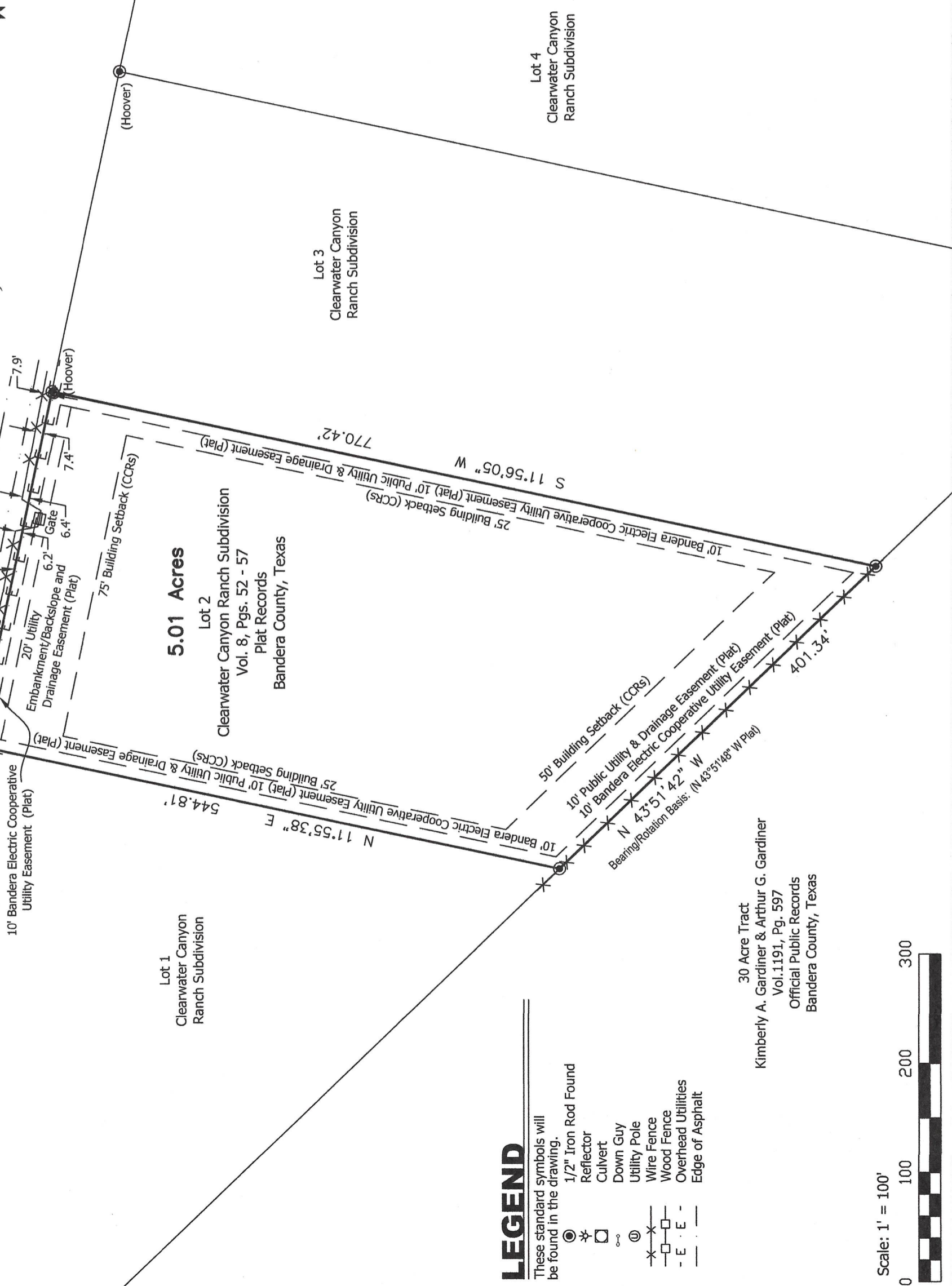


MICHELLE RUDISELL
 TBD ENGLISH CROSSING
 LIVE OAK, TEXAS

SURVEY OF LOT 2, CLEARWATER CANYON RANCH,
 ACCORDING TO PLAT RECORDED IN VOLUME 8,
 PAGES 52 - 57, MAP AND PLAT RECORDS, BANDERA
 COUNTY, TEXAS, AS DESCRIBED IN DEED TO LUIS
 RUDISELL & MICHELLE J. RUDISELL OF RECORD IN
 VOLUME 1217, PAGE 899, OFFICIAL PUBLIC
 RECORDS, BANDERA COUNTY, TEXAS.



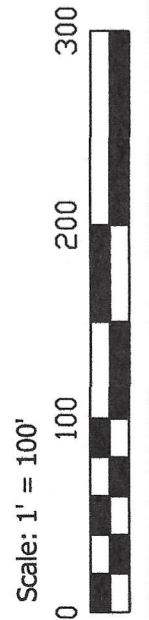
English Crossing Road (Variable Width R.O.W.)



LEGEND

- These standard symbols will be found in the drawing.
- 1/2" Iron Rod Found
 - ⊙ Reflector
 - Culvert
 - Down Guy
 - ⊕ Utility Pole
 - Wire Fence
 - Wood Fence
 - E · E - Overhead Utilities
 - Edge of Asphalt

30 Acre Tract
 Kimberly A. Gardiner & Arthur G. Gardiner
 Vol. 1191, Pg. 597
 Official Public Records
 Bandera County, Texas



Survey Notes:

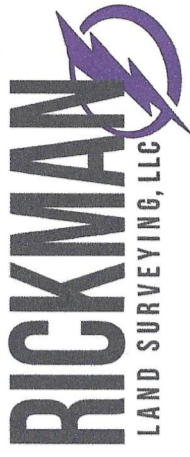
1. Bearings Based on NAD83 Texas South Central Zone 4204.
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. According to the Flood Insurance Rate Map (FIRM) No. 48019C0405F, dated May 15, 2020, this property is located in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.
4. No Title Commitment was provided to Surveyor at time of Survey.
5. Per Plat:
 - 10' Bandera Electric Cooperative Utility Easement - along Front, Rear, & Side lot lines
 - 20' Public Utility, Embankment/Backslope and Drainage Easement - along Front lot lines
 - 10' Public Utility & Drainage Easement - along Non Road Right-of-Way lines
6. Subject to Restrictions and Covenants as listed in Volume 1213, Page 161, Official Public Records, Bandera County, Texas;
 - 75' Building Setback - along Road Right-of-Way lines
 - 25' Building Setback - along Side lot lines
 - 60' Building Setback - along Rear lot lines
 - Drainage Easements as shown per plat

CERTIFICATION:
 THE UNDERSIGNED DOES HEREBY
 CERTIFY THAT THIS EXHIBIT REPRESENTS
 A SURVEY MADE ON THE GROUND ON
 FEBRUARY 13, 2023, OF THE PROPERTY
 SHOWN HEREON:

Marion Ruth Bolton
 2-16-2023



Marion Ruth Bolton,
 Registered Professional Land Surveyor No. 4727
 Job Number: 23-011



TBPLS Firm No. 101919-00
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 Texas 78133
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