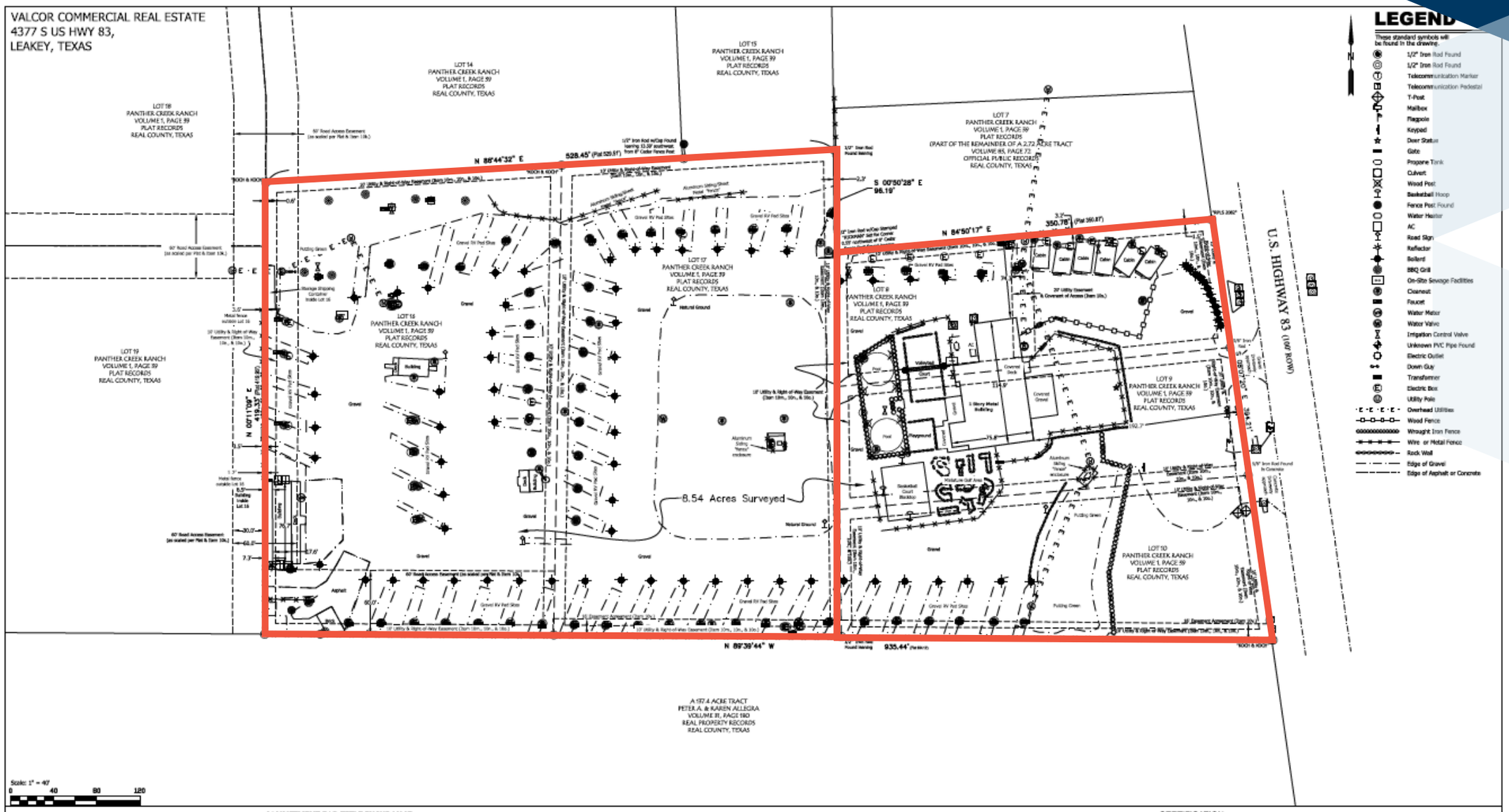
FRIO BUCKHORN RV PARK & FRIO DANCE HALL

Land: 8.54 AC

NOTE** ALL DIMENSIONS ARE APPROXIMATE



SURVEY OF LOTS 8, 9, 10, 16, AND 17, PANTHER CREEK RANCH, ACCORDING TO PLAT IN VOLUME 1, PAGE 39, PLAT RECORDS, REAL COUNTY, TEXAS.

COMMITMENT FOR TITLE INSURANCE
ISSUED BY: Chicago Title Insurance Company
ISSUED: December 13, 2023
10k. Per Plat: DOES AFFECT;
-"An easement if retained and provided for roads 60' wide."
10l. Road Easement per Vol. 34, Pg. 228, Deed Records, Real County, Texas; MAY AFFECT, not plottable, supporting deed information not found.
10m. 10' Utility & Right-of-Way Easement, along Front, Side & Rear lot lines per Vol. 44, Pg. 619, Deed Records, Real County, Texas; DOES AFFECT.
10n. 10' Utility & Right-of-Way Easement, along Front, Side & Rear lot lines per Vol. 44, Pg. 628, Deed Records, Real County, Texas; DOES AFFECT.
10o. 10' Utility & Right-of-Way Easement, along Front, Side & Rear lot lines per Vol. 44, Pg. 628, Deed Records, Real County, Texas; DOES AFFECT.
10p. Unknown Width Telephone and Right-of-Way Easement per Vol. 45, Pg. 338, Deed Records, Real County, Texas; DOES NOT AFFECT.
10q. Blanket Type Telephone Easement and Right-of-Way Easement per Vol. 57, Pg. 824, Deed Records, Real County, Texas; DOES NOT AFFECT.
10r. Unknown Width Buried Telephone Cable and Right-of-Way Easement as described per Vol. 58, Pg. 291, Deed Records, Real County, Texas; DOES AFFECT, LOT 8 ONLY; NOT SHOWN.
10s. 20' Utility Easement & Covenant of Access, as shown centered on facilities., per Vol. 1, Pg. 48, Easement Records, Real County, Texas; DOES AFFECT.
10t. Blanket Type Telephone & Right-of-Way Easement, along buried telephone services, per Vol. 17, Pg. 176, Official Public Records, Real County, Texas; DOES AFFECT, LOTS 7, 8, 9, 10, & 17, ONLY, NOT SHOWN.
10v. 16' Easement Agreement for Access, per Vol. 60, Pg. 581, Official Public Records, Real County, Texas; DOES AFFECT, AS SHOWN.
10x. 20' Utility Easement centered on Bandera Electric Cooperative, Inc., Overhead or Underground Utilities, per Vol. 104, Pg. 4593, Official Public Records, Real County, Texas; DOES AFFECT, LOT 17 ONLY, NOT SHOWN.
10y. 20' Utility Easement centered on Bandera Electric Cooperative, Inc., Overhead or Underground Utilities, per Vol. 104, Pg. 4597, Official Public Records, Real County, Texas; DOES AFFECT, LOTS 10 AND 17 ONLY, NOT SHOWN.

G.F. NO. SCT-48-4300112308027-RJ
EFFECTIVE: December 05, 2023

Survey Notes:
1. Bearings Based on NAD83 Texas South Central Zone 4204; US Survey Feet.
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. According to the Flood Insurance Rate Map (FIRM) No. 48097B0250B, dated June 05, 1985, this Panel is not Printed.

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS EXHIBIT REPRESENTS A SURVEY MADE ON THE GROUND ON DECEMBER 21, 2023, OF THE PROPERTY SHOWN HEREON:
Marion Ruth Bolton 12-28-2023
Marion Ruth Bolton,
Registered Professional Land Surveyor No. 4727
Job Number: 23-089-04
Revised: Annotation-Legend item corrections 12-28-23

RICKMAN LAND SURVEYING, LLC
TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM
cheryl@rickmanlandsurveying.com