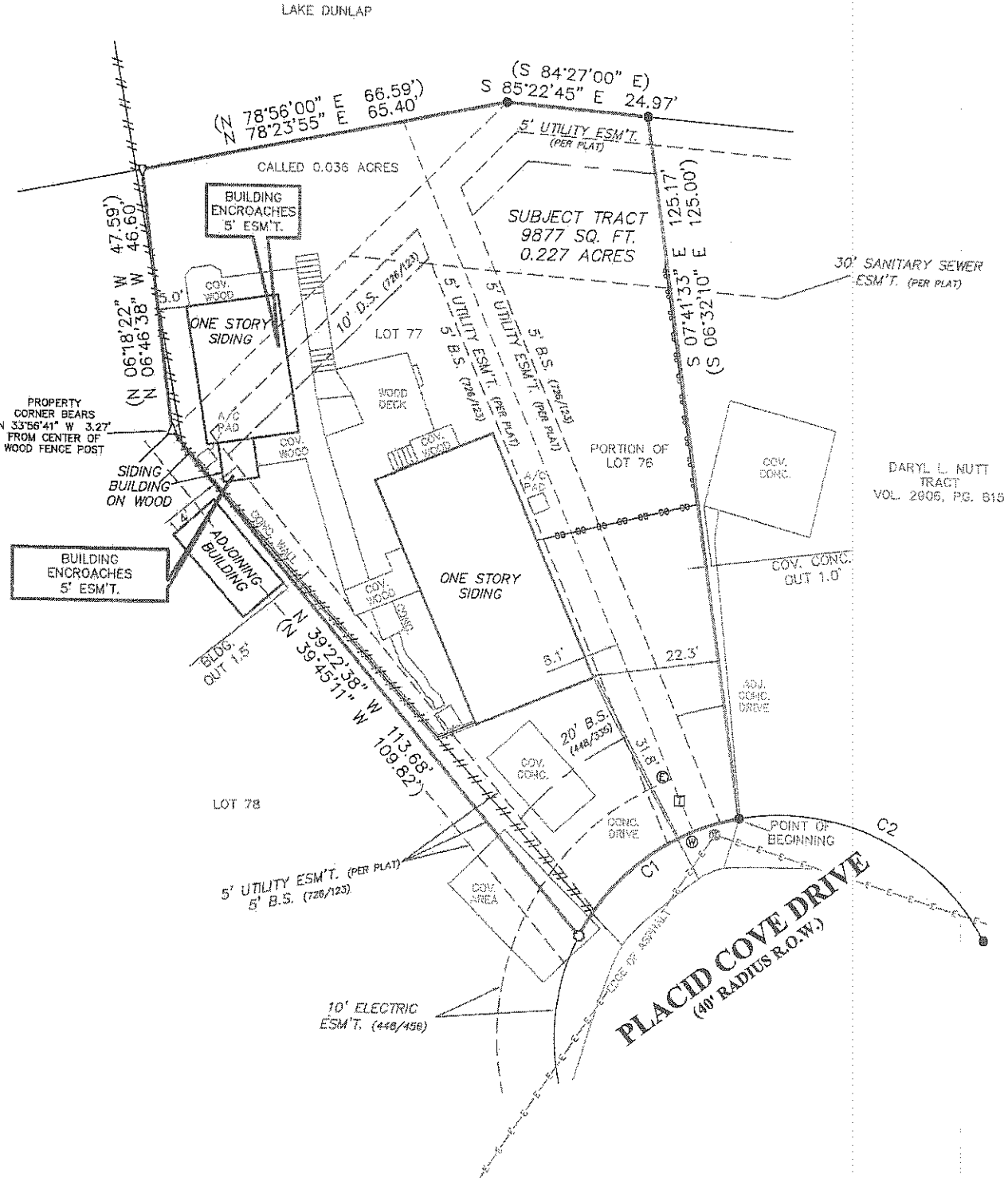


NOTE:
AMENDED 06/10/2022 TO ADD SANITARY SEWER
EASEMENT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	36.47'	35.22'	S 52°34'10" W	52°14'06"
C2	40.00'	51.31'	47.87'	N 64°20'39" W	73°30'01"

SCALE: 1"=20'

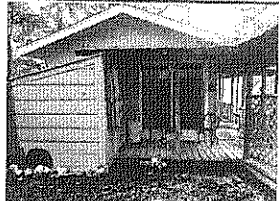


NOTE:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS
OBSERVATIONS, TEXAS STATE PLANE COORDINATES,
SOUTH CENTRAL ZONE, GRID.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR
SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 3, PAGES 48-51, OF THE MAP OR PLAT
RECORDS AND IN VOLUME 448, PAGE 335; VOLUME 507, PAGE 357; VOLUME 553, PAGE 548;
VOLUME 726, PAGE 123; VOLUME 1533, PAGE 184; VOLUME 2087, PAGE 28; VOLUME 2815,
PAGE 906; VOLUME 2858, PAGE 58; VOLUME 3074, PAGE 387 AND UNDER COUNTY CLERK'S
FILE NO. 2014020465, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE:
THIS PROPERTY MAY BE SUBJECT TO A WATER
LINE EASEMENT RECORDED IN VOLUME 365, PAGE
158 AND VOLUME 365, PAGE 242, DEED RECORDS,
GUADALUPE COUNTY, TEXAS. (LOCATION NOT
DEFINED)



FLOOD ZONE INTERPRETATION: IT IS THE
RESPONSIBILITY OF ANY INTERESTED PERSONS TO
VERIFY THE ACCURACY OF FEMA FLOOD ZONE
DESIGNATION OF THIS PROPERTY WITH FEMA AND
STATE AND LOCAL OFFICIALS, AND TO DETERMINE
THE EFFECT THAT SUCH DESIGNATION MAY HAVE
REGARDING THE INTENDED USE OF THE
PROPERTY. The property made the subject of
this survey appears to be included in a FEMA
Flood Insurance Rate Map (FIRM), identified as
Community No. 48187G, Panel No. 0115 E,
which is Dated 11/02/2007. By scaling from
that FIRM, it appears that all or a portion of
the property may be in Flood Zone(s) AE.
Because this is a boundary survey, the surveyor
did not take any actions to determine the Flood
Zone status of the surveyed property other than
to interpret the information set out on FEMA's
FIRM as described above. THIS SURVEYOR DOES
NOT CERTIFY THE ACCURACY OF THIS
INTERPRETATION OF THE FLOOD ZONES, which
may not agree with the interpretations of FEMA
or State or local officials, and which may not
agree with the tract's actual conditions. More
information concerning FEMA's Special Flood
Hazard Areas and Zones may be found at
<https://msc.fema.gov/portals>.

Property Address:
371 PLACID COVE DRIVE

Property Description:

Being 0.227 acres of land, more or less, consisting of a called 0.036 acres (called Second Tract) in a Warranty Deed recorded in Volume 968, Page 753, Official Public Records, Guadalupe County, Texas, all of Lot 77 and a portion of Lot 76 of River Bend Subdivision Unit 1, situated in Guadalupe County, Texas, according to the Map or Plat recorded in Volume 3, Page 48, Map and Plat Records, Guadalupe County, Texas, said Lot 77 and said called 0.036 acres being that same property described in Special Warranty Deed recorded in Volume 2087, Page 84, Official Public Records, Guadalupe County, Texas, said portion of Lot 76 being all of Lot 76 conveyed in a Warranty Deed with Vendor's Lien recorded in Volume 1640, Page 413, Official Public Records, Guadalupe County, Texas, SAVE AND EXCEPT that portion described in a Warranty Deed with Vendor's Lien recorded in Volume 1858, Page 648, Official Public Records, Guadalupe County, Texas, said 0.227 acres being more particularly described by metes and bounds attached hereto.

Owner:
DARYL NUTT

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.



MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

FIRM REGISTRATION NO.
1011700

LAND SURVEYORS, L.L.C.
P.O. BOX 1845 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9899

- LEGEND**
- ▲ - CALCULATED POINT
 - - END, 1/2" IRON ROD
 - - END, SPINDLE
 - - END, 1/2" x 1" PLAT BAR
 - - RECORD INFORMATION
 - - CONTROLLING MONUMENT
 - - B.S. - BUILDING SETBACK
 - - D.S. - DWELLING SETBACK
 - - POWER POLE
 - - ELECTRIC METER
 - - WOOD FENCE
 - - OVERHEAD ELECTRIC
 - - WATER METER
 - - CHAIN LINK FENCE
 - - BLENDING TRANSDUCER
- DWG: AJS RVD: MJE

METES AND BOUNDS

Being 0.227 acres of land, more or less, consisting of a called 0.036 acres (called Second Tract) in a Warranty Deed recorded in Volume 968, Page 752, Official Public Records, Guadalupe County, Texas, all of Lot 77 and a portion of Lot 76 of River Bend Subdivision Unit 1, situated in Guadalupe County, Texas, according to the Map or Plat recorded in Volume 3, Page 48, Map and Plat Records, Guadalupe County, Texas, said Lot 77 and said called 0.036 acres being that same property described in Special Warranty Deed recorded in Volume 2082, Page 84, Official Public Records, Guadalupe County, Texas, said portion of Lot 76 being all of Lot 76 conveyed in a Warranty Deed with Vendor's Lien recorded in Volume 1640, Page 413, Official Public Records, Guadalupe County, Texas, SAVE AND EXCEPT that portion described in a Warranty Deed with Vendor's Lien recorded in Volume 1858, Page 648, Official Public Records, Guadalupe County, Texas, said 0.227 acres being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod found for the southeast corner of this 0.227 acres, same being the southwest corner of the Daryl L. Nutt SAVE AND EXCEPT portion of Lot 76 and on the northwest Right-of-Way line of Placid Cove Drive, same also being the **POINT OF BEGINNING**;

THENCE along the northwest Right-of-Way of said Placid Cove Drive, along a curve to the left having a radius of 40.00 feet, an arc length of 36.47 feet, a chord length of 35.22 feet, a chord bearing of South 52 degrees 54 minutes 10 seconds West, and a delta angle of 52 degrees 14 minutes 06 seconds to a spindle found for the South corner of this 0.227 acres, same being the southe0.036 east corner of Lot 78 of said River Bend Unit 1;

THENCE along the line common to this 0.227 acres and said Lot 78, North 39 degrees 22 minutes 38 seconds West (called North 39 degrees 45 minutes 11 seconds West), a distance of 113.68 feet (called 109.82 feet) to a point for the northwest corner of said Lot 77, from which the center of a wood fence post bears South 33 degrees 56 minutes 41 seconds East, a distance of 3.27 feet, said point also being the southwest corner of said called 0.036 acres;

THENCE along the lines of said called 0.036 acres the following courses and distances:

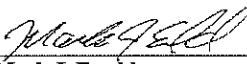
North 06 degrees 46 minutes 38 seconds West (called North 06 degrees 18 minutes 22 seconds West), a distance of 46.60 feet (called 47.59 feet) to a 1/2 inch by 1 inch flat bar found for the northwest corner of this 0.227 acres, same being the northwest corner of said 0.036 acres and on the South bank of Lake Dunlap;

North 78 degrees 23 minutes 55 seconds East (called North 78 degrees 56 minutes 00 seconds East), a distance of 65.40 feet (called 66.59 feet) to a 1/2 inch iron rod found for an angle corner of this 0.227 acres, same being the northeast corner of said 0.036 acres and the upper northwest corner of said Lot 76;

South 85 degrees 22 minutes 45 seconds East (called South 84 degrees 27 minutes 00 seconds East), a distance of 24.97 feet to a 1/2 inch iron rod found for the northeast corner of this 0.227 acres, same being the northwest corner of said Nutt SAVE AND EXCEPT portion of Lot 76;

THENCE along the line common to this 0.227 acres and said Nutt SAVE AND EXCEPT portion of Lot 76, South 07 degrees 41 minutes 33 seconds East (called South 06 degrees 32 minutes 10 seconds East), a distance of 125.17 feet (called 125.00 feet) to the **POINT OF BEGINNING**, and containing 0.227 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
May 6, 2022

