

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.

LEGAL DESCRIPTION OF LAND:

BEING A 25.94 ACRE TRACT OF LAND, OUT OF A 430.984 ACRES OF LAND, MORE OR LESS, OUT OF THE MARIA EMPORA ABSTRACT NO. 5, SURVEY NO. 3, THE C.D. ROBERTSON ABSTRACT NO. 982, SURVEY NO. 999, Z. WILLIAMSON ABSTRACT NO. 936, SURVEY NO. 946, THE TEXAS CENTRAL RAILROAD CO. SURVEY NO. 945, ABSTRACT NO. 832, COMAL COUNTY, TEXAS, DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 202106029019, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

1. RESTRICTIVE COVENANTS OF RECORD:

DOCUMENT NO. 201906011326,
DOCUMENT NO. 201906011327,
DOCUMENT NO. 201906042462,
DOCUMENT NO. 202006043211,
DOCUMENT NO. 202006059450,
DOCUMENT NO. 202106047906,
DOCUMENT NO. 202106048933,
DOCUMENT NO. 202106049532,
DOCUMENT NO. 202106048831,
DOCUMENT NO. 20210602819, AND
DOCUMENT NO. 202106052819, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

10.

a. DOCUMENT NO(S). 201906011327, 202006059450, 202106047906 AND 202106048831, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, AMENDED IN COUNTY CLERK'S FILE NO. 202106048832 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS (NOT A SURVEY MATTER)

- MAINTENANCE CHARGES AND/OR ASSESSMENTS AND/OR WORKING CAPITAL ASSESSMENTS

VOLUME 166, PAGE 222, DEED RECORDS, COMAL COUNTY, TEXAS. (MAY APPLY, UNABLE TO LOCATE)

- EASEMENT AS STATED THEREIN

c. DOCUMENT NO. 200906020982, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (MAY APPLY - UNABLE TO LOCATE)

- EASEMENT AS STATED THEREIN

d. COUNTY CLERK'S FILE NO. 200906020982 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS. (MAY APPLY - UNABLE TO LOCATE)

- ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT, 20 FEET WIDE, AS GRANTED TO

PERDERNALLES ELECTRIC COOPERATIVE, INC..
e. COUNTY CLERK'S FILE NO. 201006015374 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS. (MAY
APPLY-UNABLE TO LOCATE)

- ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT, 20 FEET WIDE, AS GRANTED TO

PEDERNALES ELECTRIC COOPERATIVE, INC.

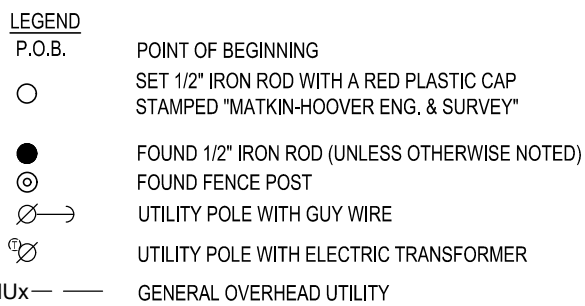
COUNTY CLERK'S FILE NO. 201506018034 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS. (AP

- ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT, 20 FEET WIDE, AS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. (SHOWN)

g. COUNTY CLERK FILE NOS. 200706020474 AND 200706026562 OF THE OFFICIAL RECORDS OF COMAL COUNTY TEXAS AND 201206023096, 201206028468 AND 201206029326 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. (NOT A SURVEY MATTER)

- NOTICE REGARDING REGULATIONS PERTAINING TO ON-SITE SEWAGE FACILITIES, INCLUDING THE OBLIGATION OF A CONTINUOUS MAINTENANCE CONTRACT AND TRANSFER OBLIGATIONS UPON SALE

A 25.36 ACRE TRACT OF LAND, LOCATED IN THE T.C. R.R. CO. SURVEY SECTION NO. 946, ABSTRACT NO. 936, AND THE T.C. R.R. CO. SURVEY SECTION NO. 945, ABSTRACT NO. 832, COMAL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 430.984 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106029019 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N74° 14' 48"W	35.29'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	430.00'	20.15'	2°41'03"	N72° 54' 16"W	20.14'

WALKINHOVER

HEADQUARTERS
4 SPENCER ROAD SUITE 300
BOJONE, TEXAS 78006
OFFICE: 581.247.0600 FAX:830.249.0099
1801 SHELLE ROAD SUITE J
GEORGETOWN, TEXAS 78624
OFFICE: 412.662.2244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-1094347
BOJONE, TEXAS REGISTERED SURVEYING FIRM F-1002400
BOJONE, TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

ENGINEERING
& SURVEYING



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

DATE OF FIELD WORK: JUNE 7, 2021



KYLE L. PRESSLER DATE: DECEMBER 28, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOVER.COM
JOB NO. 21-4080 - TRACT 10 - 25.36 ACRES

REVISÉ: FEBRUARY 15, 2022 - NEW WEST BOUNDARY LINE