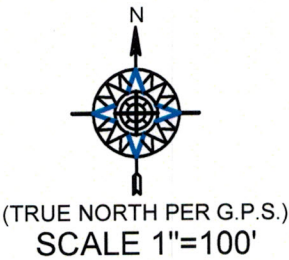


**SURVEY PLAT OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF KERR, STATE OF TEXAS, AND BEING ALL OF LOT 2, OF CYPRESS SPRINGS ESTATES, PHASE I, A SUBDIVISION OF KERR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 12, PLAT RECORDS OF KERR COUNTY, TEXAS**

THIS TRACT IS SUBJECT TO EASEMENTS PER PLAT RECORDED IN V. 7, P. 12, PLAT RECORDS OF KERR COUNTY, TEXAS AS SHOWN HEREON  
EASEMENTS RECORDED IN V. 59, P. 602, V. 59, P. 399, AND V. 77, P. 433, DEED RECORDS OF KERR COUNTY, TEXAS

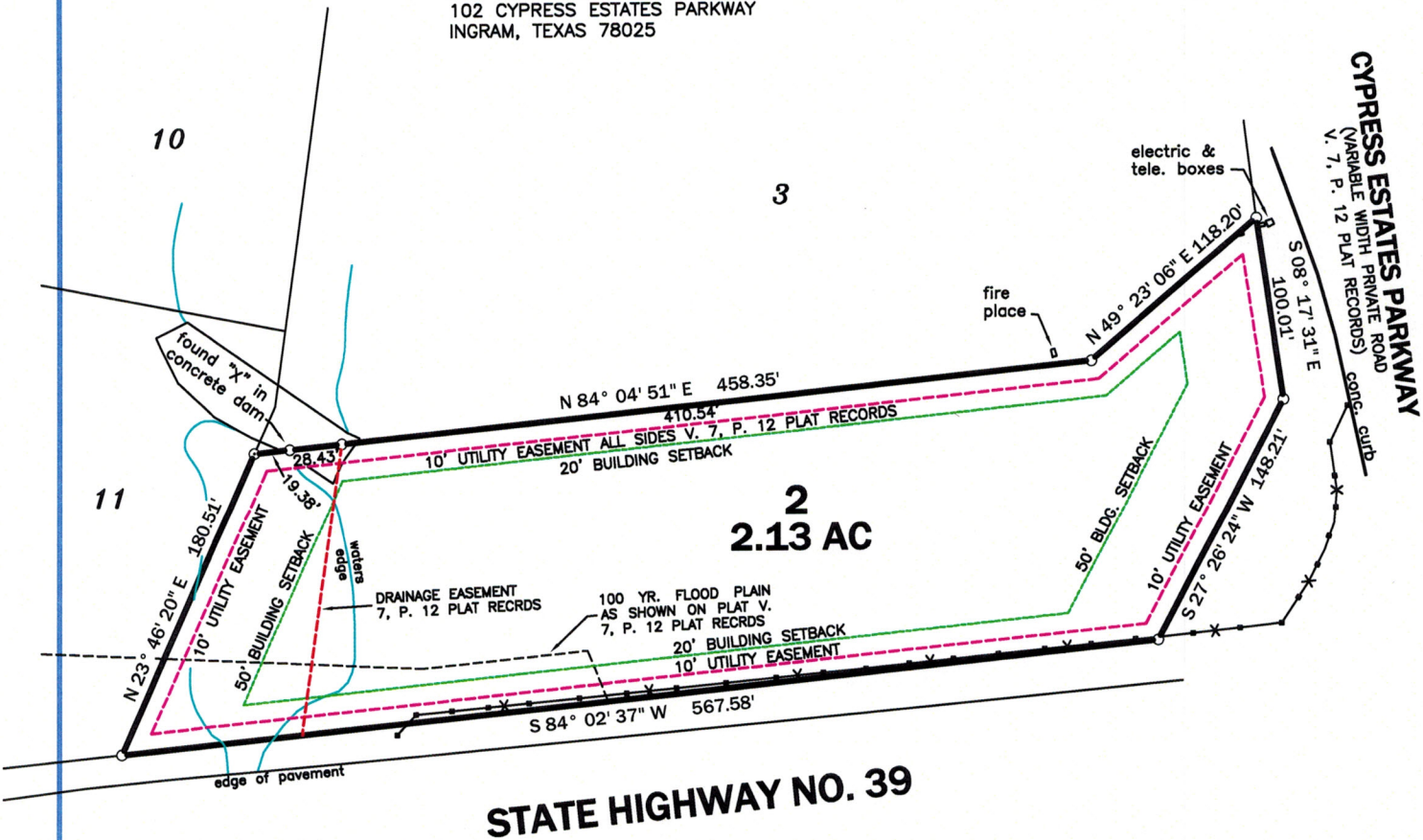
"BLANKET" EASEMENTS TO HILL COUNTRY TELEPHONE COOPERATIVE, INC. RECORDED IN V. 906, P. 535, V. 1096, P. 514, AND V. 1356, P. 469, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS

(KERR COUNTY ABSTRACT CO. GF NO. 45129)



- FOUND 1/2" IRON STAKE W/ "VOELKEL" CAP UNLESS NOTED
- x — FENCE W/ ROCK COLUMNS
- UNMARKED CORNER

BORROWER: LANDEN KIRCHOFF  
AND LAUREN KIRCHOFF  
102 CYPRESS ESTATES PARKWAY  
INGRAM, TEXAS 78025



THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON. THIS TRACT IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 48265C0435 F.

DATED THIS THE 12TH DAY OF JULY, 2021

*Eric N. Ashley*  
ERIC N. ASHLEY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4617  
JOB 7851KC-0721 KIRCHOFF, LANDEN L2 CYPRESS SPRINGS EST1.DWG  
FIRM REGISTRATION/LICENSE NO. 10032600

