

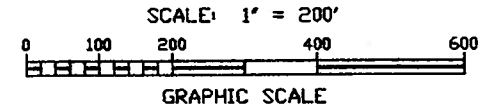
SETBACKS: REF.: VOLUME 205 PAGE 1088

150 FT. FROM ROAD
50 FT. FROM PROPERTY LINES

EASEMENTS:

RIGHT-OF-WAY EASEMENT; HERBERT BOEHME AND PEARL BOEHME TO BANDERA ELECTRIC COOPERATIVE, INC.; VOLUME 135 PAGE 596 (DEED RECORDS) CANNOT LOCATE BY DESCRIPTION

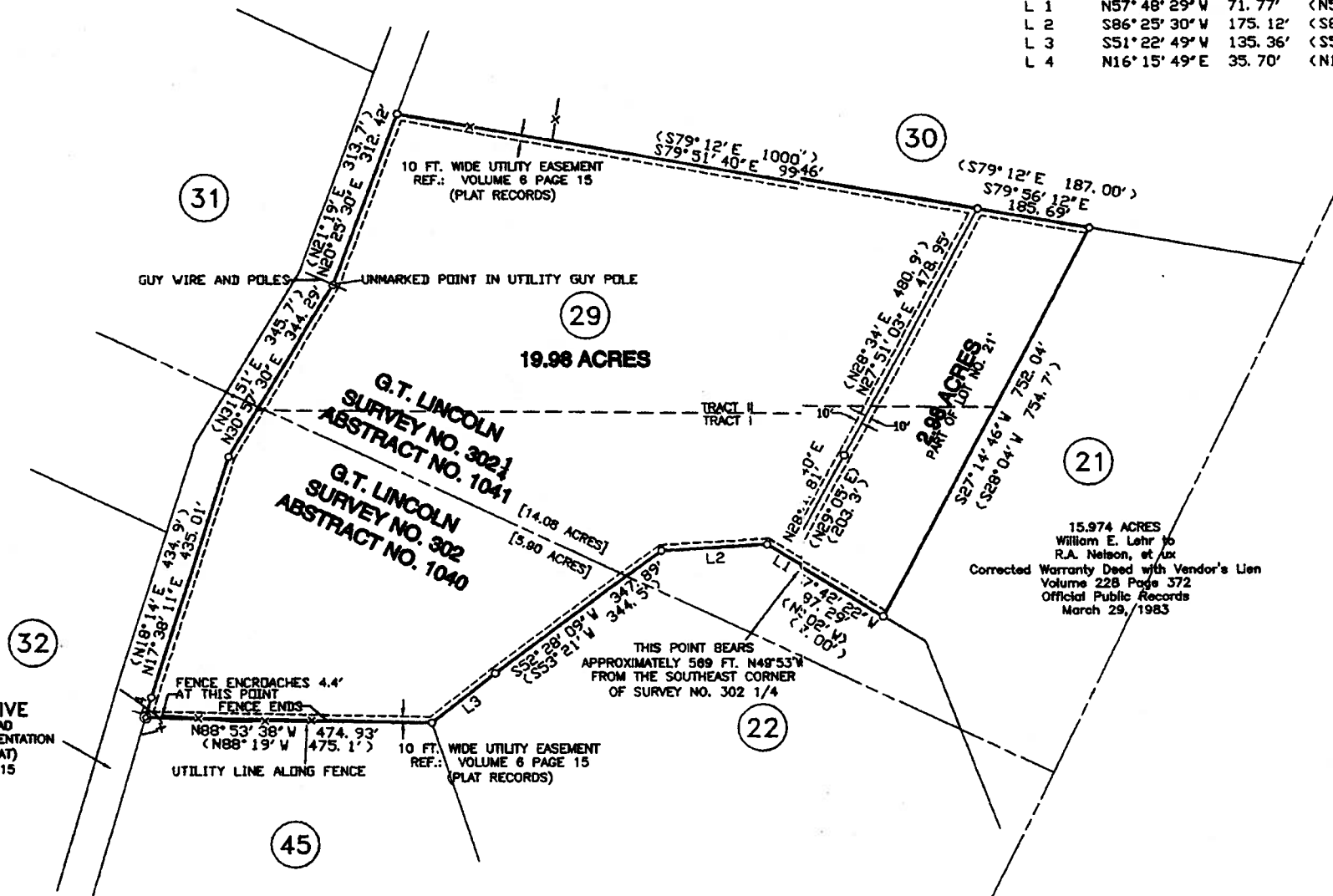
LINE	BEARING	DISTANCE		
L 1	N57° 48' 29" W	71.77'	(N57° 02' W	72.0')
L 2	S86° 25' 30" W	175.12'	(S87° 03' W	175.1')
L 3	S51° 22' 49" W	135.36'	(S51° 35' W	140.8')
L 4	N16° 15' 49" E	35.70'	(N16° 49' E	35.7')



LEGEND

⊙	SET 1/2" IRON STAKE
○	FOUND 1/2" IRON STAKE (UNLESS OTHERWISE SHOWN)
---	PATENT SURVEY LINE
- - -	OVERHEAD UTILITY LINE
---	FENCE LINE

RECORD CALLS ARE SHOWN IN PARENTHESES



SURVEY PLAT FOR 22.96 ACRES OF LAND, MC COMPRISING APPROXIMATE ACREAGE OUT ORIGINAL PATENT SURVEYS IN BANDERA CO (AS SHOWN IN BRACKETS); BEING ALL OF LOT 2.98 ACRES OUT OF LOT NO. 21 OF MOUNTAIN UNIT I, A SUBDIVISION OF BANDERA COUNTY TO THE PLAT OF RECORD IN VOLUME 6 OF THE PLAT RECORDS OF BANDERA COUNTY THAT SAME LAND CONVEYED AS 23.044 ACRES I AND II FROM JAY ALLEN FENBERG AND MORTON TO MICHAEL W. WALTERS, ET UX, BY A WARRANTY WITH THIRD PARTY VENDOR'S LIEN EXECUTED DAY OF MARCH, 1997, AND RECORDED 458 AT PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BANDERA COUNTY, TEXAS
JULY 2008

Bandera Title Company
P.O. Box 08-1307

that this plat is an accurate representation shown and described hereon as determined on the ground under my direction and all property corners are marked as shown, that this plat shows the location of all matters of record to be advised by the Title Company, and no visible easements, encroachments, conflicts, other than fences, apparent or known to me to be correct, except as shown hereon. (Bearing basis is based on GPS observations)

July 10 and 11, 2008
day of July, 2008



Professional Land Surveyor No. 5296

DATE: JULY 15, 2008	GROGAN SI
DRAWING: MVELOT29PT21.DWG	
COORDINATE FILE: MOUNTANV.CRD	
DRAWN BY: MG	1135 HWY.
SHEET 1 OF 1	BANDERA, TE;
	PH. 830-