

NOTES:
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 2. REFERENCED PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD MAP 60 OF 505, COMMUNITY PANEL NO. 48091C0080F, DATED SEPTEMBER 2, 2009.
 3. THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY ALAMO TITLE COMPANY, G.F. NUMBER SAT-13-4000131900570-VB, ISSUED DATE OF AUGUST 21, 2019 EFFECTIVE DATE OF AUGUST 13, 2019 REVISED APRIL 16, 2019, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

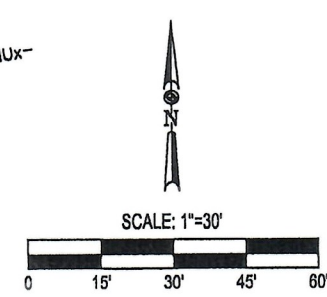
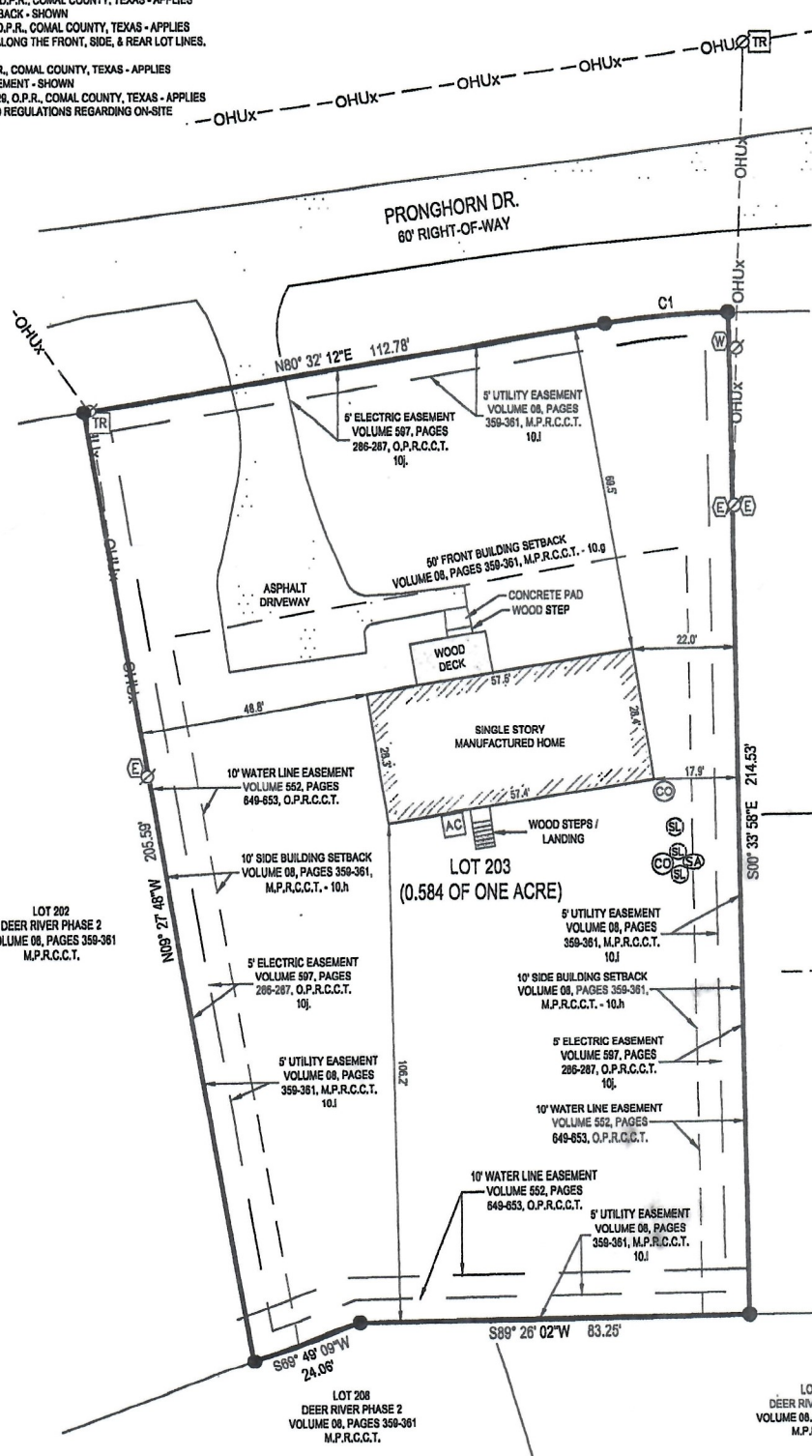
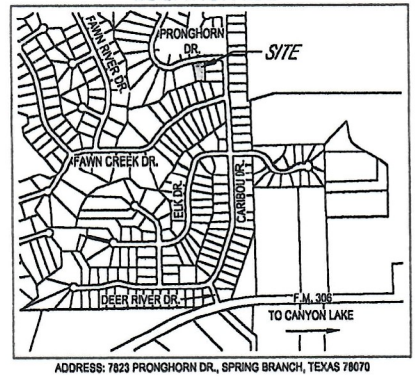
LEGAL DESCRIPTION OF LAND:
 - LOT 203, DEER RIVER, PHASE 2, SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 359-361, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, SCHEDULE B:

1. RESTRICTIVE COVENANTS OF RECORD:
 VOLUME 08, PAGES 359-361, M.P.R.C.C.T., COMAL COUNTY, TEXAS - PLAT
 VOLUME 552, PAGE 649, O.P.R.C.C.T., COMAL COUNTY, TEXAS
 DOCUMENT NO. 201706015188, O.P.R., BEXAR COUNTY, TEXAS

10.
 g.) VOLUME 08, PAGES 359-361, D.P.R., COMAL COUNTY, TEXAS - APPLIES
 - 50' FRONT BUILDING SETBACK - SHOWN
 h.) VOLUME 08, PAGES 359-361, D.P.R., COMAL COUNTY, TEXAS - APPLIES
 - 10' SIDE BUILDING SETBACK - SHOWN
 i.) VOLUME 08, PAGES 359-361, D.P.R., COMAL COUNTY, TEXAS - APPLIES
 - 5' UTILITY EASEMENT ALONG THE FRONT, SIDE, & REAR LOT LINES, - SHOWN
 j.) VOLUME 597, PAGE 286, D.P.R., COMAL COUNTY, TEXAS - APPLIES
 - ELECTRIC UTILITY EASEMENT - SHOWN
 k.) DOCUMENT NO. 201808026526, O.P.R., COMAL COUNTY, TEXAS - APPLIES
 - NOTICE OF RULES AND REGULATIONS REGARDING ON-SITE SEWAGE FACILITIES

LAND TITLE SURVEY OF LOT 203, DEER RIVER PHASE 2 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 08, PAGES 359-361, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

LOCATION MAP



- LOT 204**
 DEER RIVER PHASE 2
 VOLUME 08, PAGES 359-361
 M.P.R.C.C.T.
- LEGEND**
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.
 M.P.R.C.C.T. MAP & PLAT RECORDS, COMAL COUNTY, TEXAS.
- FOUND 1/2" IRON ROD
 - AC A/C PAD
 - E ELECTRIC METER
 - U UTILITY POLE
 - TR POLE MOUNTED ELECTRIC TRANSFORMER
 - W WATER METER
 - CC SANITARY SEWER CLEANOUT
 - SL SEPTIC TANK LID
 - SA SEPTIC ALARM
 - - - OHUx - - - GENERAL OVERHEAD UTILITY
- LOT 205**
 DEER RIVER PHASE 2
 VOLUME 08, PAGES 359-361
 M.P.R.C.C.T.

MATKINHOVER
 ENGINEERING & SURVEYING

HEADQUARTERS
 8 SPANISH ROAD SUITE 300
 BOERNE, TEXAS 78005
 OFFICE: 817-269-0805 FAX: 817-269-0999
 1315 SHELL ROAD SUITE 1
 GEORGETOWN, TEXAS 75428
 OFFICE: 312-444-4244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM #10194347
 BOERNE, TEXAS REGISTERED SURVEYING FIRM #1004000
 BOERNE, TEXAS REGISTERED ENGINEERING FIRM #404311

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	170.00'	26.39'	8°53'45"	N64° 58' 47"E	26.37'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Kyle L. Pressler
 KYLE L. PRESSLER DATE: SEPTEMBER 23, 2019
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6528
 KYLE.PRESSLER@MATKINHOVER.COM
 JOB NO. 19-0001 - 7823 PRONGHORN DR.