TITLE SURVEY OF

A 32.12 ACRE TRACT OF LAND, LOCATED IN THE T.C. R.R. CO. SURVEY SECTION NO. 945, ABSTRACT NO. 832 AND THE T.C. R.R. CO. SURVEY SECTION NO. 946, ABSTRACT NO. 936, COMAL COUNTY TEXAS, AND BEING A PORTION OF A CALLED 430.984 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2021029019 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204. NORTH AMERICAN DATUM (NAD) OF 1983.

TITLE COMMITMENT PROVIDED BY THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO.215432S-3RP, EFFECTIVE DATE AUGUST 8, 2021, ISSUED DATE AUGUST 16, 2021.

LEGAL DESCRIPTION OF LAND:

A 32.20 ACRE TRACT OF LAND, LOCATED IN THE T.C. R.R. CO. SURVEY SECTION NO. 945, ABSTRACT NO. 832 AND THE T.C. R.R. CO. SURVEY SECTION NO. 946, ABSTRACT NO. 936, COMAL COUNTY TEXAS, AND BEING A PORTION OF A CALLED 430.984 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2021029019 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

SCHEDULE B:

1. RESTRICTIVE COVENANTS OF RECORD:
   DOCUMENT NO. 201906011326,
   DOCUMENT NO. 201906011327,
   DOCUMENT NO. 201906042462,
   DOCUMENT NO. 202006043211, AND,
   DOCUMENT NO. 202006059450, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

10.

a. VOLUME 151, PAGE 294, DEED RECORDS, COMAL COUNTY, TEXAS. (DOES NOT CROSS SUBJECT TRACT)
   - EASEMENT AS STATED THEREIN

b. VOLUME 166, PAGE 222, DEED RECORDS, COMAL COUNTY, TEXAS. (MAY APPLY, UNABLE TO LOCATE)
   - EASEMENT AS STATED THEREIN

c. VOLUME 300, PAGE 3, DEED RECORDS, COMAL COUNTY, TEXAS. (DOES NOT CROSS SUBJECT TRACT)
   - EASEMENT AS STATED THEREIN

d. DOCUMENT NO. 200906020982, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (MAY APPLY - UNABLE TO LOCATE)
   - EASEMENT AS STATED THEREIN

e. VOLUME 221, PAGE 139 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AS AFFECTED BY DOCUMENT NO. 202006059428, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (DOES NOT CROSS SUBJECT TRACT)
   - 60' ROADWAY EASEMENT (SHOWN)

f. 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 PEDERNALES ELECTRIC COOPERATIVE, INC.

g. 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.

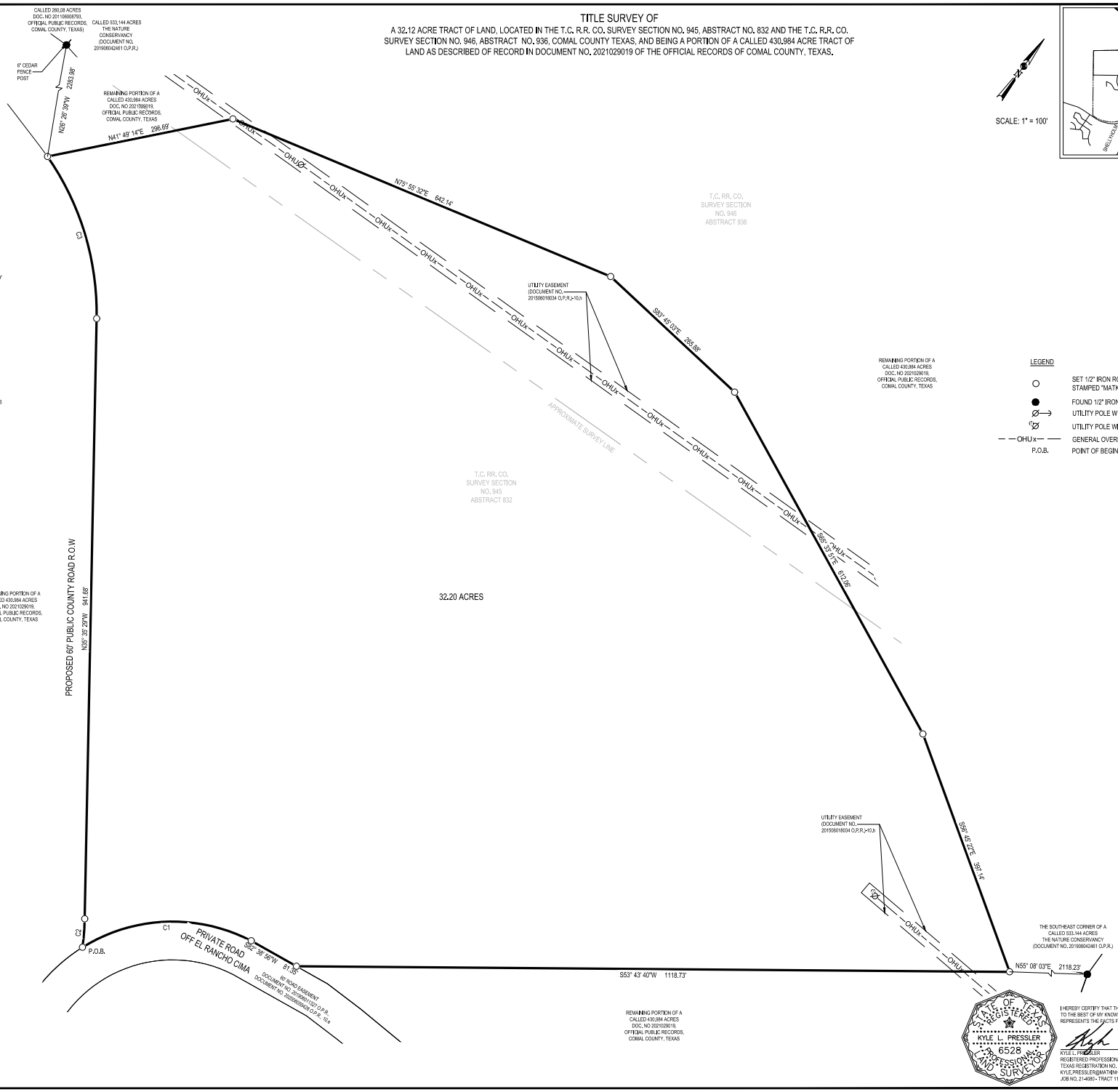
h. COUNTY CLERK'S FILE NO. 201506018034 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS. (APPLIES)
   - ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT, 20 FEET WIDE, AS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., (SHOWN)

i. COUNTY CLERK'S FILE NO. 200106006559 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS. (DOES NOT CROSS SUBJECT TRACT)
   - PROVISIONS AND RESTRICTIONS AS IMPOSED BY THAT CERTAIN SANITARY CONTROL EASEMENT

j. 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

m. DOCUMENT NO. 201906011327 AND 202006059450, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS (NOT A SURVEY MATTER)
   - MAINTENANCE CHARGES AND/OR ASSESSMENTS SECURED BY A LIEN

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.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	267.38'	277.24'	59°24'25"	S51° 04' 00"W	264.98'
C2	380.00'	44.88'	6°46'02"	N32° 12' 28"W	44.86'
C3	430.00'	269.96'	35°58'16"	N53° 34' 37"W	265.55'

MATKIN HOOVER ENGINEERING & SURVEYING

HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0040 FAX:830.249.0099
1430 SHELL ROAD SUITE 1
GEORGETOWN, TEXAS 78628
OFFICE: 512.863.1284
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM #: 10194367
BOERNE, TEXAS REGISTERED SURVEYING FIRM #: 10024400
BOERNE, TEXAS REGISTERED ENGINEERING FIRM #: 9043 U
CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS
REGISTERED
KYLE L. PRESSLER
6528
PROFESSIONAL
LAND SURVEYOR

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.

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOVER.COM
JOB NO. 21-4080 - TRACT 11

DATE: SEPTEMBER 10, 2021