE LOCATION OF
FLOOD ZONE X PER DFRM MAP
48259C0325F
DECEMBER 17, 2010

APPROXIMATE LOCATION OF THE
100 YEAR FLOODPLAIN SCALED
HEREON AS SHOWN ON VOLUME
3, PAGES 328-336, PLAT
RECORDS

LOT 75

CONCRETE WATER
STORAGE TANKS

5' x 6'
WOOD FRAME
PUMP HOUSE

6' x 6'
WOOD FRAME
PUMP HOUSE

APPROXIMATE LOCATION OF
FLOOD ZONE X PER DFRM MAP
48259C0325F
DECEMBER 17, 2010

LOT 77

LOT 76
7.790 ACRES
(7.78 ACRES)

N 20°28'13" E 127.287'
N 20°01'20" E 127.287'

LEGEND

- () RECORD CALL PER VOLUME 3, 328-336
PLAT RECORDS
- FOUND 1/2" IRON ROD WITH AN
ALUMINUM CAP STAMPED "PRO-TECH
ENG 2219"

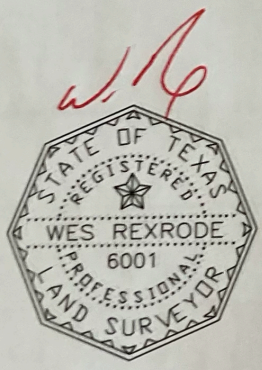


Exhibit showing Lot 76, Waterstone
recorded in Volume 3, Pages
328-336, Plat Records, Kendall
County, Texas.

PFEIFFER LAND SURVEYING
918 ADLER STREET
BOERNE, TX 78006
830-249-3385

- 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) NOT ALL IMPROVEMENTS ARE SHOWN HEREON AT THE REQUEST OF THE LAND OWNER.
 - 7) 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 AND/OR THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY PLANNING OR CONSTRUCTION.

100' BUILDING SETBACK LINE
PER RESTRICTIONS

30' BUILDING SETBACK LINE PER PLAT
25' PUBLIC UTILITY AND DRAINAGE
EMBANKMENT BACKSLOPE EASEMENT PER PLAT
S 27°20'51" W 217.78'
(S 27°42'41" W 217.77')

GUADALUPE BEND
60.00' RIGHT-OF-WAY PER PLAT

R=580.00'
D=12°26'35"
L=125.96'
CH=125.71'
CB=S 33°26'47" W
(R=580.00')
(D=12°26'51")
(L=126.01)
(CH=125.76)
(CB=S 33°56'06" W)

DATE: JUNE 6, 2016
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