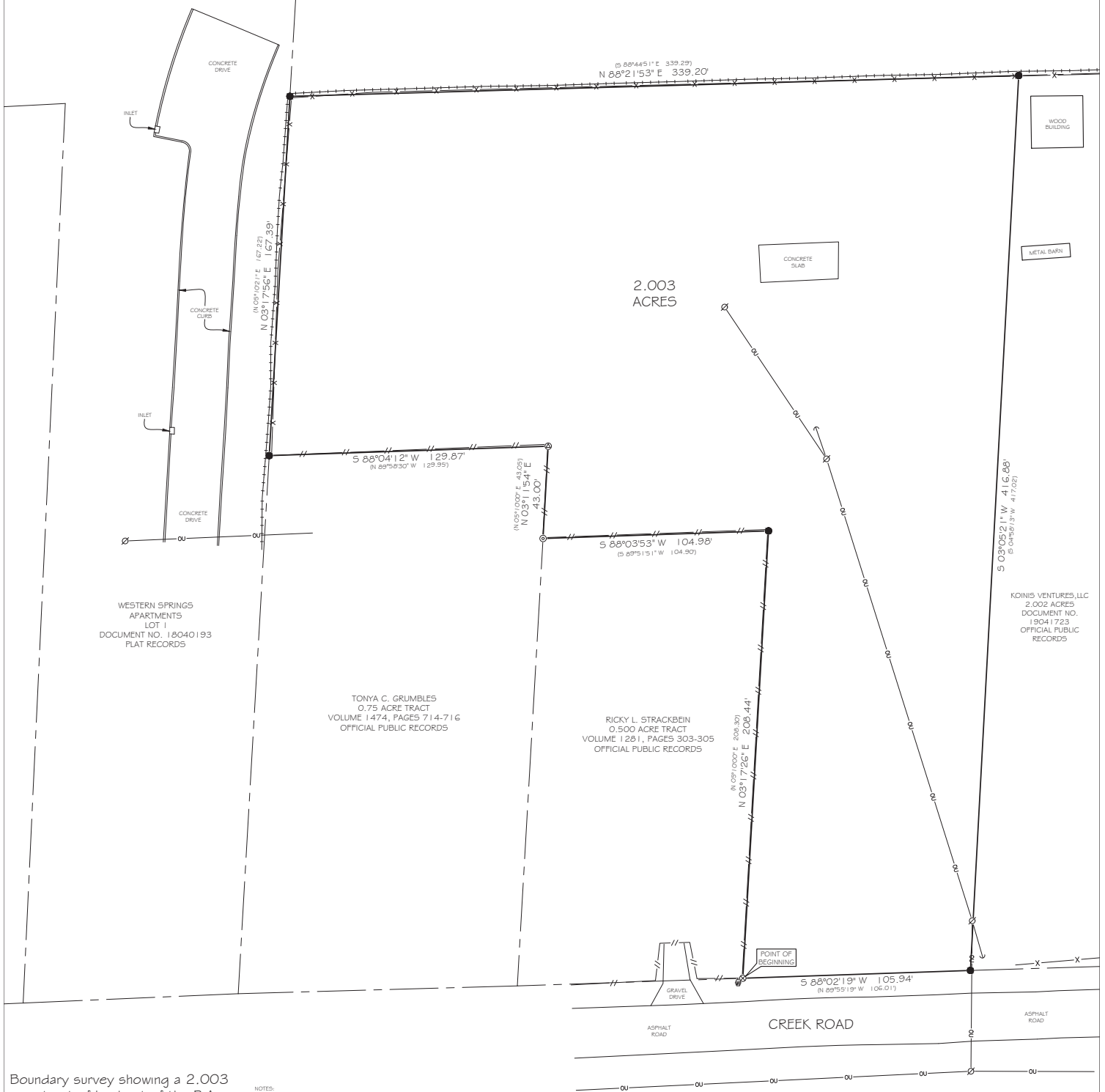


WESTERN SPRINGS
APARTMENTS
LOT 1
DOCUMENT NO. 18040193
PLAT RECORDS

- LEGEND**
- RECORD CALL PER DOCUMENT NO. 9910858, OFFICIAL PUBLIC RECORDS
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - FOUND 1/2" IRON PIPE
 - FOUND 3/4" IRON ROD
 - FOUND 3/4" IRON ROD
 - FOUND 3/4" IRON ROD
 - FOUND 5/8" IRON ROD WITH A YELLOW "STAUDT SURVEY" PLASTIC CAP
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - UTILITY POLE WITH GUY WIRE
 - OVERHEAD UTILITIES
 - SILT FENCE
 - WOOD FENCE
 - WIRE FENCE

WESTERN SPRINGS
APARTMENTS
LOT 2
DOCUMENT NO. 18040193
PLAT RECORDS

SCALE: 1" = 30'



Boundary survey showing a 2.003 acre tract of land out of the P.A. Smith Survey No. 26, Abstract No. 415, Hays County, Texas, said 2.003 acre tract also being all of that certain 2.00 acre tract of land recorded in Document No. 16019409, Official Public Records, Hays County, Texas.

- NOTES:
- 1) PROPOSED INSURED: KOINIS VENTURES, LLC
 - 2) ADDRESS:
 - 3) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
 - 4) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.P. NUMBER 1964496, ISSUED DATE OF APRIL 2, 2020, EFFECTIVE DATE OF MARCH 25, 2020 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 5) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 6) FENCES NEAR THE BOUNDARY LINE MEANDER AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.
 - 7) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
 - 8) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, PLAT RESTRICTIONS, DEED RESTRICTIONS AND ZONING ORDINANCES, IF ANY, SHOULD BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, LANDOWNER AND/OR THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY PLANNING OR CONSTRUCTION.
- SCHEDULE B DOCUMENTS:
VOLUME 125, PAGE C1, DEED RECORDS - MINERAL INTERESTS

PFEIFFER LAND SURVEYING
918 ADLER STREET
BOERNE, TX 78006
830-249-3385
FIRM NO. 10193761



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

W. Rexrode
Wes Rexrode - Pfeiffer Land Surveying
Registered Professional Land Surveyor No. 6001
Boerne, Texas 78006 Ph. 830 - 249 - 3385

JOB NUMBER: 199-19
DATE: DECEMBER 6, 2019