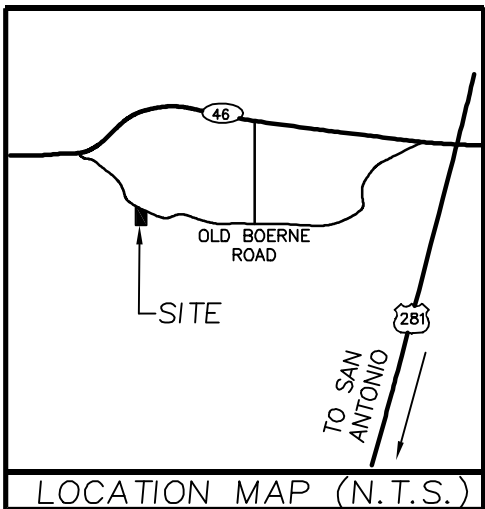
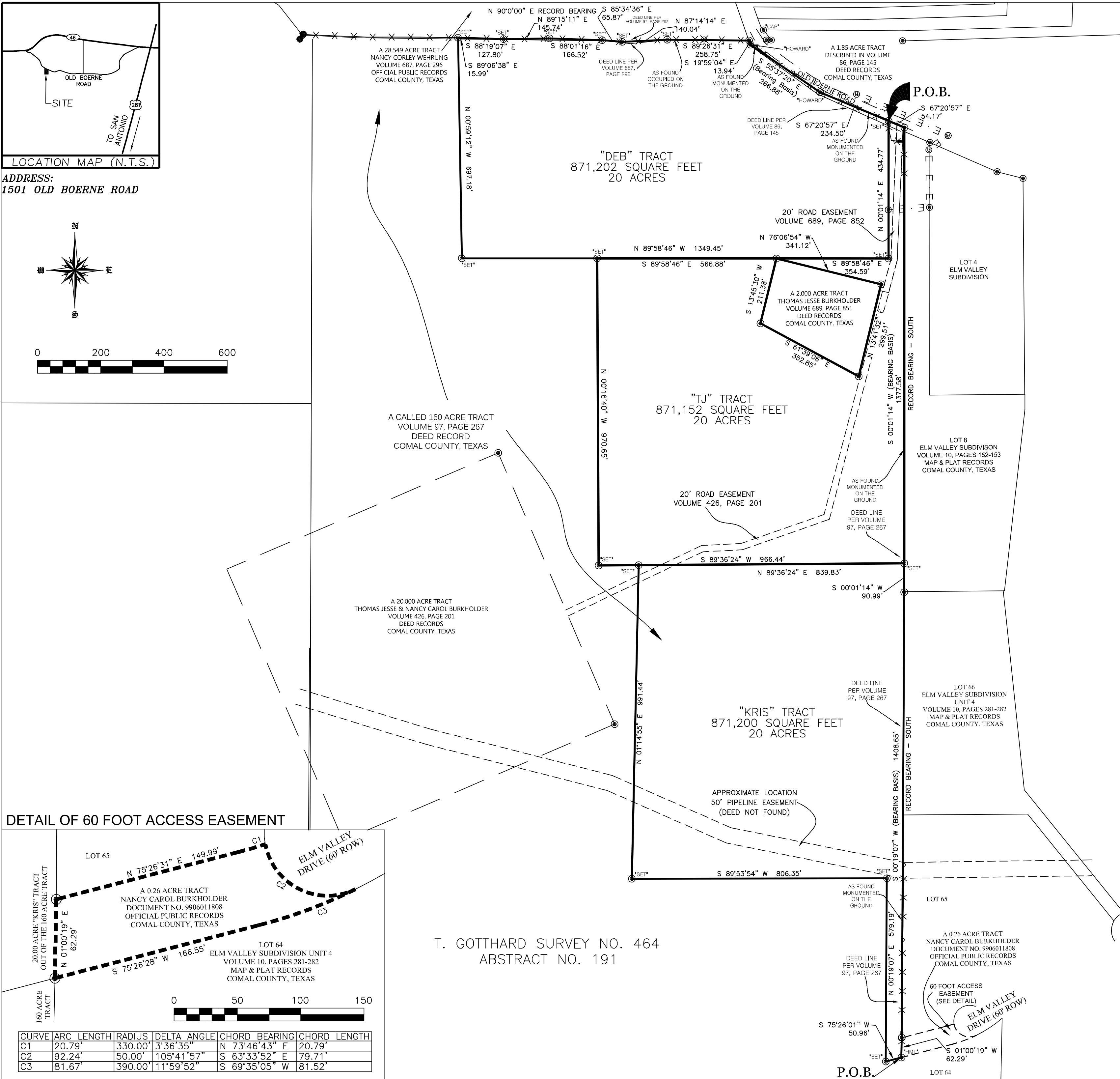
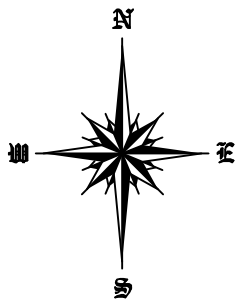
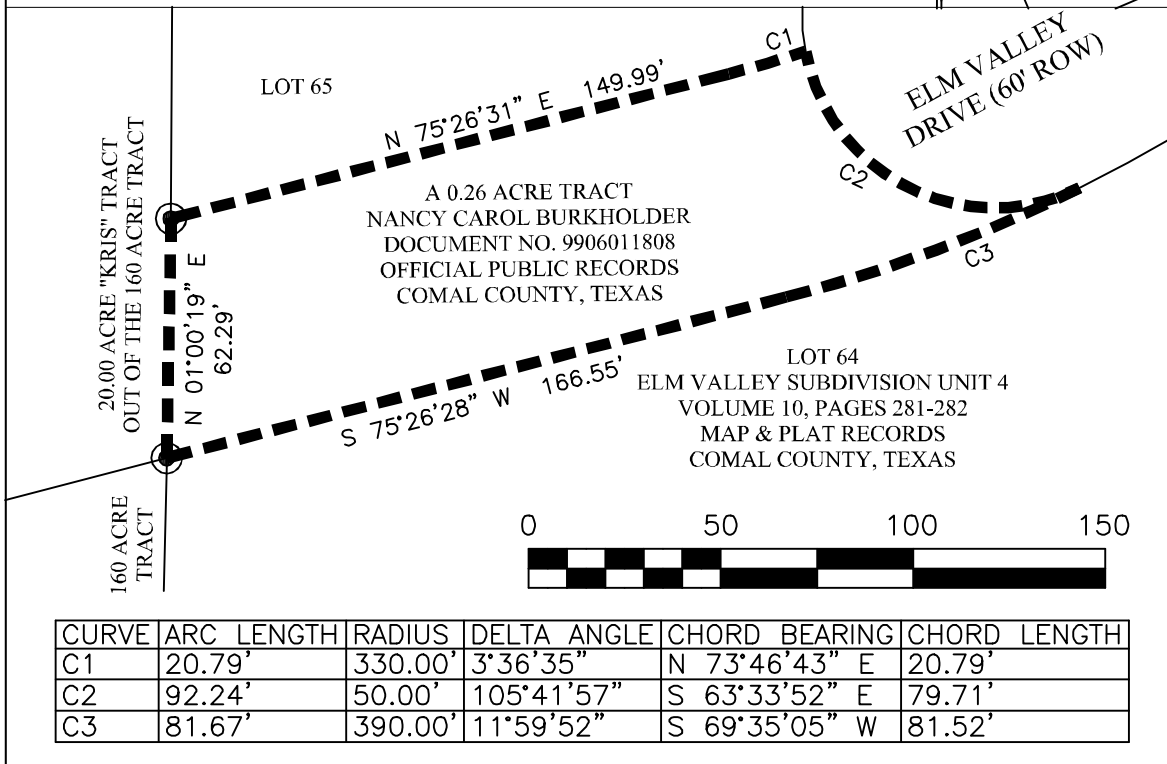




ADDRESS:
1501 OLD BOERNE ROAD



DETAIL OF 60 FOOT ACCESS EASEMENT



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.79	330.00'	3°36'35"	N 73°46'43" E	20.79
C2	92.24'	50.00'	105°41'57"	S 63°33'52" E	79.71'
C3	81.67'	390.00'	11°59'52"	S 69°35'05" W	81.52'

SURVEY OF A 20.00 ACRE (871,202 SQUARE FEET, MORE OR LESS), SITUATED PARTIALLY IN THE CITY OF BULVERDE, TEXAS, A 20.00 ACRE (871,152 SQUARE FEET, MORE OR LESS), A 20.00 ACRE (871,200 SQUARE FEET MORE OR LESS), TRACT OF LAND, AND A 0.26 ACRE (11,501 SQUARE FEET, MORE OR LESS), 60 FOOT ACCESS EASEMENT OUT OF THE T. GOTTHARD SURVEY NO. 464, ABSTRACT NO. 191, COMAL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 160 ACRE TRACT OF RECORD IN VOLUME 97, PAGE 267, DEED RECORDS, COMAL COUNTY, TEXAS.

- SURVEY NOTES:
1. Bearings based on NAD83, Texas South Central Zone (4204).
 2. Improvements not shown.
 3. No Title Commitment provided to Surveyor at time of Survey.

Flood Statement: According to the Flood Insurance Rate Map (FIRM) No. 48091C0215F dated September 2, 2009, this property is located partially in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT
THIS PLAT CORRECTLY REPRESENTS A SURVEY
MADE ON THE GROUND ON DECEMBER 19,
2017, OF THE PROPERTY SHOWN HEREON:

John Derrick Rickman
J. Derrick Rickman
Registered Professional Land Surveyor No. 5826



Rickman Land Surveying

419 Big Bend Canyon Lake, Texas 78133 Phone (830) 935-2457
www.rickmanlandsurveying.com TBPLS Firm No. 101919-00