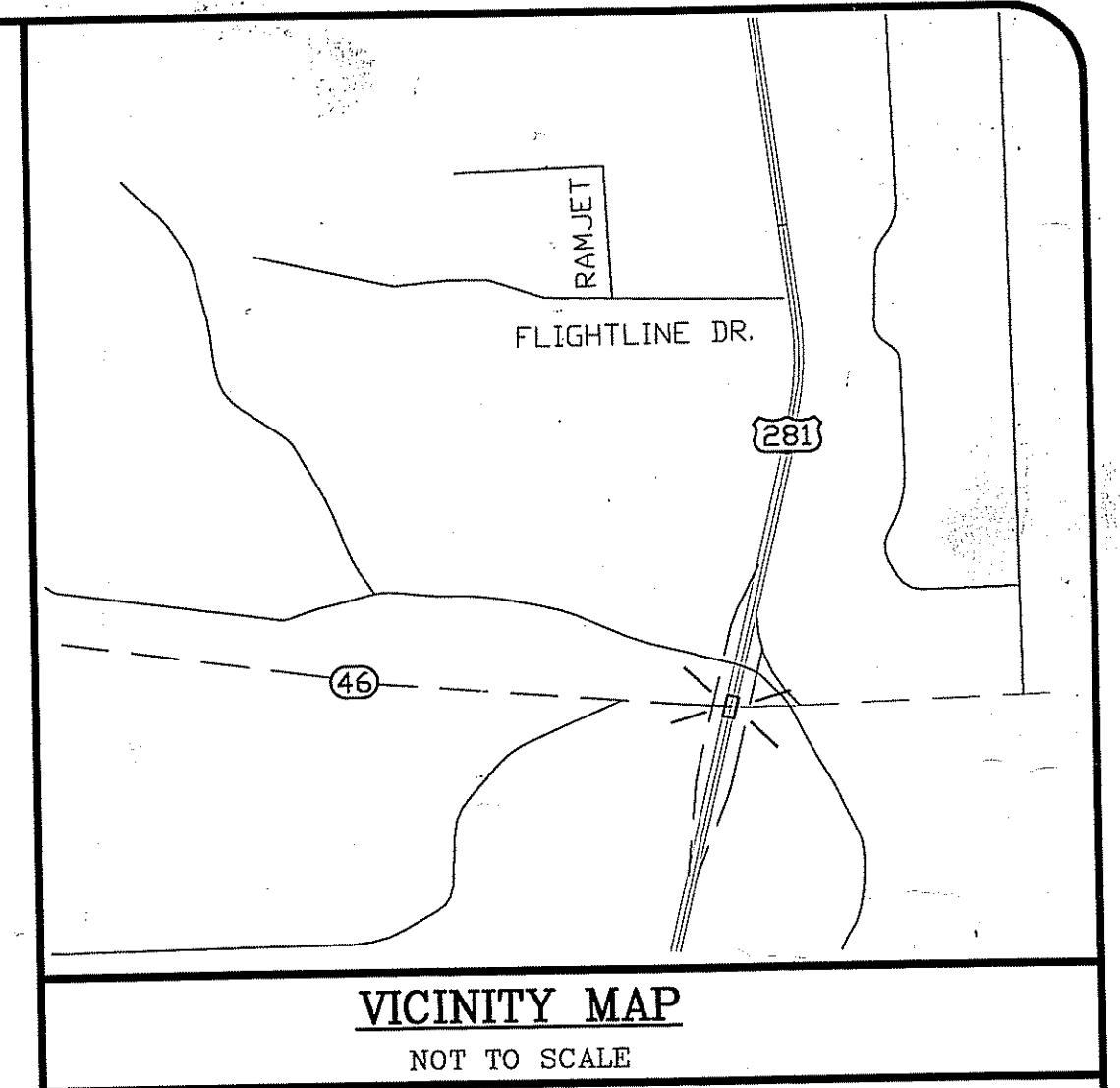
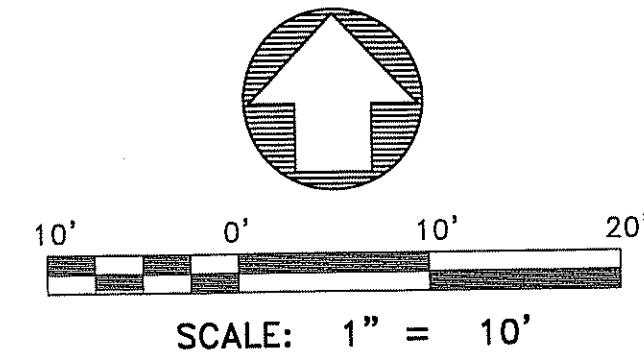


LOT 4, BLOCK 2
KESTREL AIR PARK UNIT 2
VOLUME 12, PAGE 317
MAP AND PLAT RECORDS
COMAL COUNTY, TEXAS



0.274 OF AN ACRE
DOC. #200506002497
OFFICIAL PUBLIC RECORDS
COMAL COUNTY, TEXAS

SCHEDULE "B" ITEMS

PER ALAMO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, OF NO. 09-13009933, EFFECTIVE DATE OF JANUARY 27, 2009 AND ISSUED FEBRUARY 10, 2009:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD: INSTRUMENTS FILED OCTOBER 9, 1998, UNDER COUNTY CLERK FILE NO. 9806018978, FILED AUGUST 25, 1998, UNDER COUNTY CLERK FILE NO. 9806020209, FILED OCTOBER 9, 1998, UNDER COUNTY CLERK FILE NO. 9806024803, FILED SEPTEMBER 16, 1998, UNDER COUNTY CLERK FILE NO. 9806022625, FILED SEPTEMBER 16, 1998, UNDER COUNTY CLERK FILE NO. 9806022626, FILED OCTOBER 9, 1998, UNDER COUNTY CLERK FILE NO. 9806024804, AND FILED OCTOBER 30, 1998, UNDER COUNTY CLERK FILE NO. 9806026373, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

10 D. BUILDING SETBACK LINE, 25 FEET WIDE, ALONG FRONT LINE OF LOT, AND 12 FEET WIDE, ALONG SIDE LINE OF LOT, AS SHOWN ON PLAT.

10 E. UTILITY EASEMENT, 25 FEET WIDE, ALONG FRONT LINE OF LOT, AND 12 FEET WIDE, ALONG SIDE LINES OF LOT, AS SHOWN ON PLAT.

10 F. ELECTRIC EASEMENT GRANTED TO PERDENALES ELECTRIC COOPERATIVE, INC. AS PROVIDED BY INSTRUMENT FILED OF RECORD MARCH 30, 1999, UNDER COUNTY CLERK FILE NO. 9906008226, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

10 G. UTILITY EASEMENT, 20 FEET WIDE, ALONG FRONT LOT LINE AND 12 FEET WIDE, ALONG SIDE LOT LINE, AS PROVIDED BY INSTRUMENT FILED OF RECORD OCTOBER 9, 1998, UNDER COUNTY CLERK FILE NO. 9806018978, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

10 H. BLANKET EASEMENT FOR CONSTRUCTION OVER SUBDIVISION AND AIRSPACE OVER LOTS, AS PROVIDED BY INSTRUMENT FILED OF RECORD UNDER COUNTY CLERK FILE NO. 9806018978, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

10 I. ACCESS EASEMENT AGREEMENT GRANTED TO TIME WARNER CABLE, INC. RECORDED IN DOCUMENT NO. 200306018600, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

10 J. ACCESS EASEMENT AGREEMENT GRANTED TO TIME WARNER CABLE, INC. RECORDED IN DOCUMENT NO. 200306018601, AND ASSIGNED BY INSTRUMENT RECORDED IN DOCUMENT NO. 200506002498, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

10 K. TERMS AND PROVISIONS OF DECLARATION FOR KESTREL AIR PARK UNIT 2 OWNERS ASSOCIATION, FILED UNDER COUNTY CLERK FILE NO. 9806018978 AND 9806020209, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

10 L. TERMS AND PROVISIONS OF DECLARATION FOR KESTREL AIR PARK ASSOCIATION, FILED OF RECORD UNDER COUNTY CLERK FILE NO. 9806018978 AND 9806020209, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, INCLUDING LIEN FOR MAINTENANCE.

SEE SAID TITLE COMMITMENT FOR FULL DETAILS.

NOTES

- UTILITY LINES AND/OR INFORMATION IS BASED ON SURFACE FEATURES AT TIME OF SURVEY (SEE SURVEY). SURVEYOR DID NOT PERFORM ANY SUBSURFACE UTILITY LOCATIONS, AND THEREFORE UTILITY INFORMATION/LOCATION MAY BE APPROXIMATE. BEFORE EXCAVATION, CALL LOCAL UTILITY COMPANIES AND THE TEXAS ONE CALL SYSTEM (800) 245-4545.
- PROPERTY OWNER(S) AND/OR BUILDERS SHALL REVIEW MUNICIPAL/CITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.
- THE BASIS OF BEARINGS IS THE WEST LINE OF SAID LOT 3 AS PLATTED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

SURVEYOR'S CERTIFICATION

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY TO MIHAI TURC THAT THE ABOVE DRAWING IS TRUE AND CORRECT ACCORDING TO MEASUREMENTS MADE ON THE GROUND UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY.

EXECUTED THIS THE 26 DAY OF SEPTEMBER, 2013.

NAME: JOEL CHRISTIAN JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5578



SURVEY OF:

LOT 3, BLOCK 2, KESTREL AIR PARK UNIT 2, COMAL COUNTY, TEXAS,
ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 12, PAGE 317, MAP
AND PLAT RECORDS, COMAL COUNTY, TEXAS.

LEGEND

- | | | | |
|--------|---|-----|--------------------|
| ○ | 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED) | WV | WATER VALVE |
| ● | 1/2" IRON ROD SET WITH YELLOW CAP "RPLS 5578" | (R) | RECORD INFORMATION |
| ⊕ | UTILITY POLE | (M) | AS MEASURED |
| ⊗ | FIRE HYDRANT | ☐ | CONCRETE |
| —○— | CHAINLINK FENCE | CO | CLEANOUT |
| —x— | OLD WIRE FENCE | | |
| —1209— | EXISTING CONTOUR LINE (N.A.V.D. 88 DATUM) | | |

"AS-BUILT SURVEY"

JOB NUMBER: 215-001-001

PREPARED FOR:
MIHAI TURC

PROJECT LOCATION:
166 RAMJET DR
COMAL COUNTY, TX

PREPARED BY:

JOHNSON SURVEYING, INC.

Registered Professional Land Surveyor
17890 BLANCO RD., STE 306, SAN ANTONIO, TX 78232
(210) 558-9538 • (210) 247-6138 fax