



NOTES:

1) PROPOSED INSURED: MARVAN C. DAVIS AND KEELEY R. DAVIS

2) ADDRESS: SCHEELER ROAD

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 TITLE RESOURCES GUARANTY COMPANY, G.P. NUMBER 181204, ISSUED DATE OF JULY 9, 2018, EFFECTIVE DATE OF JULY 11, 2018 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.

9) SETBACKS SHOWN HEREON FOR THE 2.97 ACRE TRACT ARE AS SHOWN ON A SURVEY PLAT DATED NOVEMBER 11, 14, 2011, BY THOMAS C. PFEIFFER, REGISTERED PROFESSIONAL LAND SURVEYOR.

SCHEDULE B DOCUMENTS:

RESTRICTIONS - VOLUME 862, PAGE 422, OFFICIAL RECORDS (APPLIES TO THE 22.821 ACRE TRACT)

RESTRICTIONS - VOLUME 862, PAGE 456, OFFICIAL RECORDS (APPLIES TO THE 0.179 ACRE TRACT)

RESTRICTIONS - VOLUME 1063, PAGE 557, OFFICIAL RECORDS (APPLIES TO THE 2.41 ACRE TRACT AND THE 1.863 ACRE TRACT)

RESTRICTIONS - VOLUME 1339, PAGE 1019, OFFICIAL RECORDS (APPLIES TO THE 2.87 ACRE TRACT)

RESTRICTIONS - VOLUME 1256, PAGE 855, OFFICIAL RECORDS (APPLIES TO THE 2.97 ACRE TRACT, THE 22.821 ACRE TRACT, THE 0.179 ACRE TRACT, THE 2.41 ACRE TRACT AND THE 1.863 ACRE TRACT)

RESTRICTIONS - VOLUME 1284, PAGE 684, OFFICIAL RECORDS (APPLIES TO THE 2.97 ACRE TRACT)

AFFIDAVIT OF LAND LOCATION - VOLUME 862, PAGE 463, OFFICIAL RECORDS (APPLIES TO THE 0.179 ACRE TRACT AND THE 22.821 ACRE TRACT)

AFFIDAVIT OF LAND LOCATION - VOLUME 1101, PAGE 510, OFFICIAL RECORDS (APPLIES TO THE 2.41 ACRE TRACT AND THE 1.863 ACRE TRACT)

AFFIDAVIT OF LAND LOCATION - VOLUME 1284, PAGE 620, OFFICIAL RECORDS (APPLIES TO THE 2.97 ACRE TRACT)

UTILITY EASEMENT - VOLUME 1301, PAGE 919, OFFICIAL RECORDS (SHOWN HEREON)

UTILITY EASEMENT - VOLUME 1441, PAGE 1068, OFFICIAL RECORDS (SHOWN HEREON)

AFFIDAVIT TO THE PUBLIC - VOLUME 1287, PAGE 967, OFFICIAL RECORDS (APPLIES TO THE 2.97 ACRE TRACT, THE 22.821 ACRE TRACT, THE 0.179 ACRE TRACT, THE 2.41 ACRE TRACT AND THE 1.863 ACRE TRACT)

AFFIDAVIT TO THE PUBLIC - VOLUME 1287, PAGE 969, OFFICIAL RECORDS (APPLIES TO THE 2.97 ACRE TRACT, THE 22.821 ACRE TRACT, THE 0.179 ACRE TRACT, THE 2.41 ACRE TRACT AND THE 1.863 ACRE TRACT)

AFFIDAVIT TO THE PUBLIC - VOLUME 1304, PAGE 410, OFFICIAL RECORDS (APPLIES TO THE 2.97 ACRE TRACT, THE 22.821 ACRE TRACT, THE 0.179 ACRE TRACT, THE 2.41 ACRE TRACT AND THE 1.863 ACRE TRACT)

Exhibit showing a proposed 4.049 acre tract (Lot 1) minus a 0.432 acre 28' right-of-way dedication leaving a total of 3.617 acres and a proposed 16.214 acre tract (Lot 2) minus a 0.376 acre 28' right-of-way dedication leaving a total of 15.838 acres out of the Jose Ramon Arocha Survey No. 171, Abstract No. 2, Kendall County, Texas, including part of Scheele Road, a county maintained road, said 20.263 acre tract also being the remaining portion of that certain 30.248 acre tract of land recorded in Volume 1285, Pages 877-883, Official Records, Kendall County, Texas.

PFEIFFER LAND SURVEYING

918 ADLER STREET

BOERNE, TX 78006

830-249-3385

FIRM NO. 10193761

()

RECORD CALL PER VOLUME 1285, PAGE 877, OFFICIAL RECORDS

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RECORD CALL PER VOLUME 1564, PAGE 812, OFFICIAL RECORDS

()

SET 1/2" IRON ROD WITH AN ORANGE "PFEIFFER SURVEY" PLASTIC CAP

()

FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)

()

FOUND NAIL

()

FOUND 1/2" IRON ROD WITH AN ORANGE "PFEIFFER SURVEY" PLASTIC CAP

()

FOUND 1/2" IRON ROD WITH A RED "SCHWAB" PLASTIC CAP

()

UTILITY POLE WITH GUY WIRE

()

SEPTIC TANK

()

SEWER CLEANOUT

()

PROANE TANK

()

AIR CONDITION UNIT

()

WATER WELL

()

WATER VALVE

()

ELECTRIC BOX

()

POOL EQUIPMENT

()

WOOD FENCE

()

WIRE FENCE

()

PIPE FENCE

()

OVERHEAD UTILITIES

()

RECORD DEED LINE

JOSEPH AND GABRIELA GOODMAN LIVING TRUST

10.552 ACRES

VOLUME 1464, PAGES 676-680

OFFICIAL RECORDS

LINE TABLE			
LINE	DISTANCE	BEARING	RECORD CALL
L1	68.76'	N 67°54'10" E	(N 68°05'20" E 68.78')
L2	107.63'	N 70°33'08" E	(N 70°43'53" E 107.72')
L3	52.18'	N 80°38'52" E	(N 80°46'51" E 52.16')
L4	55.09'	N 83°34'30" E	(N 83°44'14" E 55.04')
L5	106.24'	S 88°53'51" E	(S 88°41'30" E 106.61')
L6	98.20'	S 83°24'52" E	(S 83°16'03" E 97.81')
L7	78.05'	S 81°48'03" E	(S 81°40'01" E 78.05')
L8	170.55'	S 74°43'01" E	(S 74°33'05" E 170.63')
L9	68.35'	S 68°53'28" E	(S 68°45'09" E 68.22')
L10	108.19'	S 64°54'09" E	(S 64°43'47" E 108.24')
L11	53.85'	S 80°25'57" E	(S 80°13'51" E 53.88')
L12	58.90'	S 89°03'37" E	(S 88°54'07" E 58.94')
L13	60.11'	N 88°46'13" E	(N 88°54'54" E 60.05')
L14	127.24'	N 85°55'38" E	(N 86°04'18" E 127.24')
L15	41.03'	N 86°04'46" E	(N 86°05'53")

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.

"PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSE."

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

DATE: AUGUST 16, 2018 JOB NUMBER: 138-15