

LEGEND

- BOUNDARY LINE
- DEED LINE
- FENCE
- ADJOINER
- ROAD
- ELECTRIC UTILITY
- OSTENSIBLE SURVEY LINE
- EASEMENT
- FOUND MONUMENT AS NOTED
- SET 1/2" DIAM. REBAR W/ CAP MARKED "RPLS/6418"
- DEFLECTION POINT

NOTE:

THE BOUNDARY LINES LOCATED AND SHOWN HEREON ARE CERTIFIED AS TRUE AND CORRECT AS DETERMINED BY A COMPREHENSIVE SURVEY OF THE DEEDED BOUNDARY, ORIGINAL SURVEY LINES AND CORNERS SHOWN HEREON ARE NOT CERTIFIED LOCATIONS. THESE ORIGINAL LOCATIONS AS SHOWN HEREON ARE BASED ON EXTRANEIOUS INFORMATION. DETERMINATION OF THE PRECISE LOCATION OF ORIGINAL SURVEY LINES AND CORNERS REQUIRES AN EXTENSIVE AND TIME CONSUMING SURVEY NOT WITHIN THE SCOPE OF THIS SURVEY AND ARE SUBJECT TO APPROVAL BY THE COMMISSIONER OF THE GENERAL LAND OFFICE OF TEXAS.

ANY ACRES SHOWN FOR ORIGINAL SURVEY QUANTITIES IS BASED ON THE EXTRANEIOUSLY DERIVED LOCATION OF THESE LINES AND SHOULD NOT BE RELIED ON AS OFFICIALLY APPROVED QUANTITIES.

THE POSSIBILITY OF EXCESS ACRES OR A PROPORTIONAL PART OF EXCESS ACRES WITHIN THE ORIGINAL SURVEYS IS NOT ADDRESSED BY THIS SURVEY.

Surveyor's Remarks in regard to STEWART TITLE GUARANTY COMPANY Schedule B, Number 10 Items listed.

Effective Date: January 28, 2019, 8:00 AM
GF No. 41173

Item b. Access easements recorded in Volume 1098, Page 925 and Volume 1620, Page 999, Kendall County Official Records. Easement recorded in Vol. 1098, Page 925 is shown on plat. Easement recorded in Vol. 1620, Page 999 lies within 182.714 acre tract.

Item f. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined. None were noted during the course of this survey.

480.55 Grid Acres

SCALE:
1" = 800'

PLAT SHOWING:

Being a Boundary and Improvements Survey of 480.55 Grid Acres, more or less, lying in Kendall County, Texas, being out of and a parts of L. Mallet Survey 1, Abstract No. 343, J.W. Sansom Survey 81, Abstract No. 448, W.H. Clopton Survey 161, Abstract No. 105, C. Woehler Survey 807, Abstract No. 552, Irrig. Co. Survey 784, Abstract No. 161, and B.F. Patton Survey 745, Abstract 380, and being comprised of a composite of those same certain tracts called 281.056 acres as described in conveyance document to Bowden Springs, LLC, et al recorded in Volume 1098, Page 934 of the Kendall County Official Records, and Tract 1: 182.714 acres, Tract 2: 1.837 acres, Tract 3: 10.218 acres, and Tract 4: 6.985 acres as described in conveyance document to William Cody Schneider, and Wesley Reece Schneider recorded in Volume 1130, Page 511 of the Kendall County Official Records, Kendall County, Texas.

NOTES:

SEE CORRESPONDING FIELD NOTES FOR FURTHER DESCRIPTION.
IMPROVEMENTS SHOWN ARE LIMITED TO MAJOR STRUCTURES AND VISIBLE SALIENT FEATURES.
BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.
1/2" DIAMETER REBAR WITH IDENTIFICATION CAPS STAMPED "RPLS/6418" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

PREPARED FOR:
RONALD R. WAGNER FAMILY LIMITED PARTNERSHIP (BUYER)
WILLIAM CODY SCHNEIDER, ET AL. (SELLER)
BOWDEN SPRINGS, LLC, ET AL. (SELLER)
c/o KENDALL COUNTY ABSTRACT COMPANY
103 N. SAUNDERS ST.
BOERNE, TEXAS 78006

PURPOSE OF SURVEY:
BOUNDARY & IMPROVEMENTS

CERTIFICATE
D. C. Smyth & Company, Inc. a Texas Corporation and the president of which is Mark E. Loggbrinck, a Registered Professional Land Surveyor #6418 Does hereby certify to:
The Principal Parties of This Transaction.

COMPLETED: JANUARY 29, 2019

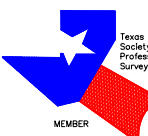
Mark E. Loggbrinck
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6418

COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE
BLDG. A, SUITE 156 MC 230
AUSTIN, TEXAS 78753

D. G. Smyth & Co. Inc. FIRM #10008800

1022 GARNER FIELD RD.
SUITE C
UVALDE, TEXAS 78801
PHONE 830-591-0858

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PROJECT NO.	19-7050	CHK'D BY:
DRAWING NO.	19-7050	
DATE:	JANUARY 29, 2019	