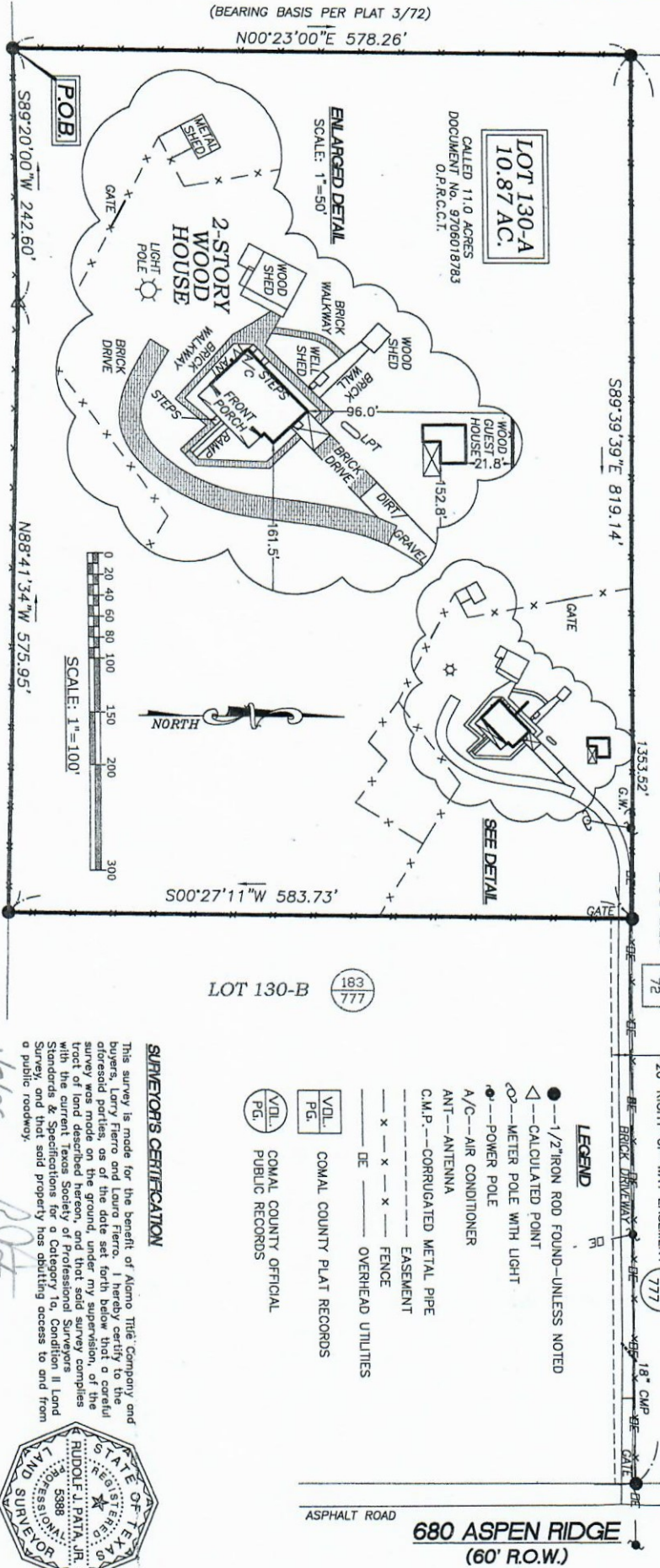


# 10.87 ACRES OUT OF LOT 130, (A.K.A. LOT 130-A), FOREST VIEW NORTH, UNIT No. 2, A SUBDIVISION IN COMAL COUNTY, TEXAS VOLUME 3, PAGES 72-73, COMAL COUNTY PLAT RECORDS



**NOTES**

THIS SURVEY REFERENCES TITLE COMMITMENT No. 05-13005493, DATED 11-06-03, PROVIDED BY ALAMO TITLE COMPANY.

RESTRICTIVE COVENANTS APPLY PER VOL. 3, PG. 72-73, C.C.P.R.; VOL. 183, PG. 777; VOL. 292, PG. 138; VOL. 293, PG. 614; VOL. 300, PG. 737; C.C.D.R.; VOL. 844, PG. 365, O.P.R.C.C.T.

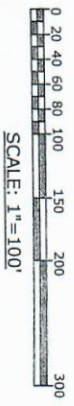
THE PLAT CALLS FOR LOT 130, FOREST VIEW NORTH, UNIT No. 2, DO NOT MATHEMATICALLY CLOSE.

LOT 130-A IS NOT IN THE 100 YEAR FLOODPLAIN ACCORDING TO F.I.R.M. PANEL #485464 0025C, DATED 09-29-86.

PERIMETER FENCES SHOWN HEREON GENERALLY FOLLOW PROPERTY LINES, BUT MAY MEANDER FROM POST TO POST.

A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SURVEY (SEE PAGE 2).

JOHN HARGROVE SURVEY No. 38



**SURVEYOR'S CERTIFICATION**

This survey is made for the benefit of Alamo Title Company and buyers, Larry Perry and Louisa Fierro. I hereby certify to the accuracy of this survey as of the date set forth below that a careful survey was made on the ground, under my supervision, of the tract of land described herein, and that said survey complies with the current Texas Society of Professional Surveyors Standards & Specifications for a Category 1a, Condition II Land Survey, and that said property has abutting access to and from a public roadway.

DATE: 1/9/05  
RUDOLF J. PATR, JR., TX. RPLS #5388



COMAL COUNTY OFFICIAL PUBLIC RECORDS

COMAL COUNTY PLAT RECORDS

**LEGEND**

- 1/2" IRON ROD FOUND-UNLESS NOTED
- △ CALCULATED POINT
- METER POLE WITH LIGHT
- ⦿ POWER POLE
- A/C AIR CONDITIONER
- ANT-ANTENNA
- C.M.P. CORRUGATED METAL PIPE
- DE OVERHEAD UTILITIES
- FENCE

ASPHALT ROAD

680 ASPEN RIDGE (60' R.O.W.)

**Driftwood Surveying**  
Professional Land Surveyors - Surveying the Hill Country Watershed, TX 78676

P.O. Box 379  
Ph: (512) 847-7222 FAX (512) 847-7372

10.87 ACRES OUT OF LOT 130, (A.K.A. LOT 130-A), FOREST VIEW NORTH, UNIT No. 2, A SUBDIVISION IN COMAL COUNTY, TEXAS

CLIENT: FIERRO



# 10.87 ACRES OF LAND

## OUT OF LOT 130 (A.K.A. LOT 130-A), FOREST VIEW NORTH, UNIT No. 2, A SUBDIVISION IN COMAL COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 10.87 ACRES OF LAND OUT OF LOT 130 (A.K.A. LOT 130-A), FOREST VIEW NORTH, UNIT No. 2, A SUBDIVISION OF RECORD IN VOLUME 3, PAGES 72-73, PLAT RECORDS OF COMAL COUNTY, TEXAS; BEING THE WEST PORTION OF SAID LOT 130 AND BEING THAT SAME CALLED 11.00 ACRE TRACT CONVEYED TO DAVID A. DION, JR. BY EXECUTOR'S DEED RECORDED IN DOCUMENT No. 9706018783, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS (O.P.R.C.C.T.); SAID 10.87 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE WEST LINE OF SAID FOREST VIEW NORTH SUBDIVISION):

### BEGINNING

at a 1/2-inch iron rod found marking the southwest corner of said Lot 130, said Lot 130-A, and the herein described tract;

### THENCE

North 00°23'00" East (bearing basis per subdivision plat), with fence and the west line of said Lots 130 and 130-A, a distance of 578.26 feet to a 1/2" iron rod found marking the northwest corner of said Lot 130, said Lot 130-A, and the herein described tract;

### THENCE

South 89°39'39" East, with fence and the north line of said Lots 130 and 130-A, a distance of 819.14 feet to a 1/2-inch iron rod found marking the northwest corner of Lot 130-B (described in Volume 183, Page 777, O.P.R.C.C.T.) and a 20-foot right-of-way easement (also described in Volume 183, Page 777, O.P.R.C.C.T.); said iron rod also marking the northeast corner of said Lot 130-A and the herein described tract, from which a 1/2-inch iron rod found in the west right-of-way line of Aspen Ridge and marking the northeast corner of said Lot 130 and said 20-foot right-of-way easement bears South 89°39'39" East, 534.37 feet;

### THENCE

South 00°27'11" West, with fence and the common line of said Lots 130-A and 130-B, at 20.00 feet passing the southwest corner of said right-of-way easement, continuing for a total distance of 585.73 feet to a 1/2-inch iron rod found in the south line of said Lot 130 and marking the southwest corner of said Lot 130-B and the southeast corner of said Lot 130-A and the herein described tract;

### THENCE

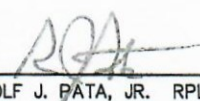
with the south line of said Lots 130 and 130-A, the following two (2) calls:

- (1) North 88°41'34" West, a distance of 575.95 feet to an angle point;
- (2) South 89°20'00" West, a distance of 242.60 feet to the POINT OF BEGINNING and containing 10.87 acres of land. A survey plat prepared by Driftwood Surveying accompanies this metes and bounds description.

### TOGETHER

with easement rights as set forth in said Volume 183, Page 777, O.P.R.C.C.T.

1/9/06  
DATE

  
RUDOLF J. PATA, JR. RPLS #5388



Page 2 of 2

**Driftwood Surveying**  
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P.O. Box 379  
Wimberley, TX 78676  
TEL. (512) 847-7222 FAX (512) 847-7372  
www.driftwoods surveying.com

### METES AND BOUNDS

10.87 ACRES OF LAND OUT OF LOT 130 (A.K.A. LOT 130-A), FOREST VIEW NORTH, UNIT No. 2, A SUBDIVISION OF RECORD IN COMAL COUNTY, TEXAS

### ADDRESS

680 ASPEN RIDGE, BLANCO, TEXAS 78606

PREPARED FOR:	TITLE CO. FILE NO. 05-13005495	DATE 01-09-06
FIERRO	COMMITMENT NO. 05-13005495	PROJECT NO. CC00506