

BEING A 8.442 ACRE TRACT OF LAND SITUATED IN THE WILLIAM PATE SURVEY, ABSTRACT NO. 259, GUADALUPE COUNTY, TEXAS, COMPRISED OF A 2.310 ACRE TRACT OF LAND BEING THE REMAINDER OF A CALLED 3.000 ACRE TRACT RECORDED IN VOLUME 705, PAGE 184, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS AND A 5.132 ACRE TRACT BEING THE REMAINDER OF A CALLED 5.453 ACRE TRACT, RECORDED IN VOLUME 773, PAGE 29, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS AND BEING ALL OF A CALLED 1.000 ACRE TRACT RECORDED IN DOCUMENT NO. 2017011748, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

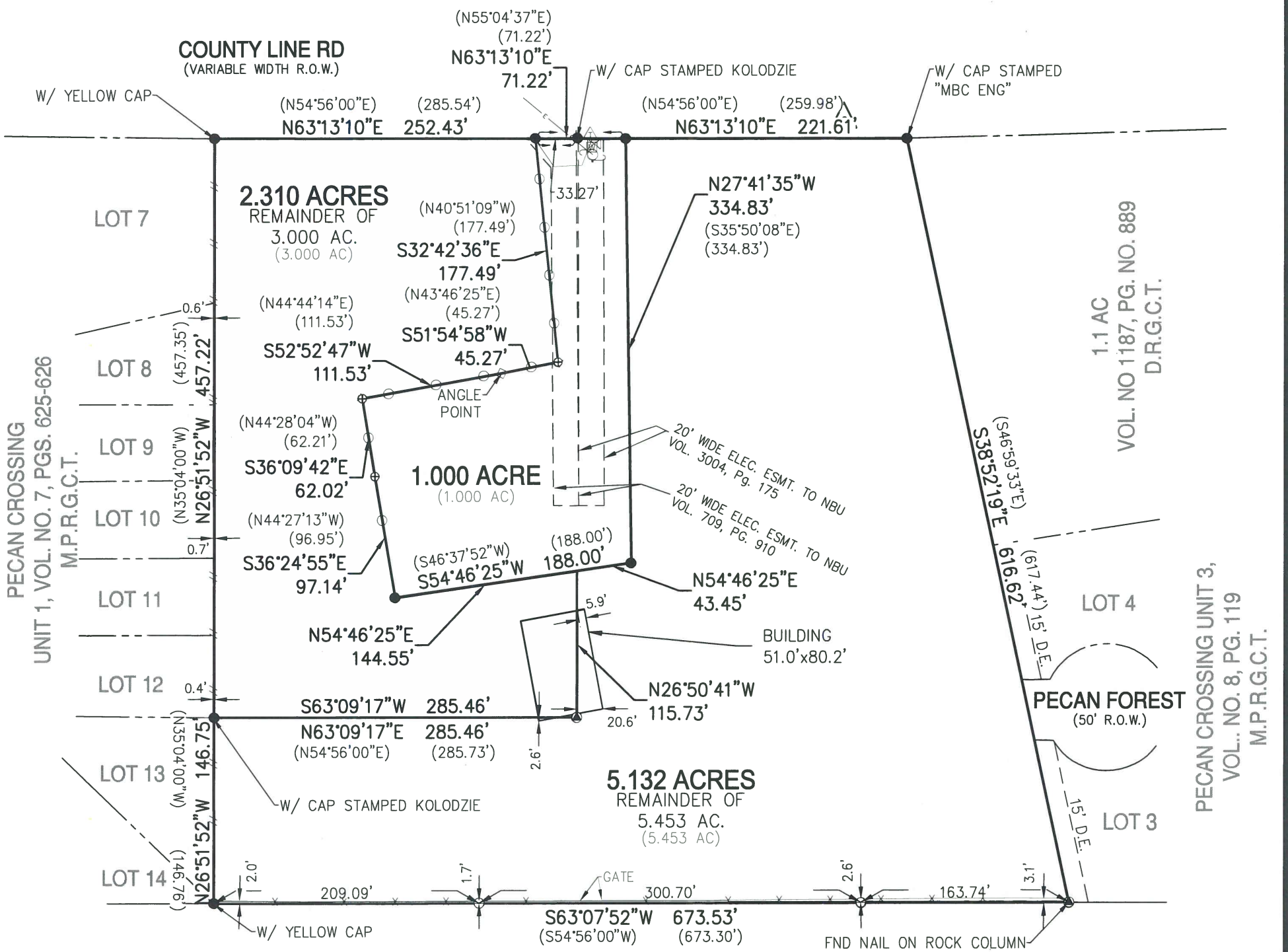
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83.

LEGEND:

- = FND 1/2" IRON PIN
- = PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
- ⊕ = FND 3" FENCE POST
- ⊙ = SET MAG NAIL UNLESS OTHERWISE NOTED
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- () = PLAT CALLS
- ⊞ = WATER METER
- ⊞ = POWER POLE W/ CONDUIT
- ⊞ = TELEPHONE PEDESTAL
- E — = OVERHEAD ELECTRIC
- X — = WATER VALVE
- O — = PIPE FENCE
- M.P.R.G.C.T. = MAP & PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- = SET 60D NAIL
- X — = BARBED WIRE FENCE
- // — = WOOD FENCE



SCALE: 1"=100'



PECAN BLUFF
(50' R.O.W.)
PECAN CROSSING UNIT-1
VOL. 7, PGS. 625-626
M.P.R.G.C.T.

254 E. COUNTY LINE RD
NEW BRAUNFELS, TEXAS

THIS SURVEY IS CERTIFIED TO:
TIM FOWLER



STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION

THIS 18TH DAY OF MAY 2018
REVISED THIS 1ST DAY OF JUNE 2018 - ADDED FENCES

DOUGLAS B. COTTLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149



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