

LOT 121, WAGGENER RANCH, UNIT THREE, RECORDED IN DOCUMENT NO. 200706022367, PLAT RECORDS, COMAL COUNTY, TEXAS.

REFERENCE ALAMO TITLE COMPANY TITLE COMMITMENT, OF SAT-14-4000142200845-KF, EFFECTIVE DAT DATE 10/25/2022

REFERENCE RESTRICTIONS RECORDED IN

1. DOCUMENT NO. 200706022367, MAP AND PLAT RECORDS, COMAL COUNTY TEXAS, DOCUMENT NO. 200106024495, DOCUMENT NO. 200906014890, DOCUMENT NO.201106039303, DOCUMENT NO. 201206037851, DOCUMENT NO.201206037852, DOCUMENT NO. 201306007462, DOCUMENT NO. 201606007485, DOCUMENT NO.201706034228, DOCUMENT NO. 201806025185, DOCUMENT NO. 20190604229, DOCUMENT NO. 202006041312, DOCUMENT NO. 202106030311 AND DOCUMENT NO.202106059383, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAR STATUS, MARITAL STATUS, DISABILITIES, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OF FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

10J. ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 200106003674, OFFICIAL PUBLIC RECORDS, COMAL COUNTY TEXAS. - (APPLIES AS SHOWN)

10K. TERMS AND PROVISIONS OF EDWARDS AQUIFER PROTECTION PLAN RECORDED IN DOCUMENT NO. 200406029161, OFFICIAL PUBLIC RECORDS, COMAL COUNTY TEXAS. - BLANKET

10L. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED IN/UNDER VOLUME 222, PAGE 345, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. - BLANKET

10M. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED IN/UNDER DOCUMENT NO. 200406041456 AND DOCUMENT NO. 200406041455, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). - BLANKET

10N. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED IN/UNDER DOCUMENT NO. 200806019948 AND DOCUMENT NO. 200806019949, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). - BLANKET

10O. ASSESSMENTS, CHARGES AND LIENS AS SET FORTH IN THE DOCUMENT ENTITLED: DECLARATION/BY-LAWS RECORDING NO: 200106024495, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (APPLIES)

10P. EASEMENT RECORDED ON VOLUME 73, PAGE 440, DEED RECORDS, COMAL COUNTY, TEXAS, (BLANKET)

10Q. UTILITY EASEMENT AND RESTRICTION RECORDED ON VOLUME 289, PAGE 624, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (APPLIES AS SHOWN HEREON)

10R. DEED RECORDATION AFFIDAVIT CONTRIBUTING ZONE PLAN RECORDED IN DOCUMENT NO. 200706023891, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

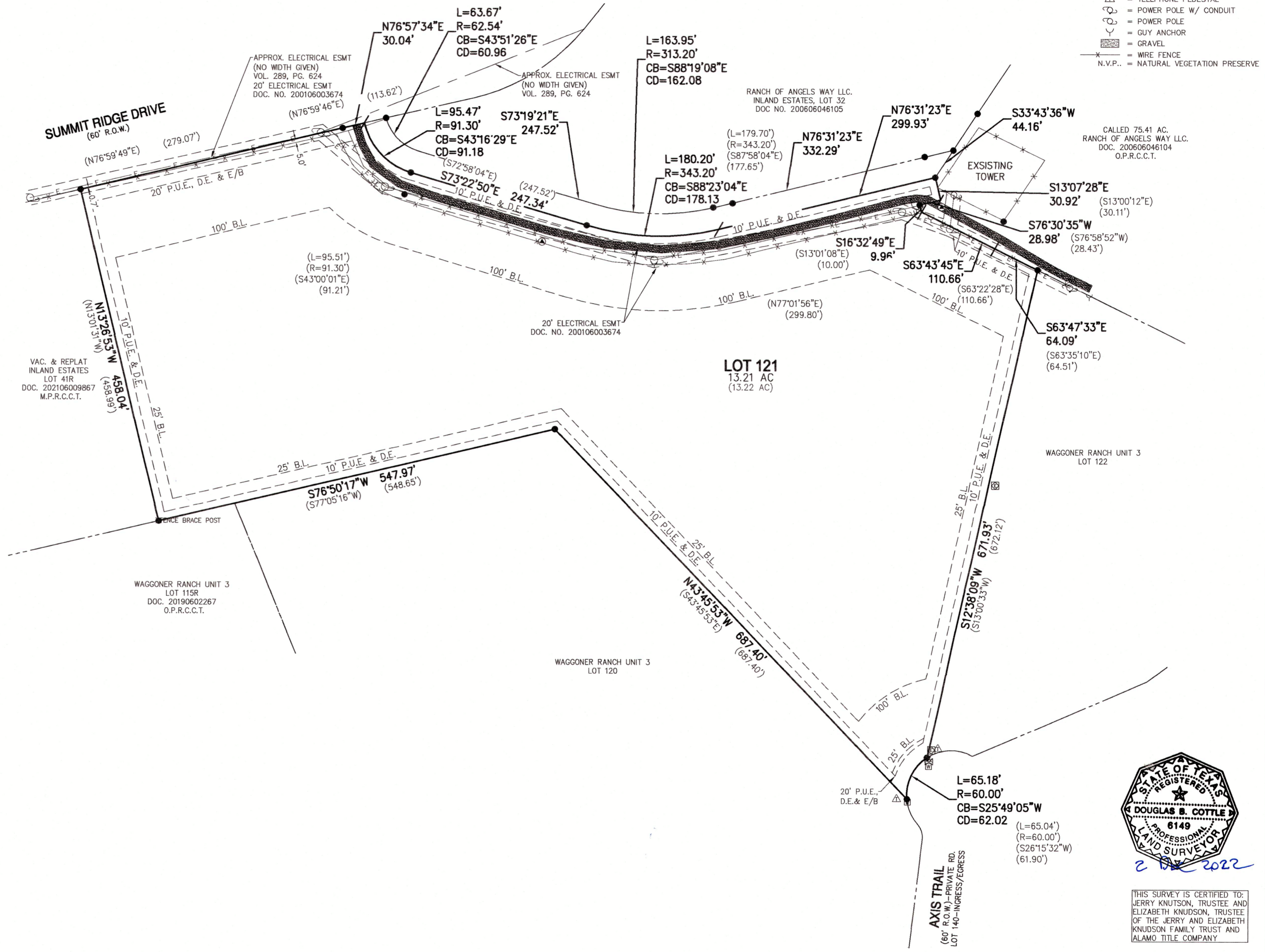
10S. DEED RECORDATION AFFIDAVIT EDWARDS AQUIFER PROTECTION PLAN RECORDED IN DOCUMENT NO. 200706024305, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NA2011) EPOCH 2010.00.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

THERE IS A NATURAL VEGETATION PRESERVE (NVP)-20 FEET FROM EACH INTERIOR SIDE PROPERTY LINE, 45 FEET FROM EACH SIDE LOT PROPERTY LINE THAT IS ADJACENT TO A STREET AND 50 FEET FROM FRONT AND REAR PROPERTY LINES, DOC. NO. 201706034228, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



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- = FND 1/2" IRON PIN
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 - ⊞ = GRAVEL
 - ⊞ = WIRE FENCE
 - N.V.P. = NATURAL VEGETATION PRESERVE

DRAWN BY: JAG
FIELD CREW: JJ

HMT
ENGINEERING & SURVEYING

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600



THIS SURVEY IS CERTIFIED TO JERRY KNUDSON, TRUSTEE AND ELIZABETH KNUDSON, TRUSTEE OF THE JERRY AND ELIZABETH KNUDSON FAMILY TRUST AND ALAMO TITLE COMPANY

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 1ST DAY OF DECEMBER 2022

Douglas B. Cottle
DOUGLAS B. COTTLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149

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SURVEY NOTES:

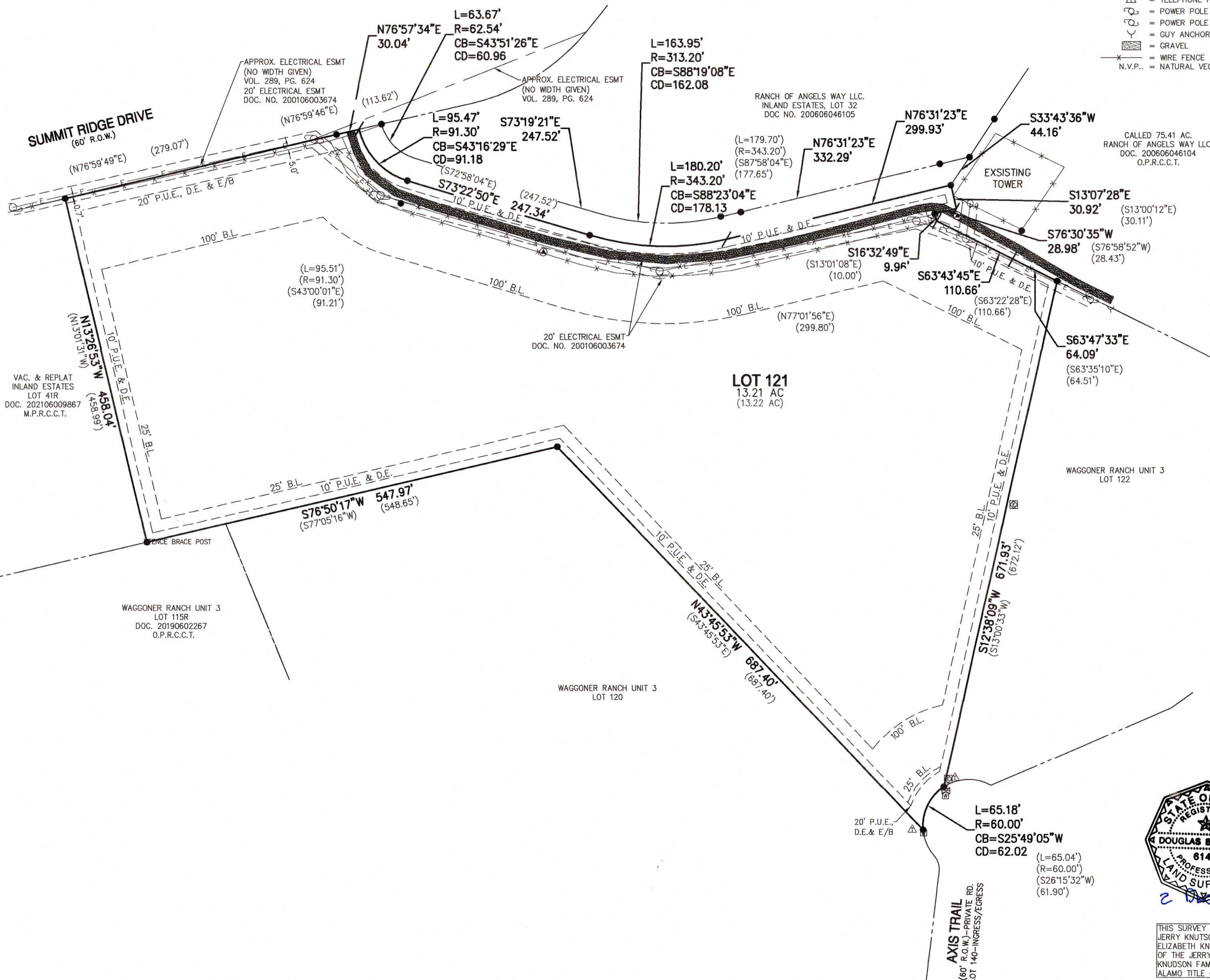
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- ⊞ = WIRE FENCE
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VAC. & REPLAT INLAND ESTATES LOT 41R DOC. 202106009867 M.P.R.C.C.T.

WAGGENER RANCH UNIT 3 LOT 115R DOC. 20190602267 O.P.R.C.C.T.

WAGGENER RANCH UNIT 3 LOT 120

LOT 121 13.21 AC (13.22 AC)

WAGGENER RANCH UNIT 3 LOT 122

CALLED 75.41 AC. RANCH OF ANGELS WAY LLC. DOC. 200606046104 O.P.R.C.C.T.

RANCH OF ANGELS WAY LLC. INLAND ESTATES, LOT 32 DOC. NO. 200606046105



THIS SURVEY IS CERTIFIED TO: JERRY KNUDSON, TRUSTEE AND ELIZABETH KNUDSON, TRUSTEE OF THE JERRY AND ELIZABETH KNUDSON FAMILY TRUST AND ALAMO TITLE COMPANY

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DOUGLAS B. COTTLE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149

DRAWN BY: IAG
FIELD CREW: JJ

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600