

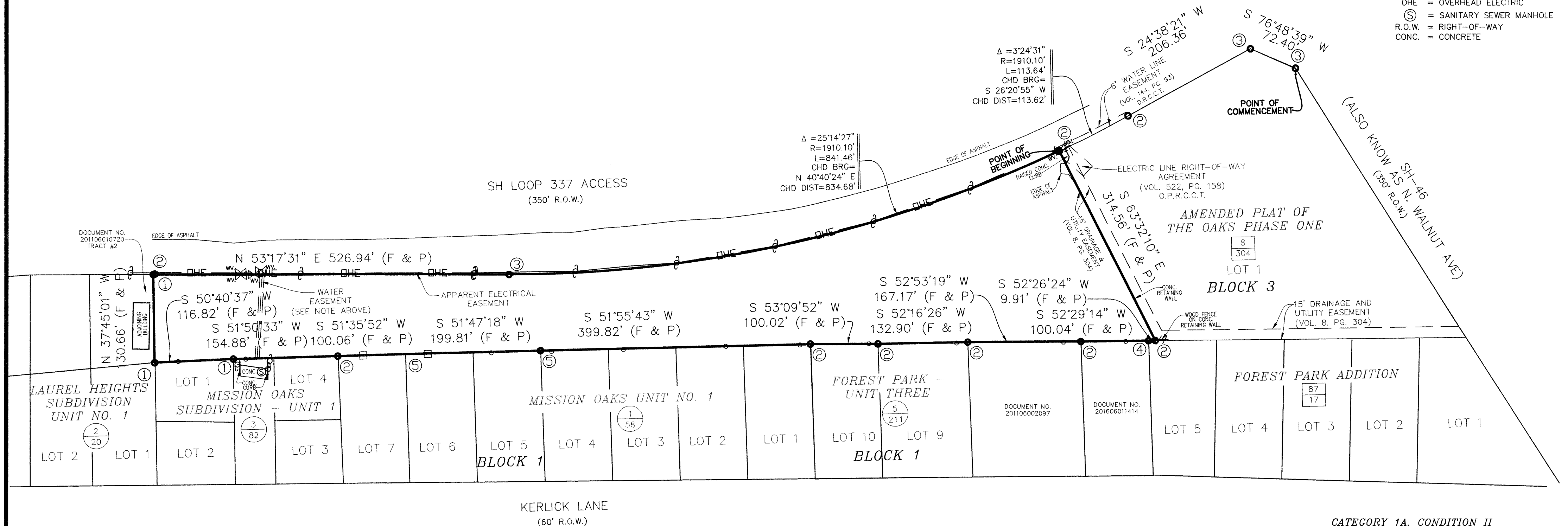


****REGARDING EASEMENT TO THE CITY OF NEW BRAUNFELS BY R.R. CORETH ET UX AS RECORDED IN VOLUME 144, PAGE 93, DEED RECORDS OF COMAL COUNTY:**

EASEMENT COULD NOT BE ACCURATELY LOCATED. THE INTENT OF THE CONVEYANCE WAS TO PROVIDE AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A WATER MAIN LINE. RECONSTRUCTION OF THE EASEMENT USING RECORD AND FIELD DATA YIELDS A TRACT INCONSISTENT WITH THE RATIONAL PLACEMENT OF SAID LINE. IT IS MY PROFESSIONAL OPINION THAT SAID EASEMENT BE ABANDONED AND A NEW EASEMENT CREATED BASED UPON THE TRUE AND ACCURATE LOCATION OF SAID WATER MAIN LINE.**

* ALL BEARINGS HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010.00. ALL DISTANCES HEREIN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999830.

- LEGEND:
- ① = FOUND 1/2" IRON BAR WITH A CAP
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS RPLS 5142"
 - ③ = FOUND TX. DOT BRASS DISK
 - ④ = 1/2" IRON BAR WITH A YELLOW CAP MARKED "RPLS 5233"
 - ⑤ = 1 1/2" IRON BAR FOUND SET IN GROUND UNCAPPED
- VOL PG = COMAL COUNTY MAP RECORDS
- VOL PG = COMAL COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- C.C.M.R. = COMAL COUNTY MAP RECORDS
- D.R.C.C.T. = COMAL COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- (F) = FIELD BEARING
- (P) = PLAT BEARING
- = CHAIN LINK FENCE
- \\ = WOOD FENCE
- = HOG WIRE FENCE
- WM. X = WATER METER
- WV. X = WATER VALVE
- Δ = DELTA ANGLE
- CHD BRG = CHORD BEARING
- CHD DIST = CHORD DISTANCE
- ⊙ = POWER POLE
- OHE = OVERHEAD ELECTRIC
- ⊙ = SANITARY SEWER MANHOLE
- R.O.W. = RIGHT-OF-WAY
- CONC. = CONCRETE



AREA: 5.023 ACRES
(218,789 SQUARE FEET)

CATEGORY 1A, CONDITION II
LAND TITLE SURVEY OF A
5.023-ACRE TRACT
OF LAND SITUATED IN THE
ANDRES SANCHES SURVEY
ABSTRACT NO. 528,
COMAL COUNTY, TEXAS
AND BEING OUT OF THE RESIDUE OF
A CALLED 10.992-ACRE TRACT
DESCRIBED IN GENERAL WARRANTY DEED TO
WILLIAM H. BORCHERS,
TRUSTEE
AS RECORDED IN
(VOLUME 298, PG. 689)
DEED RECORDS OF COMAL COUNTY, TEXAS

VOL. 298, PG. 689, DEED RECORDS - (APPLIES AND AFFECTS SUBJECT PROPERTY) PARENT TRACT
VOL. 144, PG. 93, DEED RECORDS - (APPLIES AND AFFECTS SUBJECT PROPERTY) **SEE NOTE ABOVE

BUYER: SANTA RITA LAND & CATTLE HOLDING LTD

ADDRESS: SH LOOP 337 ACCESS

G.F. NO. 01247-63515

DRAWN BY: MTS CREW CHIEF: CR

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED FEBRUARY 2006 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: DANIEL B. DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6195

DATE: DECEMBER 20, 2016



SINCLAIR LAND SURVEYING, INC.
5000 NW INDUSTRIAL
LEON VALLEY, TEXAS 78238
210-341-4518
TBPLS FIRM NO.10089000
JOB NUMBER: S-201636482