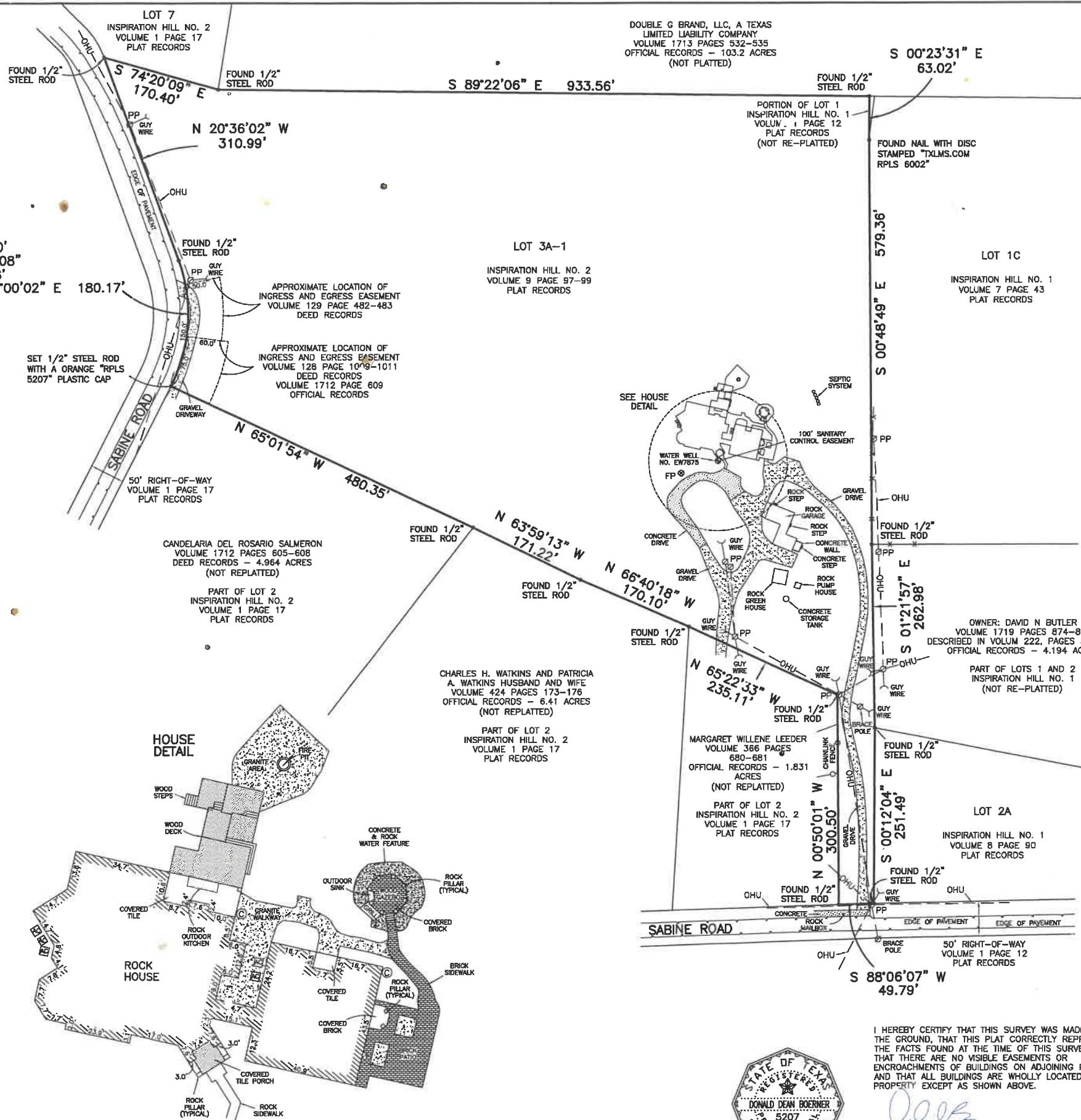




- LEGEND:**
- FP ⊙ FLAG POLE
 - PP ⊙ POWER POLE
 - ⊙ CLEAN OUT
 - OHU— OVERHEAD UTILITIES
 - CHAINLINK FENCE
 - x— WIRE FENCE

R=225.00'
 D=47°12'08"
 L=185.36'
 Cd=N 03°00'02" E 180.17'



TITLE COMMITMENT

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY FIRST NATIONAL TITLE INSURANCE COMPANY FILE NO. 20-462445-SA, EFFECTIVE DATE: JANUARY 10, 2020, ISSUED JANUARY 16, 2020 AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN AND RELISTED BELOW:

RESTRICTIVE COVENANTS:
 NONE

Schedule B

10f. Any and all easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in Volume 8, Page 285 and Volume 9, Page 17, Map or Plat Records, Kendall County, Texas.

10g. Easement created in instrument executed by Gregorio Martinez and Alana Martinez, husband and wife to Candelaria Del Rosario Salmeron, a single person, dated September 30, 2019, filed September 4, 2019, recorded in Volume 1712, Page 609, Real Property Records, Kendall County, Texas.

10h. Grant of Easement for Driveway Right of Way, dated July 23, 1977, executed by Ellen Jane Dryden to Iona B. Ewing as recorded in Volume 128, Page 1009 and Codicil in Volume 129, Page 482, Kendall County Official Records.

GENERAL NOTES:

1) BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON PLAT RECORDED IN VOLUME 9, PAGES 97-99, PLAT RECORDS, KENDALL COUNTY, TEXAS.

2) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

PLAT SHOWING: Being Lot 3A-1, INSPIRATION HILL NO. 2 Kendall County, Texas, according to Amending Plat thereof recorded in Volume 9, Pages 97-99, Kendall County Plat Records.

DONNIE BOERNER SURVEYING COMPANY L.P.
 228 HOLIDAY ROAD
 COMFORT, TEXAS 78013
 PH: 830-377-2492

FIRM NO. 10193963

DOUBLE G BRAND, L.L.C. A TEXAS
 LIMITED LIABILITY COMPANY
 VOLUME 1713 PAGES 532-535
 OFFICIAL RECORDS - 103.2 ACRES
 (NOT PLATTED)

S 00°23'31" E
 63.02'

PORTION OF LOT 1
 INSPIRATION HILL NO. 1
 VOLUM. 1 PAGE 12
 PLAT RECORDS
 (NOT RE-PLATTED)

FOUND NAIL WITH DISC
 STAMPED TXLMS.COM
 RPLS 6002"

LOT 3A-1

INSPIRATION HILL NO. 2
 VOLUME 9 PAGE 97-99
 PLAT RECORDS

LOT 1C

INSPIRATION HILL NO. 1
 VOLUME 7 PAGE 43
 PLAT RECORDS

CANDELARIA DEL ROSARIO SALMERON
 VOLUME 1712 PAGES 605-608
 DEED RECORDS - 4.964 ACRES
 (NOT REPLATTED)

PART OF LOT 2
 INSPIRATION HILL NO. 2
 VOLUME 1 PAGE 17
 PLAT RECORDS

FOUND 1/2" STEEL ROD

FOUND 1/2" STEEL ROD

CHARLES H. WATKINS AND PATRICIA
 A. WATKINS HUSBAND AND WIFE
 VOLUME 424 PAGES 173-176
 OFFICIAL RECORDS - 6.41 ACRES
 (NOT REPLATTED)

PART OF LOT 2
 INSPIRATION HILL NO. 2
 VOLUME 1 PAGE 17
 PLAT RECORDS

MARGARET WILLENE LEEDER
 VOLUME 386 PAGES
 680-681
 OFFICIAL RECORDS - 1.831
 ACRES
 (NOT REPLATTED)

PART OF LOT 2
 INSPIRATION HILL NO. 2
 VOLUME 1 PAGE 17
 PLAT RECORDS

OWNER: DAVID N BUTLER
 VOLUME 1719 PAGES 874-877
 DESCRIBED IN VOLUM 222, PAGES 563-566
 OFFICIAL RECORDS - 4.194 ACRES

PART OF LOTS 1 AND 2
 INSPIRATION HILL NO. 1
 (NOT RE-PLATTED)

LOT 2A

INSPIRATION HILL NO. 1
 VOLUME 8 PAGE 90
 PLAT RECORDS

S 88°06'07" W
 49.79'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.



DONALD DEAN BOERNER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

DATE 01-29-2020

JOB NO: 18-312