

TITLE SURVEY PLAT FOR 1.09 ACRES OF LAND, MORE OR LESS, COMPRISING APPROXIMATE ACREAGE OUT OF VARIOUS ORIGINAL PATENT SURVEYS IN KERR COUNTY, TEXAS (AS SHOWN IN BRACKETS); BEING ALL OF LOT NOS. 10 AND NO. 11, OF COMANCHE TRACE, PHASE 4, SECTION 1, A SUBDIVISION OF KERR COUNTY ACCORDING TO THE PLAT OF RECORD IN VOLUME 7 AT PAGE 264 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS

AUGUST 2011

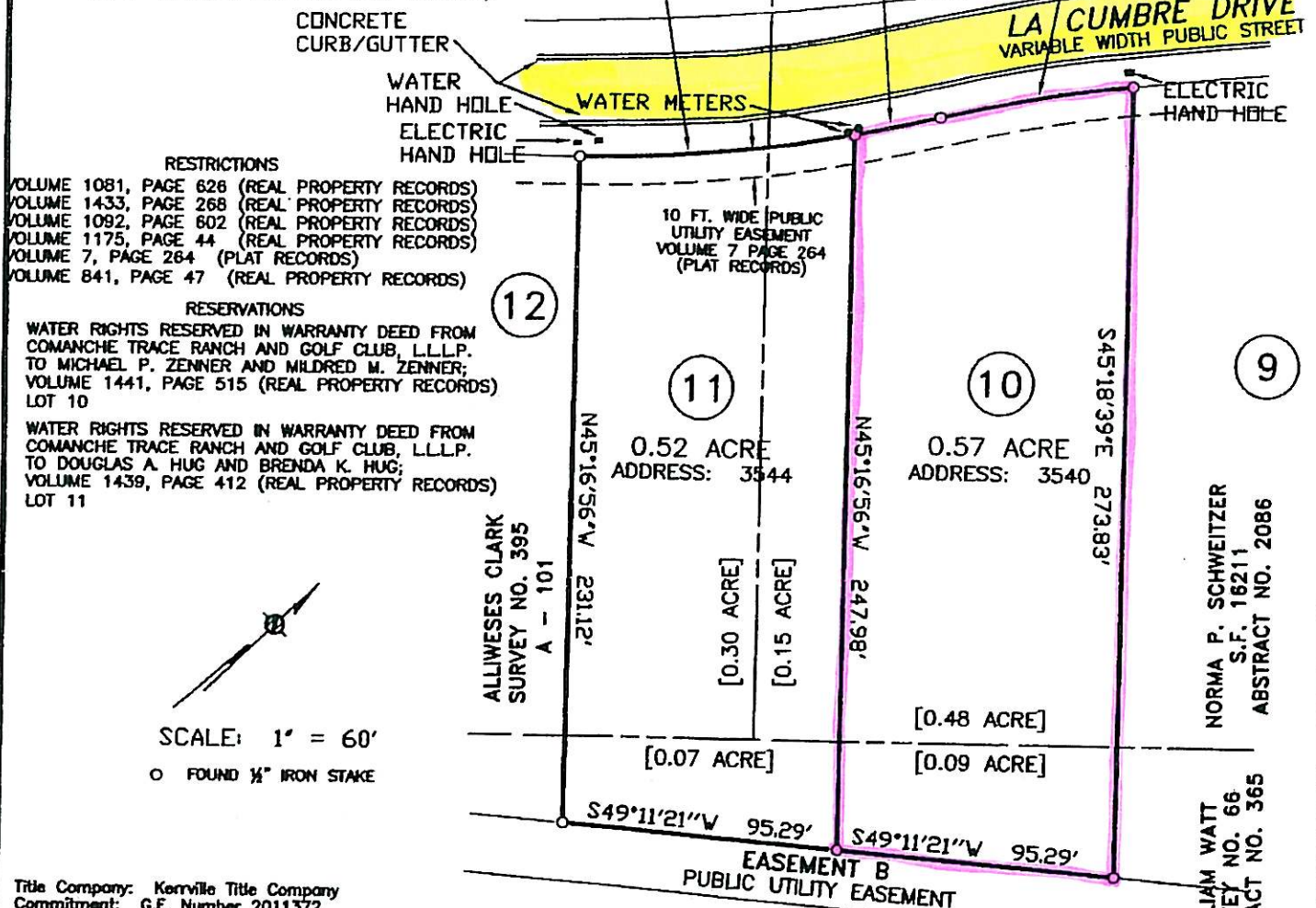
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR KERR COUNTY, TEXAS (COMMUNITY-PANEL NO. 48265C0635F) MAP DATE: MARCH 3, 2011

EASEMENTS
10 FT. WIDE PUBLIC UTILITY EASEMENT (AS SHOWN)
REF.: VOLUME 7 PAGE 264 (PLAT RECORDS)

$\Delta = 10^{\circ}32'02''$
R = 520.00'
A = 95.60'
T = 47.94'
Ch = 95.47'
N39^{\circ}03'00"E

$\Delta = 03^{\circ}18'36''$
R = 520.00'
A = 30.04'
T = 15.02'
Ch = 30.04'
N32^{\circ}07'42"E

$\Delta = 07^{\circ}57'29''$
R = 480.00'
A = 66.67'
T = 33.39'
Ch = 66.62'
N34^{\circ}27'08"E



Title Company: Kerrville Title Company
Commitment: G.F. Number 2011372
Commitment: G.F. Number 2011373

I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, that all property corners are marked as shown, that this plat correctly shows the location of all matters of record of which I have been advised by the Title Company, and that there are no visible easements, encroachments, conflicts, or protrusions, other than fences, apparent or known to me to be on the property, except as shown hereon. (Bearing basis True north based on GPS observations)

Date Surveyed: July 22, 2011

Dated this 3rd day of August 3, 2011

Mike A. Grogan
Registered Professional Land Surveyor No. 5296



GROGAN SURVEYING, INC.

1135 HWY. 173 NORTH BANDERA, TEXAS 78003

PH. 830-796-7177

COMANCHE CRD
COMANCHE\TITLES\VY\PHASE4\CTP4L10-11-TS.DWG