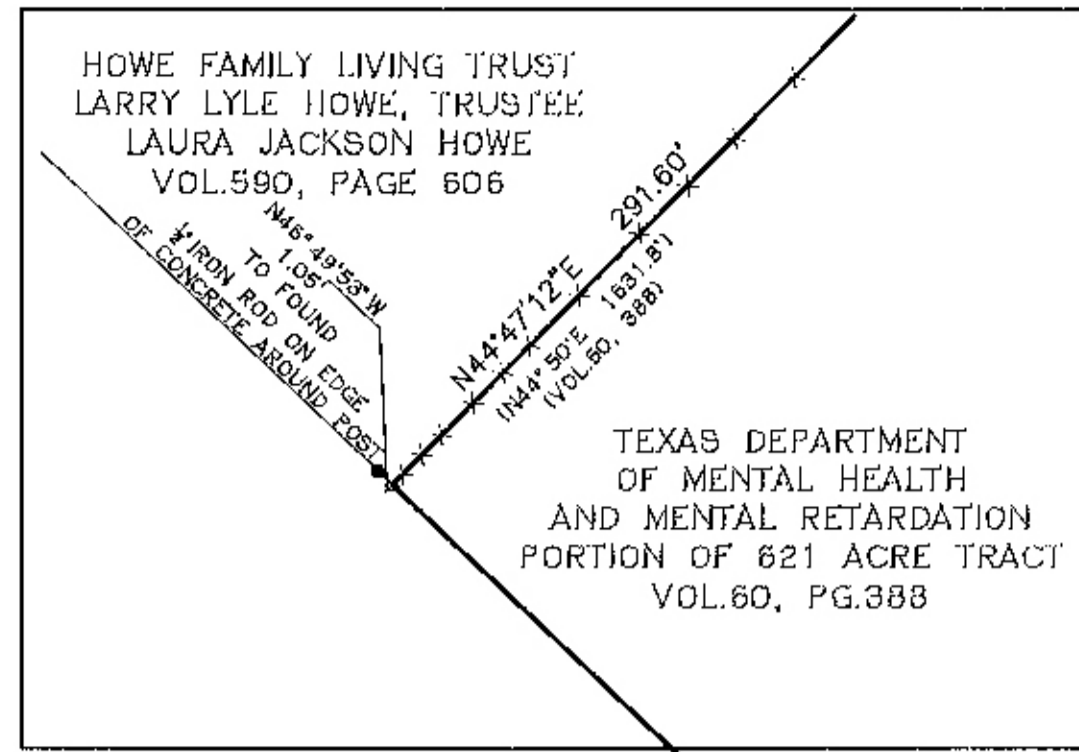
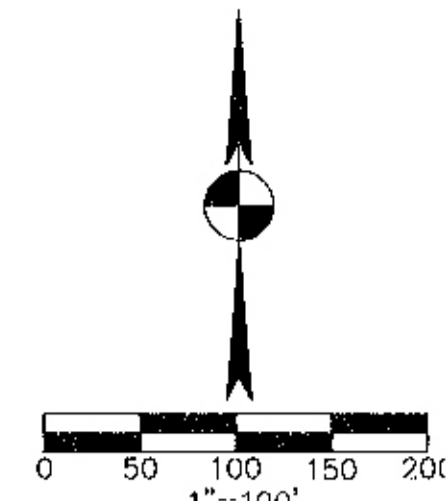


VICINITY MAP  
N.T.S.

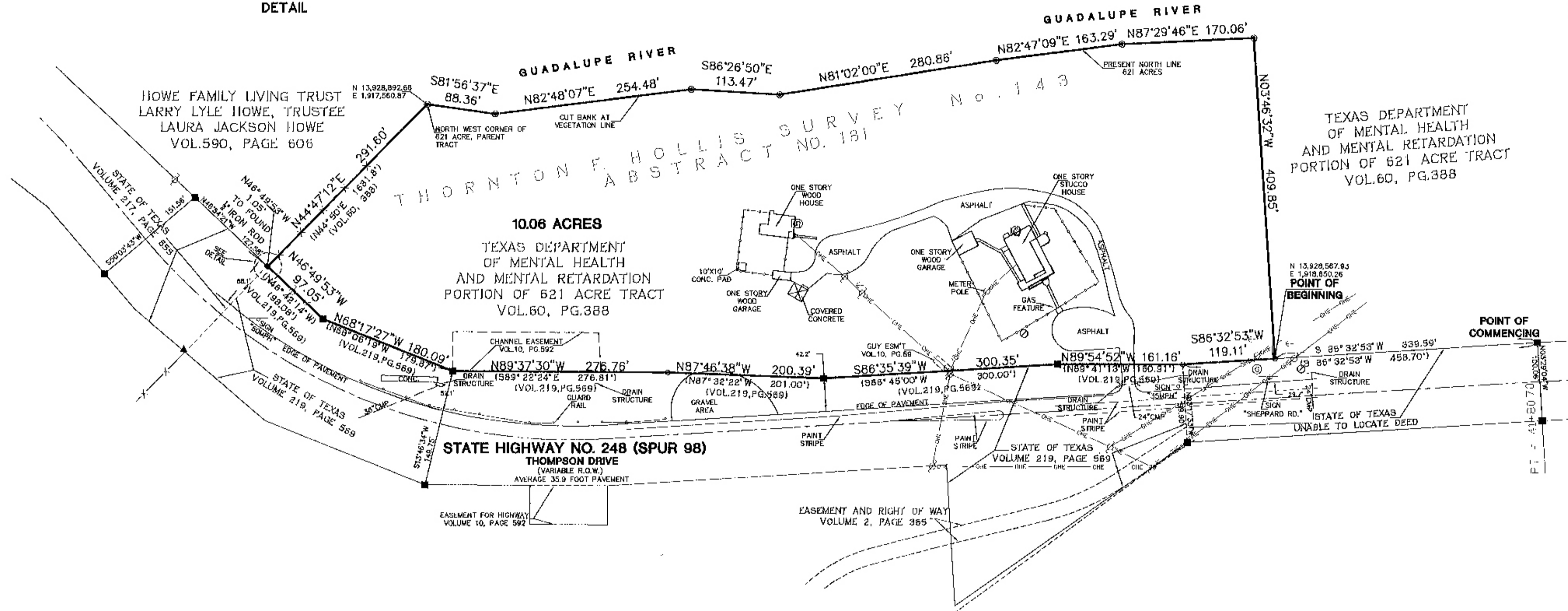


DETAIL



LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
▲	600 NAIL SET
△	CONCRETE POINT
■	MONUMENT FOUND
□	MONUMENT SET
×	CUT 1/2"
○	LIGHT POLE
○	POWER POLE
○	DOWN GUY
○	FIRE HYDRANT
○	WATER VALVE
○	WATER METER
○	TELEPHONE RISER
○	CABLE TV RISER
○	ELECTRIC METER
○	GAS METER
○	GAS VALVE
○	WOOD FENCE
○	CHAIN LINK FENCE
○	WIRE FENCE
○	OVERHEAD ELEC. LINE
○	STORM DRAIN LINE
○	WASTE WATER LINE
○	UNDERGROUND ELECTRIC
○	UNDERGROUND TELEPHONE
○	GAS LINE
○	ELECTRIC MANHOLE
○	WASTEWATER MANHOLE
○	STORMSEWER MANHOLE
○	TELEPHONE MANHOLE
○	WASTEWATER CLEANOUT
○	TRAFFIC CONTROL BOX
○	TRAFFIC SIGNAL POST
○	SIGN
○	BOLLARD
○	DRAINAGE INLET
(XXX)	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
○	POINT ON BANK



**TITLE COMMITMENT NOTE**  
THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT OF NO. 28136, EFFECTIVE DATE FEBRUARY 23, 2007, ISSUED FEBRUARY 28, 2007, REFERENCED HEREON, AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN, AND RELISTED BELOW: SCHEDULE "B"

1. DELETED
- 10b. RIGHT OF WAY EASEMENT TO TEXAS POWER & LIGHT CO., DATED OCTOBER 2, 1928, RECORDED IN VOLUME 49, PAGE 385, DEED RECORDS OF KERR COUNTY, TEXAS. (BLANKET EASEMENT, SUBJECT TO)
- 10c. RIGHT OF WAY TO TEXAS POWER & LIGHT COMPANY, DATED OCTOBER 2, 1928, RECORDED IN VOLUME 49, PAGE 431, DEED RECORDS OF KERR COUNTY, TEXAS. (BLANKET EASEMENT, SUBJECT TO)
- 10d. EASEMENT TO TEXAS POWER & LIGHT COMPANY, DATED APRIL 8, 1929, RECORDED IN VOLUME 50, PAGE 329, DEED RECORDS OF KERR COUNTY, TEXAS. (BLANKET EASEMENT, SUBJECT TO)
- 10e. EASEMENT TO TEXAS POWER & LIGHT COMPANY, DATED AUGUST 5, 1931, RECORDED IN VOLUME 53, PAGE 503, DEED RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10f. EASEMENT AND RIGHT OF WAY TO TEXAS POWER & LIGHT COMPANY, DATED JULY 26, 1937, RECORDED IN VOLUME 61, PAGE 37, DEED RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10g. EASEMENT TO TEXAS POWER & LIGHT COMPANY, DATED JANUARY 17, 1938, RECORDED IN VOLUME 61, PAGE 57, DEED RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10h. EASEMENT TO TEXAS POWER & LIGHT COMPANY, DATED FEBRUARY 9, 1938, RECORDED IN VOLUME 61, PAGE 58, DEED RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10i. EASEMENT TO L.C.R.A. DATED OCTOBER 23, 1939, RECORDED IN VOLUME 65, PAGE 226, DEED RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10j. WATER-SEWER AGREEMENT DATED OCTOBER 18, 1967, RECORDED IN VOLUME 130, PAGE 535, DEED RECORDS OF KERR COUNTY, TEXAS AND VOLUME 131, PAGE 179, DEED RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10k. EASEMENT AND RIGHT OF WAY TO COUNTY OF KERR, DATED JULY 25, 1956, RECORDED IN VOLUME 2, PAGE 365, EASEMENT RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10l. EASEMENT TO THE STATE OF TEXAS DATED JANUARY 27, 1969, RECORDED IN VOLUME 5, PAGE 469, EASEMENT RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10m. EASEMENT TO THE STATE OF TEXAS DATED JANUARY 27, 1969, RECORDED IN VOLUME 5, PAGE 473, EASEMENT RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10n. RIGHT OF WAY AND EASEMENT TO KERRVILLE TELEPHONE COMPANY, DATED AUGUST 12, 1968, RECORDED IN VOLUME 5, PAGE 502, EASEMENT RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10o. RIGHT OF WAY AND EASEMENT TO KERRVILLE TELEPHONE COMPANY, DATED NOVEMBER 4, 1970, RECORDED IN VOLUME 6, PAGE 276, EASEMENT RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10p. RIGHT OF WAY AND EASEMENT TO KERRVILLE TELEPHONE COMPANY, DATED NOVEMBER 4, 1970, RECORDED IN VOLUME 6, PAGE 276, EASEMENT RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10q. RIGHT OF WAY AND EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED JUNE 11, 1970, RECORDED IN VOLUME 6, PAGE 355, EASEMENT RECORDS OF KERR COUNTY, TEXAS. (SUBJECT TO)
- 10r. EASEMENT TO KERRVILLE TELEPHONE COMPANY, DATED JULY 24, 1978, RECORDED IN VOLUME 10, PAGE 89, EASEMENT RECORDS OF KERR COUNTY, TEXAS. (SUBJECT TO)
- 10s. EASEMENT TO THE STATE OF TEXAS, DATED MARCH 26, 1979, RECORDED IN VOLUME 10, PAGE 592, EASEMENT RECORDS OF KERR COUNTY, TEXAS. SUBJECT TO AS SHOWN
- 10t. EASEMENT TO GUY C. JACKSON, JR., DATED MARCH 26, 1979, RECORDED IN VOLUME 10, PAGE 596, EASEMENT RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10u. EASEMENT TO L.C.R.A., DATED MAY 25, 1982, RECORDED IN VOLUME 14, PAGE 38, EASEMENT RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10v. ELECTRIC SUBSTATION EASEMENT AND RIGHT OF WAY TO L.C.R.A., DATED MAY 6, 1994, RECORDED IN VOLUME 747, PAGE 200, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10w. ELECTRIC LINE EASEMENT AND RIGHT OF WAY TO L.C.R.A., DATED MAY 6, 1994, RECORDED IN VOLUME 747, PAGE 205, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10x. ELECTRIC LINE EASEMENT AND RIGHT OF WAY TO KERRVILLE PUBLIC UTILITY BOARD, DATED MAY 19, 1994, RECORDED IN VOLUME 747, PAGE 250, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10y. ELECTRIC LINE EASEMENT AND RIGHT OF WAY TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED JUNE 30, 1994, RECORDED IN VOLUME 757, PAGE 768, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10z. EASEMENT TO KERR COUNTY, TEXAS DATED DECEMBER 14, 2000, RECORDED IN VOLUME 1100, PAGE 16, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS. (DOES NOT AFFECT)
- 10aa. PERMIT TO APPROPRIATE STATE WATER DATED JULY 30, 1973, RECORDED IN VOLUME 2, PAGE 345, WATER RIGHTS RECORDS OF KERR COUNTY, TEXAS. SUBJECT TO
- 10ab. CERTIFICATE OF ADJUDICATION DATED JULY 17, 1981, RECORDED IN VOLUME 3, PAGE 104, WATER RIGHTS RECORDS OF KERR COUNTY, TEXAS. SUBJECT TO

**FIELD NOTE DESCRIPTION**  
OF A 10.06 ACRE TRACT OF LAND OUT OF THE THORNTON F. HOLLIS SURVEY NO. 143, ABSTRACT NO. 181, KERR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 621 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN VOLUME 60, PAGE 388 OF THE DEED RECORDS OF KERR COUNTY, TEXAS; SAID 10.06 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET; SURFACE DISTANCES MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000136.

COMMENCING, AT A FOUND TXDOT CONCRETE MONUMENT IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 248, (SPUR 98), THOMPSON DRIVE, (VOLUME 219, PAGE 568, DEED RECORDS KERR COUNTY, TEXAS), BEING THE CENTER LINE STATION OF 41+80.70;

THENCE, S 86° 32' 53" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 248, (SPUR 98), THOMPSON DRIVE, A DISTANCE OF 339.59 FEET TO A SET 1/2 INCH IRON ROD WITH BPI CAP, HAVING A TEXAS STATE PLANE GRID COORDINATE OF (N = 13,928,892.83; E = 1,918,650.26), FOR THE POINT OF BEGINNING AND THE SOUTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 248, (SPUR 98), THOMPSON DRIVE AND THE SOUTHERLY LINES OF THE HEREIN DESCRIBED TRACT AS FOLLOWS (THE FOLLOWING RECORD BEARINGS ARE TAKEN FROM VOLUME 219, PAGE 568, D.R.K.C.T.):

S 86° 32' 53" W, A DISTANCE OF 119.11 FEET TO A SET 1/2 INCH IRON ROD WITH BPI CAP;

N 89° 54' 52" W, (N 89° 41' 13"), A DISTANCE OF 161.16 (160.91) FEET TO A FOUND TXDOT CONCRETE MONUMENT;

S 86° 35' 39" W, (S 86° 46' 00"), A DISTANCE OF 300.35 FEET (300.00) TO A FOUND TXDOT CONCRETE MONUMENT;

N 87° 46' 38" W (N 87° 32' 22" W), A DISTANCE OF 200.39 FEET (201.00 FEET), TO A SET 1/2 INCH IRON ROD WITH BPI CAP;

N 89° 37' 30" W (N 89° 22' 24" W), A DISTANCE OF 276.76 FEET (276.81 FEET), TO A FOUND TXDOT CONCRETE MONUMENT;

N 68° 17' 27" W (N 68° 08' 19" W), A DISTANCE OF 180.09 FEET (179.87 FEET), TO A FOUND TXDOT CONCRETE MONUMENT;

N 46° 49' 53" W (N 46° 42' 14" W), A DISTANCE OF 97.05 FEET (98.08 FEET) TO A SET 1/2 INCH IRON ROD WITH BPI CAP, AT THE BASE OF AN OLD FENCE CORNER POST, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND FOR THE MOST SOUTHEASTERLY CORNER OF THE HOWE FAMILY LIVING TRUST, AS RECORDED IN VOLUME 590, PAGE 608 OF THE DEED RECORDS OF KERR COUNTY, TEXAS, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS N 46° 49' 53" W, A DISTANCE OF 1.05 FEET;

THENCE, N 44° 47' 12" E, (N 44° 50' E, V.60, PG.388), ALONG AN EXISTING OLD WIRE AND BARR WIRE FENCE, BEING THE SOUTHEAST LINE OF SAID HOWE FAMILY LIVING TRUST TRACT AND THE NORTHWEST LINE OF SAID 621 ACRE TRACT, A DISTANCE OF 291.60 FEET TO A POINT ON THE SOUTHERLY BANK OF GUADALUPE RIVER FOR THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT; SAID POINT ALSO BEING THE SAME AS THAT CALLED FOR NORTHWEST CORNER, (SOUTH BANK OF THE GUADALUPE RIVER) OF SAID 621 ACRES RECORDED IN VOLUME 60, PAGE 388 OF THE DEED RECORDS KERR COUNTY, TEXAS;

THENCE, ALONG AND WITH THE MEANDERS OF THE SOUTHERLY BANK OF THE GUADALUPE RIVER, THE FOLLOWING COURSES:

S 81° 56' 37" E, A DISTANCE OF 88.36 FEET TO A POINT FOR CORNER;

N 82° 48' 07" E, A DISTANCE OF 254.48 FEET TO A POINT FOR CORNER;

S 86° 26' 50" E, A DISTANCE OF 113.47 FEET TO A POINT FOR CORNER;

N 81° 02' 00" E, A DISTANCE OF 280.86 FEET TO A POINT FOR CORNER;

N 82° 47' 09" E, A DISTANCE OF 183.29 FEET TO A POINT FOR CORNER;

N 87° 29' 46" E, A DISTANCE OF 170.06 FEET TO A POINT FOR THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 93° 46' 32" E, EXTENDING INTO SAID 621 ACRE TRACT, A DISTANCE OF 409.85 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 10.06 ACRES OF LAND, MORE OR LESS.

**GENERAL NOTES**

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET, WITH A COMBINED SCALE FACTOR OF 1.00013. COORDINATES ON SURVEY PLAT MAY BE CONVERTED TO GRID BY MULTIPLYING BY 1.000136.
- 2) BEARING REFERENCE FOR THIS SURVEY IS BASED ON TEXAS COORDINATE SYSTEM NAD 83, SOUTH CENTRAL ZONE HOLDING SAN ANTONIO CORS STATION TXAN AND FREDERICKSBURG CORS STATION TXFR.

TXAN	TXFR
LAT N 29° 29' 28.34309"	LAT N 50° 14' 45.49696"
LONG W 098° 34' 35.88078"	LONG W 098° 50' 48.42812"

- 3) A FIELDNOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THE SURVEY SHOWN HEREON; BURY & PARTNERS FIELDNOTE FILE NUMBER: 50689-01-01R
- 4) ONLY VISIBL EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED IN THE FIELD AS SHOWN HEREON.
- 5) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL OR EMBOSSED SEAL WILL BE CONSIDERED A "VALID" COPY. BURY & PARTNERS WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 6) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**SURVEYORS CERTIFICATE**  
I, HAL B. LANE III, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY THIS THE 29th DAY OF MARCH, 2007.



Hal B. Lane III  
DATE 3/21/07  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4690  
BURY & PARTNERS, INC.  
10000 SAN PEDRO AVENUE, SUITE 100  
SAN ANTONIO, TEXAS 78216

**Bury Partners**  
ENGINEERING SOLUTIONS  
922 Jones Road, Suite 100  
San Antonio, TX 78216  
Tel: (210)525-9696 Fax: (210)525-0689  
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LAND TITLE SURVEY  
OF A 10.06 ACRE TRACT OF LAND OUT OF THE THORNTON F. HOLLIS SURVEY NO. 143, ABSTRACT NO. 181, KERR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 621 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN VOLUME 60, PAGE 388 OF THE DEED RECORDS OF KERR COUNTY, TEXAS.

TEXAS GENERAL  
LAND OFFICE  
KERRVILLE STATE HOSPITAL  
721 THOMPSON DRIVE

Scale: 1"=100'  
Book: XXX  
Drawn by: WJW  
File: H:\50689\01\50689-01T1.DWG  
Approved by: WJW/JBL  
Project No.: 50689-01.94

SHEET  
1  
OF 1