

NOTES

1. BASIS OF BEARING WAS ESTABLISH FROM GPS OBSERVATIONS PER PLAT RECORDED IN VOLUME 8, PAGE 98, PLAT RECORDS OF KENDALL COUNTY, TEXAS
 2. REFERENCED PROPERTY IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEMA FLOOD MAP 48259C0300F, COMMUNITY PANEL NO. 300 OF 525, DATED SEPTEMBER 29, 2010.
- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO.: 21104020SA, EFFECTIVE DATE OCTOBER 1, 2021, ISSUED DATE OCTOBER 18, 2021.

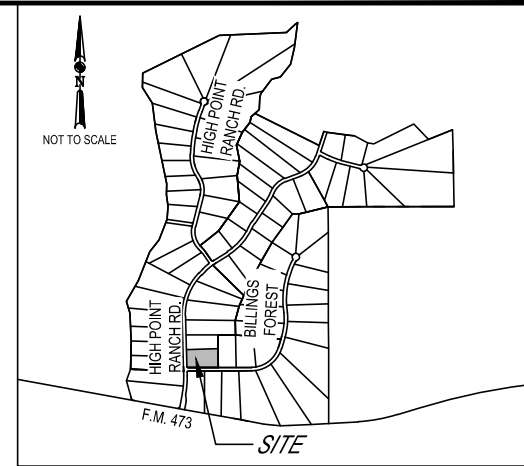
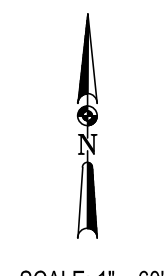
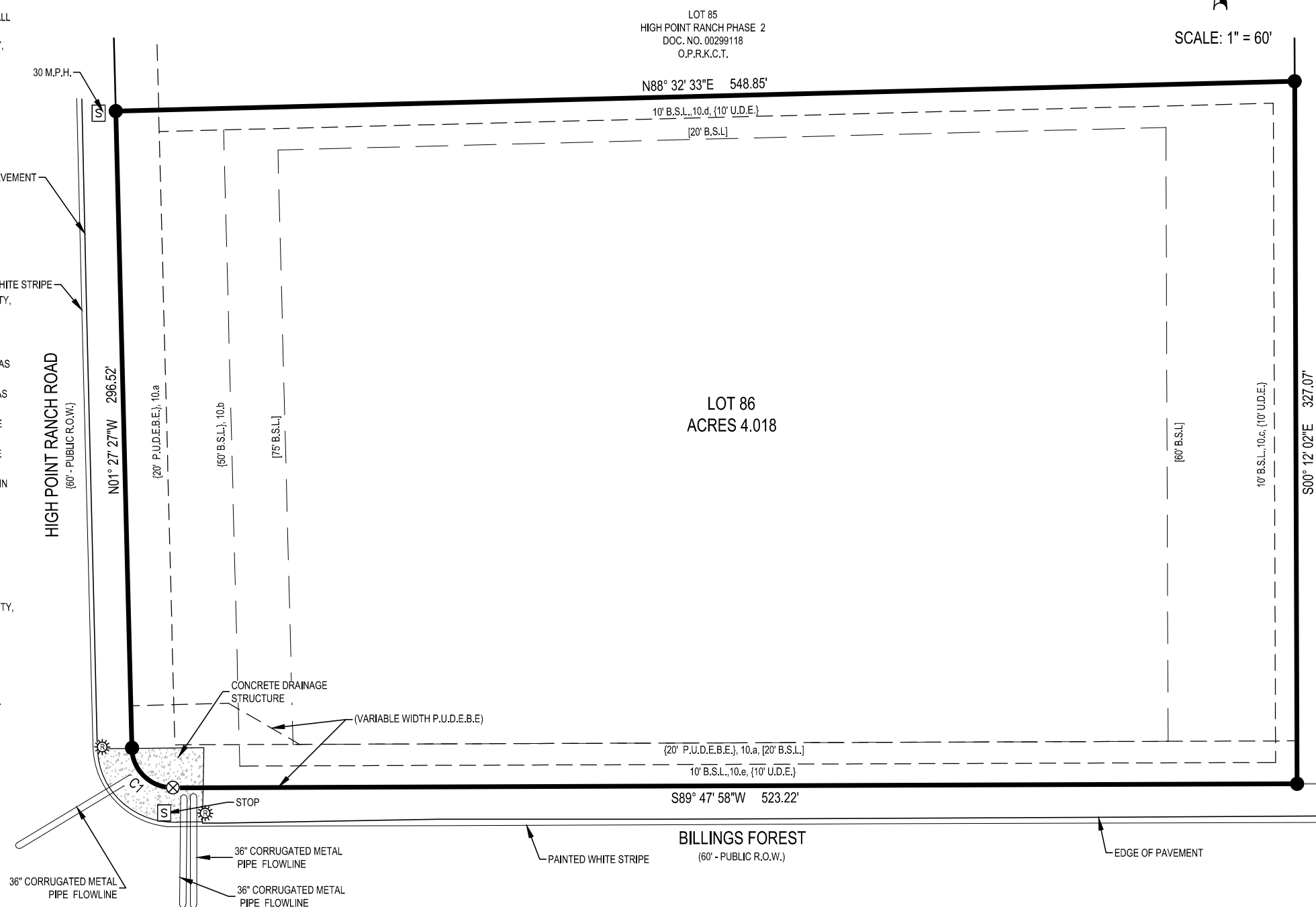
LEGAL DESCRIPTION OF LAND:

LOT 86, OF HIGH POINT RANCH SUBDIVISION, PHASE 2, A SUBDIVISION IN KENDALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 98, OF THE MAP AND/OR PLAT RECORDS OF KENDALL COUNTY, TEXAS.

SCHEDULE B:

1. RESTRICTIVE COVENANTS OF RECORD:
 - VOLUME 8, PAGE 98, MAP AND/OR PLAT RECORDS;
 - VOLUME 1506, PAGE 240,
 - VOLUME 1554, PAGE 232,
 - VOLUME 1564, PAGE 898,
 - VOLUME 1597, PAGE 856,
 - VOLUME 1661, PAGE 1120, AND
 - COUNTY CLERK'S FILE NO. 2021-359495, OF THE OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS.
10. PAINTED WHITE STRIPE
 - a.) VOLUME 8, PAGE 98 OF THE MAP AND/OR PLAT RECORDS OF KENDALL COUNTY, TEXAS. (APPLIES)
 - THE PUBLIC UTILITY, DRAINAGE AND EMBANKMENT/BACKSLOPE EASEMENT(S) AS SET OUT ON PLAT/MAP (SHOWN)
 - b.) A 50 FOOT BUILDING SETBACK LINE ALONG THE WESTERLY PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (APPLIES, SHOWN)
 - c.) A 10 FOOT BUILDING SETBACK LINE ALONG THE EASTERLY PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (APPLIES, SHOWN)
 - d.) A 10 FOOT BUILDING SETBACK LINE ALONG THE NORTHERLY PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (APPLIES, SHOWN)
 - e.) A 10 FOOT BUILDING SETBACK LINE ALONG THE SOUTHERLY PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (APPLIES, SHOWN)
 - f.) VISIBLE AND APPARENT EASEMENTS ON OR ACROSS PROPERTY DESCRIBED IN SCHEDULE A.
 - g.) VOLUME 144, PAGE 238, OF THE DEED RECORDS, KENDALL COUNTY, TEXAS. (DOES NOT CROSS SUBJECT TRACT)
 - EASEMENT (EASEMENT CORRECTED IN VOL. 1253, PG. 859)
 - h.) VOLUME 1253, PAGE 859, OF THE OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS. (DOES NOT CROSS SUBJECT TRACT)
 - EASEMENT
 - i.) VOLUME 1026, PAGE 149, OF THE OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS. (MAY APPLY - EASEMENT IS BLANKET IN NATURE)
 - EASEMENT
 - j.) VOLUME 1416, PAGE 946 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS. (DOES NOT CROSS SUBJECT TRACT)
 - TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT
 - k.) VOLUME 44, PAGE 324 OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS. (NOT A SURVEY MATTER)
 - MINERAL AND/OR ROYALTY INTEREST
 - l.) VOLUME 54, PAGE 151 OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS. (NOT A SURVEY MATTER)
 - MINERAL AND/OR ROYALTY INTEREST
 - m.) VOLUME 1479, PAGE 919 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS. (NOT A SURVEY MATTER)
 - MINERAL AND/OR ROYALTY INTEREST
 - n.) VOLUME 1506, PAGE 240, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF KENDALL COUNTY, TEXAS. (NOT A SURVEY MATTER)
 - LIEN SECURING ANNUAL MAINTENANCE CHARGE AND SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS
 - q.) INCLUSION WITHIN COW CREEK GROUNDWATER

TITLE SURVEY OF
 LOT 86, OF HIGH POINT RANCH SUBDIVISION, PHASE 2, A SUBDIVISION IN KENDALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 98, OF THE MAP AND/OR PLAT RECORDS OF KENDALL COUNTY, TEXAS.



LOT 87
 HIGH POINT RANCH PHASE 1
 DOC. NO. 00296915
 O.P.R.K.C.T.

LEGEND

- FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- ⊗ FOUND "X" IN CONCRETE
- Ⓢ TRAFFIC SIGN
- ☼ REFLECTOR
- () VOL. 8, PG. 66 D.P.R.K.C.T.
- { } VOL. 8, PG. 100 D.P.R.K.C.T.
- [] VOLUME 1506, PAGE 240, O.P.R.K.C.T.
- U.D.E. UTILITY AND DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE AND EMBANKMENT/BACKSLOPE EASEMENT

MATKINHOOVER
 ENGINEERING & SURVEYING

HEADQUARTERS
 8 SPENCER ROAD SUITE 300
 BOERNE, TEXAS 78006
 OFFICE: 830.249.0600 FAX: 830.249.0099

3303 SHELL ROAD SUITE 3
 GEORGETOWN, TEXAS 78628
 OFFICE: 512.868.2244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
 BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
 BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.00'	29.43'	88°44'35"	S45° 49' 44"E	26.57'



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
 KYLE L. PRESSLER DATE: OCTOBER 19, 2021
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6528
 KYLE.PRESSLER@MATKINHOOVER.COM
 JOB NO. 15-4010 - LOT 86