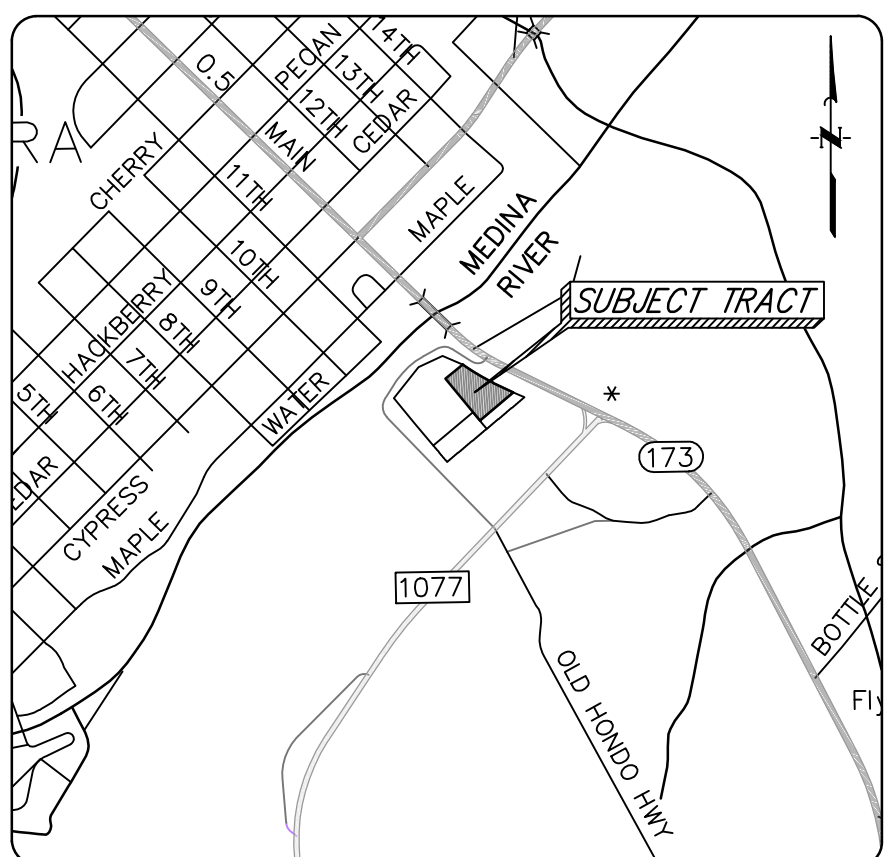


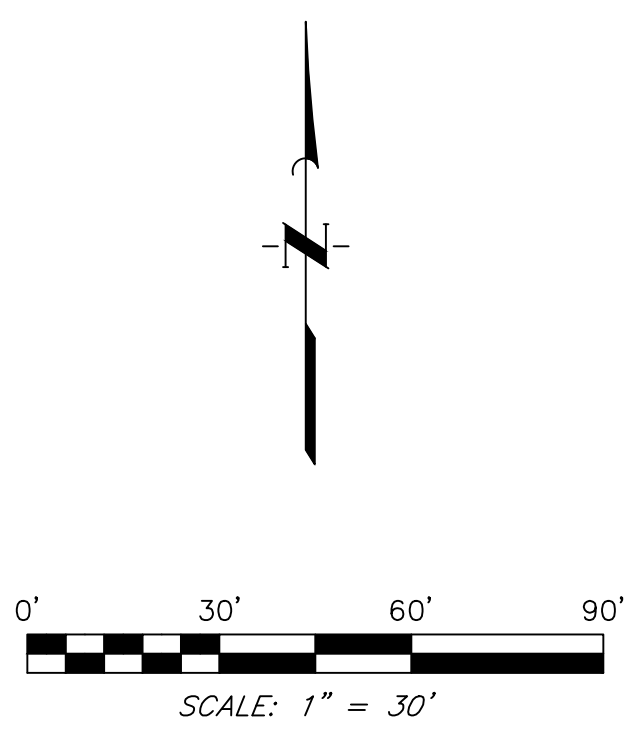
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	346.55	1969.86	10°04'47"	S 59°08'16" E	346.1

LEGEND:

ASPH	ASPHALT
BSM	UNDERGROUND CABLE MARKER
BSL	BUILDING SETBACK LINE
CDS	CONCRETE DRAINAGE STRUCTURE
CLF	CHAIN LINK FENCE
CO	CLEANOUT
CONC	CONCRETE
ORBC	DEED RECORDS OF BANDERA COUNTY
ELEV	ELEVATION
EM	ELECTRIC METER
"F"	FOUND 1/2" IRON ROD
"F.D.-T1"	FOUND DAMAGED TXDOT TYPE 1 MONUMENT
PH	FIRE HYDRANT
GI	GRATE INLET
GM	GAS METER
IR	IRON ROD
LS	LIGHT STAND
MB	MAILBOX
OE	OVERHEAD ELECTRIC
ORBC	OFFICIAL RECORDS OF BANDERA COUNTY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PF	PIPE FENCE W/ GUARD POSTS
PP	POWER POLE
PPQ	POWER POLE W/ GUY
PSI	POST
ROW	RIGHT-OF-WAY
RW	RETAINING WALL
"S"	SET 1/2" IRON ROD W/ CAP STAMPED "JONES CARTER"
SGN	SGN
ST	SERVICE POLE
ST	STORM MANHOLE
MB	MAILBOX
TPED	TELEPHONE, PEDESTAL
WM	WATER METER
WV	WATER VALVE



VICINITY MAP
(NOT TO SCALE)



METES AND BOUNDS.

A METES AND BOUNDS description of a certain 3,806 acre (165,767 square feet) tract of land, located in the City of Bandera, Bandera County, Texas, out of the James L. Truehart Survey No. 36, Abstract Number 364, and being all of a called 3,806 acre tract of land conveyed by General Warranty Deed to JW Bandera I, Ltd. dated February 6, 2019, recorded in Volume 1134, Page 191, Official Records of Bandera County, Texas (O.R.B.C.). Said 3,806 acre tract being more particularly described as follows:

COMMENCING at a damaged TXDOT Type 1 monument found in the southwesterly right-of-way (R.O.W.) line of State Highway 173 S. (SH-173, Minimum 120' Variable With R.O.W.) being the east corner of a called 1.08 acre tract of land conveyed by General Warranty Deed to Thomas M. Hardwick and Joanne R. Hardwick executed August 13, 2018, recorded in Volume 1119, Page 943, O.R.B.C., and being common with the south corner of a called 0.195 acre R.O.W. Deed, recorded in Volume 96, Page 259, Deed Records of Bandera County, Texas (D.R.B.C.);

THENCE North 64°10'38" West, with the common line between said southwesterly R.O.W. line of SH-173 and the northeasterly line of said 1.08 acre tract, a distance of 115.28 feet to a "P-K" nail set at the base of a tree stump, said nail marking the south corner of a called 2.150 acre R.O.W. Deed, recorded in Volume 96, Page 257, D.R.B.C., being common with the north corner of said 1.08 acre tract and marking the POINT OF BEGINNING of the herein described tract;

THENCE South 50°01'58" West, with the northwesterly line of said 1.08 acre tract, passing at 6.95 feet a found 1/2-inch iron rod, continuing in all a distance of 427.14 feet to a set 1/2-inch iron rod with cap stamped "JONES CARTER" being in the northwesterly line of a called 0.38 acre tract of land conveyed by Warranty Deed with Vendor's Lien to Robert Winston Preston and Carol J. Preston, executed July 26, 1995, recorded in Volume 426, Page 349, O.R.B.C., marking the west corner of said 1.08 acre tract, being common with the southern-most corner of the herein described tract;

THENCE North 39°26'04" West, with said northwesterly line of said 1.08 acre tract, passing at 103.46 feet a found 5/8-inch iron rod with cap stamped "RPLS 4611" marking the north corner of said 2.38 acre tract, same being the eastern-most corner of a called 8.264 acre tract of land conveyed by General Warranty Deed to JW BUNA, LTD. dated August 17, 2018, recorded in Volume 1120, Page 649, O.R.B.C., continuing in all a distance of 531.64 feet with the northeasterly line of said 8.264 acre tract to a found 1/2-inch iron rod with cap stamped "JONES CARTER" for the west corner of the herein described tract;

THENCE North 50°32'51" East, with a southeasterly line of said 8.264 acre tract, a distance of 217.39 feet to a found 1/2-inch iron rod being in the southwesterly R.O.W. line of said SH-173 for the north corner of the herein described tract and marking the beginning of a curve to the left;

THENCE along said curve to the left, having an arc length of 346.55 feet, a radius of 1969.86 feet, a chord bearing of South 59°08'16" East, a delta angle of 10°04'47", and a chord length of 346.10 feet to a set 1/2-inch iron rod with cap stamped "JONES CARTER" in the southwest R.O.W. line of said SH-173, being common with a northeasterly line of the herein described tract and marking a point of tangency in said R.O.W. line;

THENCE South 64°10'38" East, with said southwest R.O.W. line of SH-173, a distance of 222.31 feet to the POINT OF BEGINNING, CONTAINING 3,806 acres (165,767 square feet) of land in Bandera County, Texas as shown on Drawing No. 13069 filed under Job No. 15001-0002-02 in the office of JONES/CARTER San Antonio, Texas.

GENERAL NOTES:

- According to Map No. 48019C0377E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Bandera County, dated February 4, 2011, the subject tract is situated within: Unshaded Zone "X" (outside the 500-year flood plain), Shaded Zone "X" (within 500-year flood plain); and Zone "AE" defined as special flood hazard areas inundated by 100-year flood with base elevations determined. Flood zones shown hereon are approximate.
- Visible evidence of easements and easements of record affecting this tract as provided in title report from First American Title Insurance Company, G.F. Number 201900539, dated March 3, 2019 with regard to any easements, setbacks, restrictions, or rights-of-way affecting the subject property. No additional research regarding the existence of easements, setbacks, restrictions, rights-of-way, or other matters of record, has been performed by the surveyor.
- Bearings are based upon the Texas Coordinate System, South Central Zone, NAD83, based on GPS observations. Distances shown hereon are surface and can be converted to grid by applying a combined scale factor of 0.99987.
- Visible improvements are shown with this survey; no subsurface probing, excavation or exploration was performed for this survey.
- This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- This property is currently un-platted and is subject to the Texas Local Government Code; Chapter 212 - Municipal Regulation of Subdivisions and Property Development.
- All shown overhead electric lines, power poles and guy wires are contained within "as-staked" Bandera Electric Cooperative Utility Easements as recorded in Volume 1128, Page 876 and Volume 1128, Page 897 of the Bandera County Official Records.

SURVEYOR'S CERTIFICATE

SUBJECT TO THE GENERAL NOTES SHOWN HEREON:

We, Jones | Carter, Inc., acting by and through Troy A. Trobaugh, R.P.L.S., hereby certify that the drawing shown hereon is a true and correct representation of a land title survey made on the ground, under our supervision, of the tract or parcel of land more particularly described by metes and bounds hereto affixed.

Surveyed: March 14, 2019
Revised: April 2, 2019

Jones | Carter, Inc.



Troy A. Trobaugh
Registered Professional Land Surveyor No. 6241
Signature Date: April 2, 2019

ADDRESS: 220 STATE HIGHWAY 173 S

LAND TITLE SURVEY
OF
3.806 ACRE TRACT
OUT OF THE
JAMES L. TRUEHART SURVEY NO. 36,
ABSTRACT NO. 364
CITY OF BANDERA
BANDERA COUNTY, TEXAS
MARCH 2019

