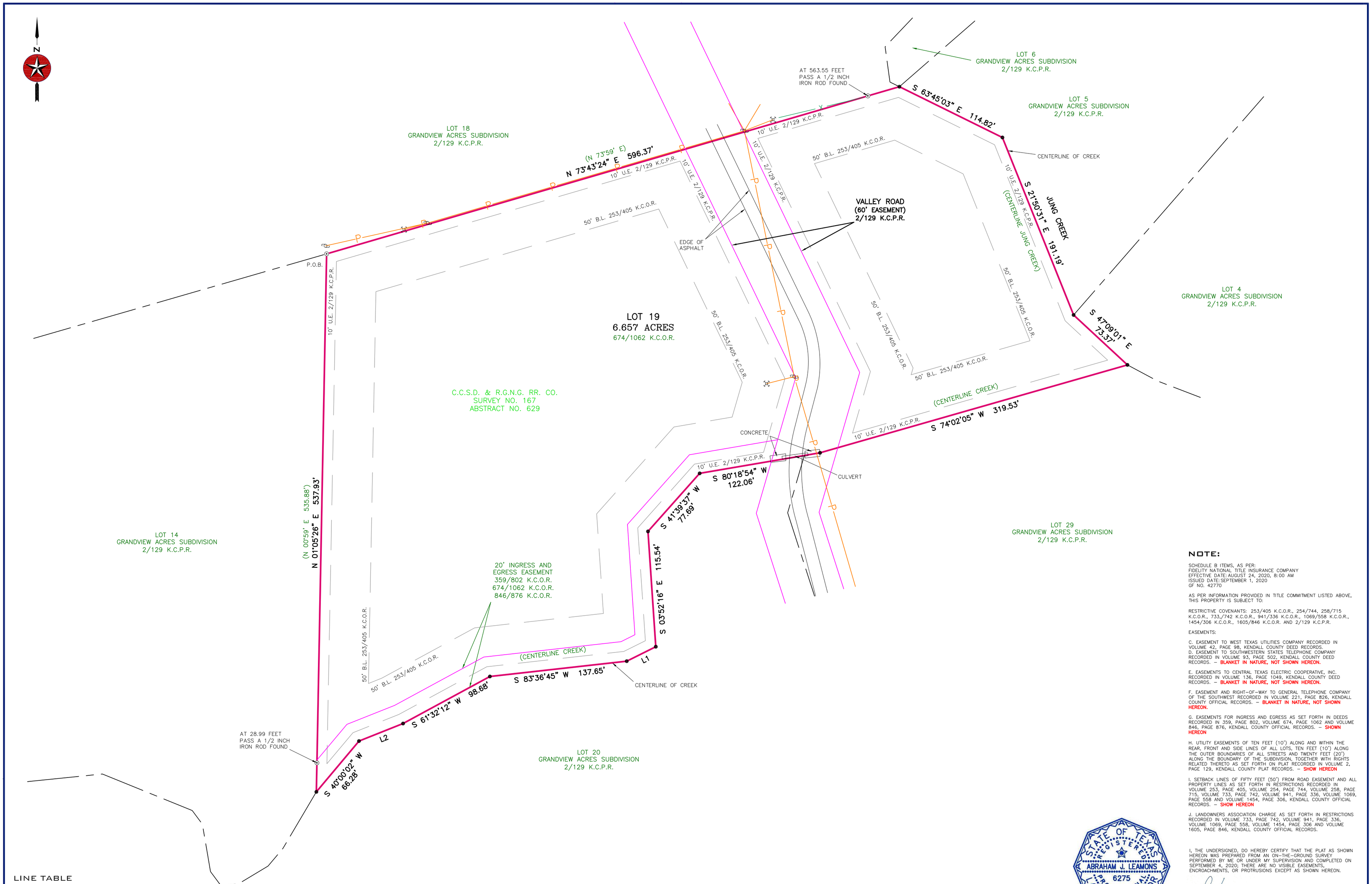

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 63°31'44" W	32.42'
L2	S 68°17'57" W	47.42'

NOTE:

SCHEDULE B ITEMS, AS PER:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: AUGUST 24, 2020, 8:00 AM
ISSUED DATE: SEPTEMBER 1, 2020
GF NO. 42770

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: 253/405 K.C.O.R., 254/744, 258/715 K.C.O.R., 733,/742 K.C.O.R., 941/336 K.C.O.R., 1069/558 K.C.O.R., 1454/306 K.C.O.R., 1605/846 K.C.O.R. AND 2/129 K.C.P.R.

EASEMENTS:

C. EASEMENT TO WEST TEXAS UTILITIES COMPANY RECORDED IN VOLUME 42, PAGE 98, KENDALL COUNTY DEED RECORDS.
D. EASEMENT TO SOUTHWESTERN STATES TELEPHONE COMPANY RECORDED IN VOLUME 93, PAGE 502, KENDALL COUNTY DEED RECORDS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

E. EASEMENTS TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 136, PAGE 1049, KENDALL COUNTY DEED RECORDS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

F. EASEMENT AND RIGHT–OF–WAY TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST RECORDED IN VOLUME 221, PAGE 826, KENDALL COUNTY OFFICIAL RECORDS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

G. EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN DEEDS RECORDED IN 359, PAGE 802, VOLUME 674, PAGE 1062 AND VOLUME 846, PAGE 876, KENDALL COUNTY OFFICIAL RECORDS. – **SHOWN HEREON**

H. UTILITY EASEMENTS OF TEN FEET (10') ALONG AND WITHIN THE REAR, FRONT AND SIDE LINES OF ALL LOTS, TEN FEET (10') ALONG THE OUTER BOUNDARIES OF ALL STREETS AND TWENTY FEET (20') ALONG THE BOUNDARY OF THE SUBDIVISION, TOGETHER WITH RIGHTS RELATED THERETO AS SET FORTH ON PLAT RECORDED IN VOLUME 2, PAGE 129, KENDALL COUNTY PLAT RECORDS. – **SHOW HEREON**

I. SETBACK LINES OF FIFTY FEET (50') FROM ROAD EASEMENT AND ALL PROPERTY LINES AS SET FORTH IN RESTRICTIONS RECORDED IN VOLUME 253, PAGE 405, VOLUME 254, PAGE 744, VOLUME 258, PAGE 715, VOLUME 733, PAGE 742, VOLUME 941, PAGE 336, VOLUME 1069, PAGE 558 AND VOLUME 1454, PAGE 306, KENDALL COUNTY OFFICIAL RECORDS. – **SHOW HEREON**

J. LANDOWNERS ASSOCIATION CHARGE AS SET FORTH IN RESTRICTIONS RECORDED IN VOLUME 733, PAGE 742, VOLUME 941, PAGE 336, VOLUME 1069, PAGE 558, VOLUME 1454, PAGE 306 AND VOLUME 1605, PAGE 846, KENDALL COUNTY OFFICIAL RECORDS.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON–THE–GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON SEPTEMBER 4, 2020; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

STATE OF TEXAS
REGISTERED
ABRAHAM J. LEAMONS
6275
PROFESSIONAL
LAND SURVEYOR

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

9–10–2020
DATE

SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | 325-347-7489 | Firm #10193966
P.O. Box 1504 Fredericksburg, TX 78624 | 830-383-1211 | Firm #10194211
www.searchersls.com

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 120D NAIL FOUND
- NAIL SET
- CONCRETE MONUMENT FOUND
- BENCH MARK
- PEDESTAL
- UTILITY POLE
- GUY
- ELECTRIC METER
- BURIED CABLE SIGN
- GAS METER
- AIR CONDITIONER
- AS MARKED
- MAILBOX
- SEWER MANHOLE
- SEWER CLEANOUT
- SEPTIC TANK
- WATER WELL
- WATER METER
- FIRE HYDRANT
- AS MARKED

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.–DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
K.C.P.R. – KENDALL COUNTY PLAT RECORDS
K.C.O.R. – KENDALL COUNTY OFFICIAL RECORDS

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.

3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.

4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

0' 60' 120' 180'

SCALE: 1" = 60'

TITLE SURVEY

6.657 ACRES BEING ALL OF LOT 19 OF THE GRANDVIEW ACRES SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 2, PAGE 129 OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS.

REFERENCE: HAROLD B. PARKER	JOB NO. 20–4400
––––––– REV. 0	DRAWN BY: FAL