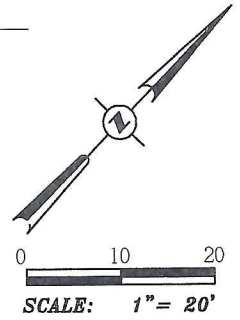


MALDONADO SUBDIVISION

UNIT 3

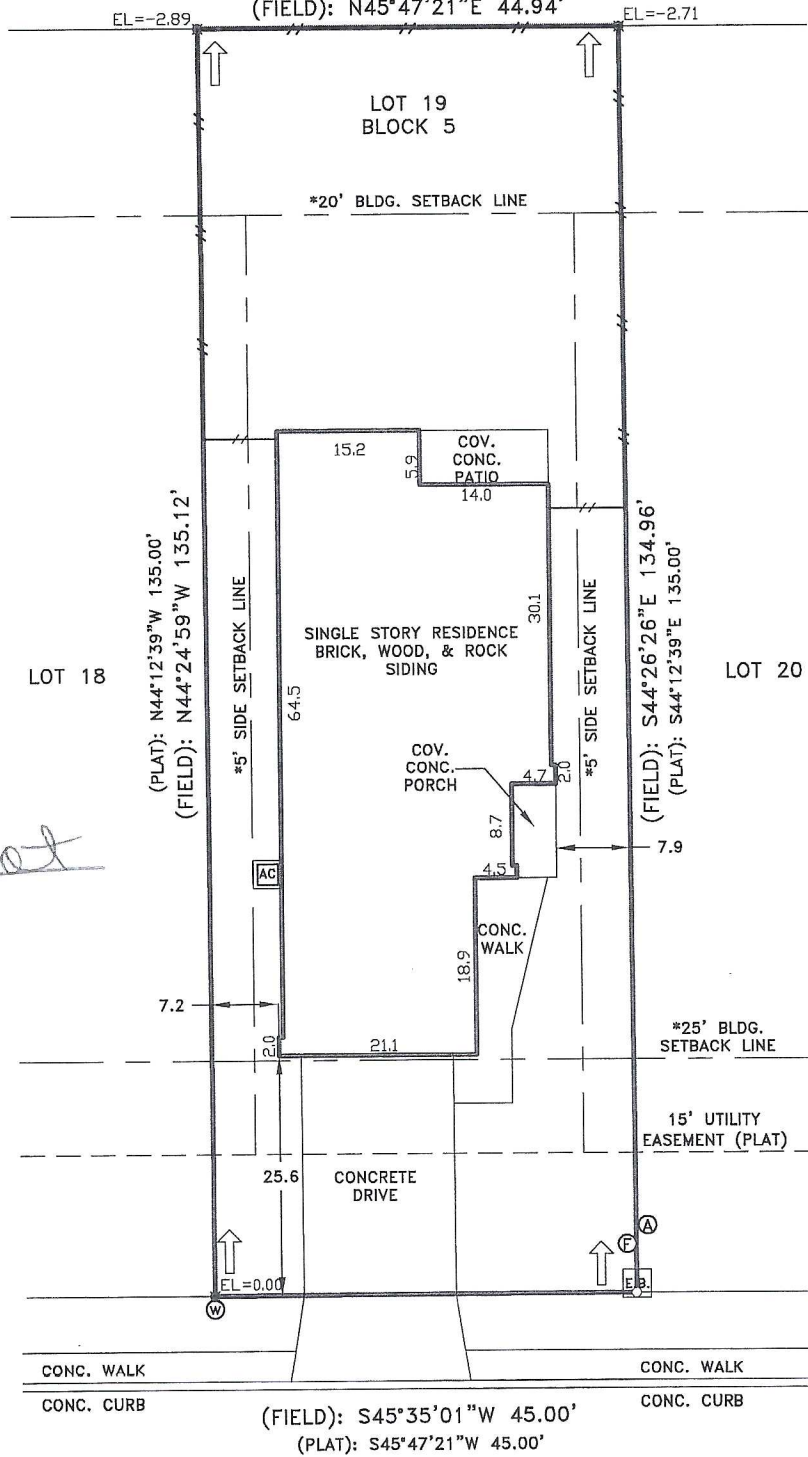
PLAT LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD TO SET
- ≡≡ WOOD FENCE LINE
- EL= SPOT ELEVATION
- E.B. ELEC. TRANSFORMER BOX
- Ⓐ AT&T BOX
- Ⓜ WATER METER
- Ⓟ FIBER OPTIC RISER
- Ⓐ AIR CONDITION UNIT



LOT 16
O.S./POA PARK

(BASIS OF BEARINGS)
(PLAT): N45°47'21"E 45.00'
(FIELD): N45°47'21"E 44.94'



(ADDRESS: 170)
BUTTERCUP BEND
(50' RIGHT-OF-WAY)

- *SCHEDULE B EXCEPTIONS**
VOLUME 9, PAGES 20-21
MAP & PLAT RECORDS
VOLUME 1078, PAGE 517
VOLUME 1461, PAGE 219
VOLUME 1782, PAGE 487
VOLUME 2326, PAGE 472
VOLUME 3108, PAGE 530
VOLUME 4026, PAGE 650
DOCUMENT NO. 2016022206
DOCUMENT NO. 201728163
DOCUMENT NO. 201899014380
DOCUMENT NO. 201899014901
DOCUMENT NO. 201899014902
DOCUMENT NO. 201899014903
DOCUMENT NO. 201899021662
DOCUMENT NO. 2015016081
DOCUMENT NO. 2017028063
DOCUMENT NO. 2017028064
DOCUMENT NO. 2017028065
DOCUMENT NO. 2017028066
DOCUMENT NO. 2017028067
DOCUMENT NO. 2017028068
DOCUMENT NO. 2017028069
DOCUMENT NO. 201899007855
DOCUMENT NO. 201899007856
OFFICIAL PUBLIC RECORDS
VOLUME 365, PAGE 336
DEED RECORDS

NOTE: ONLY THOSE RESTRICTIONS, COVENANTS AND EASEMENTS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE GUARANTY COMPANY TITLE COMMITMENT, G.F. NO. TX-18090580-SA, BEARING AN EFFECTIVE DATE OF NOVEMBER 2, 2018, WERE CONSIDERED FOR THIS SURVEY. NO OTHER RESEARCH WAS PERFORMED.

BUYER: JUDITH FAYE FONTENOT
LOT 19 BLOCK 5
SUBDIVISION MALDONADO SUBDIVISION UNIT 3
VOLUME 9 PAGES 20-21 MAP & PLAT RECORDS
ADDRESS: 170 BUTTERCUP BEND
GUADALUPE COUNTY, TEXAS.
TITLE INFORMATION PROVIDED BY: FIRST AMERICAN TITLE
(G.F.) REFERENCE: TX-18090580-SA
D.B. C.S. S.B. A.O./D.M.



CROSS BRANCH SURVEYING

2379 N.E. LOOP 410, NO. 108
SAN ANTONIO, TEXAS 78217
(210) 828-1102

T.B.P.L.S. FIRM REG. NO. 10180700

CROSS BRANCH SURVEYING DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

STATE OF TEXAS
COUNTY OF GUADALUPE

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all corners have been located as indicated above on the date on this plat. Survey is not for architectural, landscaping, engineering, construction or development purposes. Declaration is made to original purchasers of and is not transferable to additional institutions or subsequent owners. Municipal records not researched. Surveyor has abstracted for boundary lines only. Other matters of record which may affect this tract have not been researched.

This 18th day of DECEMBER, 2018 A.D.

Saul V. Castillo
SAUL V. CASTILLO
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6192

WORK ORDER NO. 18-9-14B