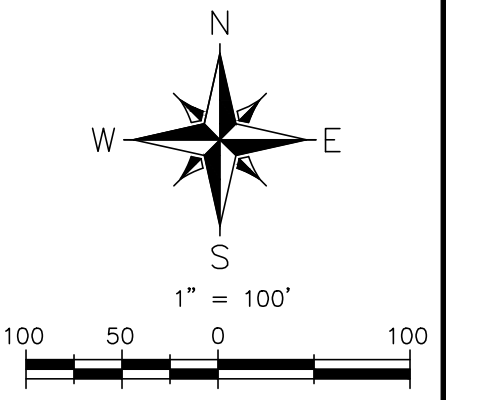
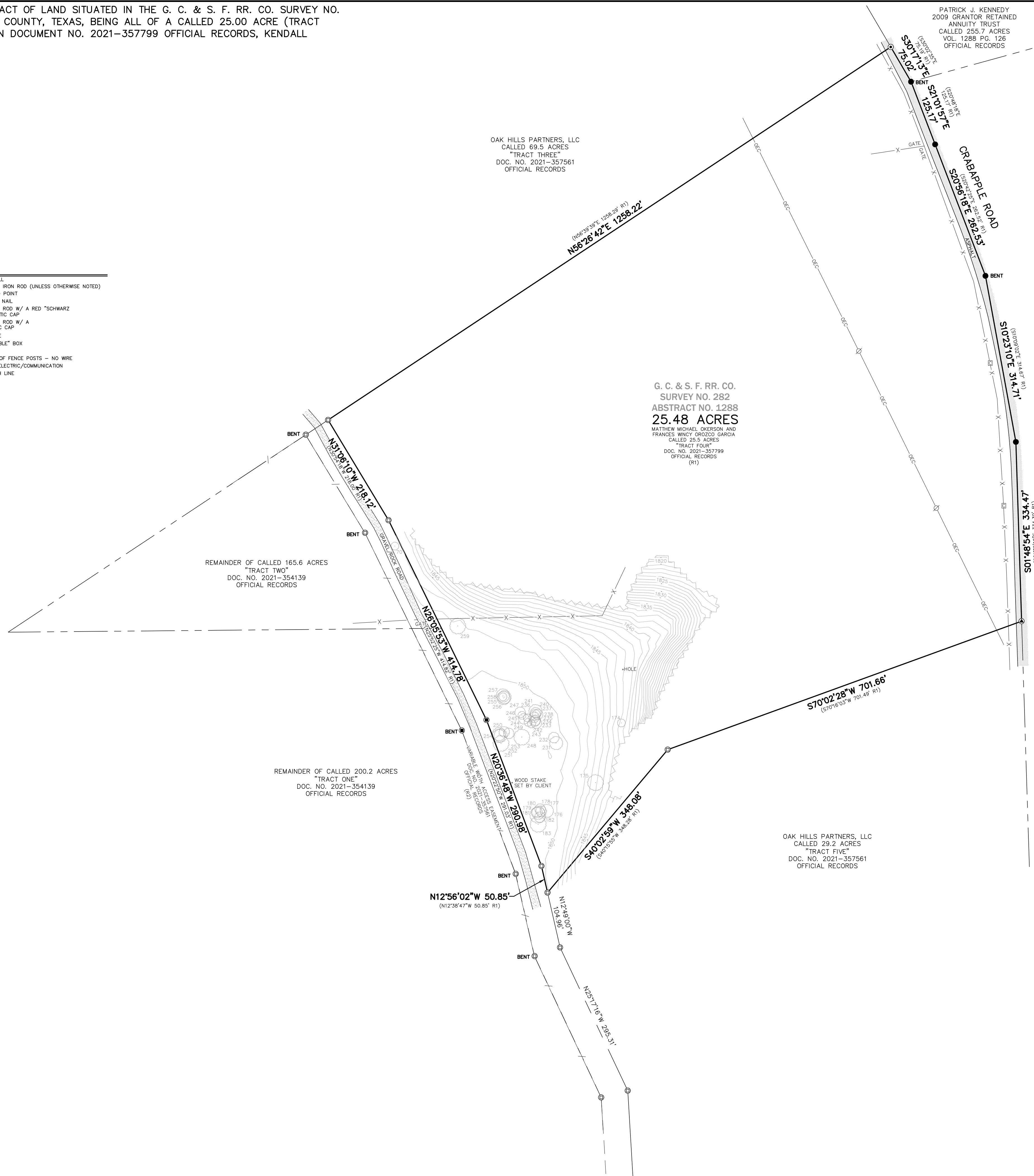


SURVEY SHOWING A 25.48 ACRE TRACT OF LAND SITUATED IN THE G. C. & S. F. RR. CO. SURVEY NO. 282, ABSTRACT NO. 1288, KENDALL COUNTY, TEXAS, BEING ALL OF A CALLED 25.00 ACRE (TRACT FOUR) TRACT OF LAND RECORDED IN DOCUMENT NO. 2021-357799 OFFICIAL RECORDS, KENDALL COUNTY, TEXAS



**LEGEND**

- RECORD CALL
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- CALCULATED POINT
- FOUND MAG NAIL
- FOUND IRON ROD W/ A RED "SCHWARZ" 4760" PLASTIC CAP
- FOUND IRON ROD W/ A RED PLASTIC CAP
- POWER POLE
- "BURIED CABLE" BOX
- WIRE FENCE
- ALIGNMENT OF FENCE POSTS - NO WIRE
- OVERHEAD ELECTRIC/COMMUNICATION
- TREE/BRUSH LINE



OAK HILLS PARTNERS, LLC  
CALLED 69.9 ACRES  
"TRACT THREE"  
DOC. NO. 2021-357561  
OFFICIAL RECORDS

G. C. & S. F. RR. CO.  
SURVEY NO. 282  
ABSTRACT NO. 1288  
**25.48 ACRES**  
MATTHEW MICHAEL OBERSON AND  
FRANCES WENDY OROZCO GARCIA  
CALLED 25.5 ACRES  
"TRACT FOUR"  
DOC. NO. 2021-307799  
OFFICIAL RECORDS  
(R1)

PATRICK J. KENNEDY  
CALLED 251.4 ACRES  
VOL. 1287 PG. 754  
OFFICIAL RECORDS

REMAINDER OF CALLED 165.6 ACRES  
"TRACT TWO"  
DOC. NO. 2021-354139  
OFFICIAL RECORDS

REMAINDER OF CALLED 200.2 ACRES  
"TRACT ONE"  
DOC. NO. 2021-354139  
OFFICIAL RECORDS

OAK HILLS PARTNERS, LLC  
CALLED 29.2 ACRES  
"TRACT FIVE"  
DOC. NO. 2021-357561  
OFFICIAL RECORDS

**TREE TABLE**

POINT #	DESCRIPTION
70	OAK 12" 15'
174	LIVE OAK 12" 15'
175	LIVE OAK 25" 25'
176	LIVE OAK 19" 25'
177	LIVE OAK 13" 20'
178	LIVE OAK 13" 20'
179	LIVE OAK 12" 20'
180	LIVE OAK 18" 25'
181	LIVE OAK 24" 30'
182	LIVE OAK 14" 20'
183	LIVE OAK 25" 30'
231	LIVE OAK 28" 25'
232	LIVE OAK 10" 20'
233	LIVE OAK 10" 20'
234	LIVE OAK 10" 20'
235	LIVE OAK 10" 20'
236	LIVE OAK 10" 20'
237	LIVE OAK 10" 20'
238	LIVE OAK 10" 20'
240	LIVE OAK 10" 20'

**TREE TABLE**

POINT #	DESCRIPTION
241	LIVE OAK 12" 25'
242	LIVE OAK 9" 15'
243	OAK 12" 15'
244	OAK 10" 15'
245	OAK 10" 20'
246	OAK 9" 15'
247	OAK 10" 20'
248	OAK 24" 30'
249	OAK 12" 20'
250	OAK 10" 20'
251	LIVE OAK 20" 30'
252	LIVE OAK 12" 25'
253	LIVE OAK 12" 25'
254	LIVE OAK 11" 25'
255	LIVE OAK 15" 25'
256	LIVE OAK 14" 25'
257	LIVE OAK 12" 25'
258	LIVE OAK 8" 15'
259	LIVE OAK 25" 30'

**TOPOGRAPHIC & TREE SURVEY NOTES**

- VERTICAL DATUM - NAVD83 (GEOID28) AS ESTABLISHED USING GPS FIX METHODS AND THE ITRF COOPERATIVE NETWORK.
- TREE DIAMETER AND CANOPY/D RIP LINE DIMENSIONS ARE APPROXIMATE. TREE SPECIES ARE IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE.

**GENERAL SURVEY NOTES**

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, ZONING ORDINANCES AND DEVELOPMENT RULES AND REGULATIONS, SHALL BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, ARCHITECTURAL CONTROL COMMITTEE, LANDOWNER, DEVELOPER, BUILDER, CONTRACTOR AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY PLANNING OR CONSTRUCTION. THE SURVEYOR DID NOT RESEARCH COVENANTS, CONDITIONS AND RESTRICTIONS.
- 4) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. IRRIGATION VALVES AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.
- 5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

CHRISTOPHER JURICA  
REGISTERED PROFESSIONAL LAND SURVEY #6344

07/31/2021

**WCR LAND SURVEYING**  
P.O. BOX 481 BLANCO, TX 78806  
830-833-3010 WFLS@WCRSURV.COM  
TSPALS FIRM #0194135

JOB NO.: 1608-21

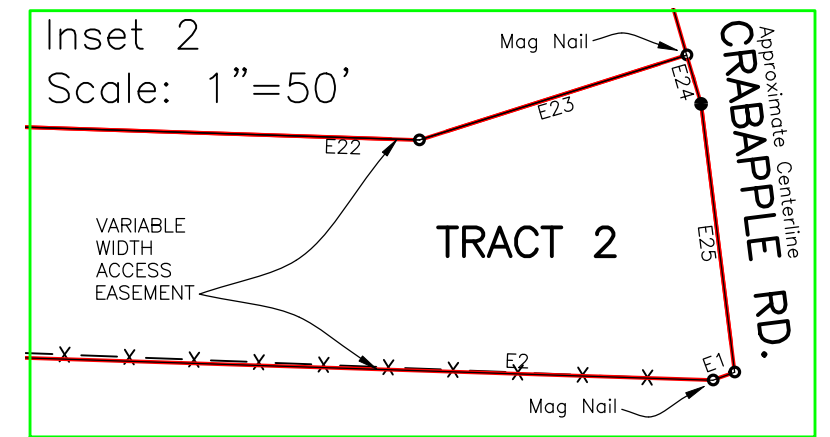
DRAWN BY: JMT

CHECKED BY: CJJ

SHEET: 1 OF 1

A 25.5 ACRE TRACT REPORTEDLY OUT OF THE J. W. ELLIS SURVEY NUMBER 206, ABSTRACT NUMBER 701, THE G.C. & S.F. RR. CO. SURVEY NUMBER 282, ABSTRACT NUMBER 1288 AND THE H. T. MITCHELL SURVEY NUMBER 205, ABSTRACT NUMBER 729, KENDALL COUNTY, TEXAS BEING PORTIONS OF TWO TRACTS DESCRIBED AS 165.6 AND 7.01 ACRES IN DEED RECORDED IN DOCUMENT NUMBER 2021-354139, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

A VARIABLE WIDTH STRIP OF LAND REPORTEDLY OUT OF THE J. W. ELLIS SURVEY NUMBER 206, ABSTRACT NUMBER 701 AND THE G.C. & S.F. RR. CO. SURVEY NUMBER 282, ABSTRACT NUMBER 1288, KENDALL COUNTY, TEXAS BEING A PORTION OF A TRACT DESCRIBED AS 200.2 ACRES IN DEED RECORDED IN DOCUMENT NUMBER 2021-354139, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.



TRACT 4		
Course	Bearing	Distance
L1	S 30°02'35" E	75.19'
L2	S 20°48'18" E	125.17'
L3	S 20°42'25" E	262.52'
L4	S 10°09'02" E	314.67'
L5	S 01°35'19" E	334.39'
L6	S 70°16'03" W	701.49'
L7	S 40°15'55" W	348.28'
L8	N 12°38'47" W	50.85'
L9	N 20°22'50" W	291.03'
L10	N 25°52'25" W	414.82'
L11	N 30°54'18" W	218.00'
L12	N 56°39'39" E	1258.29'

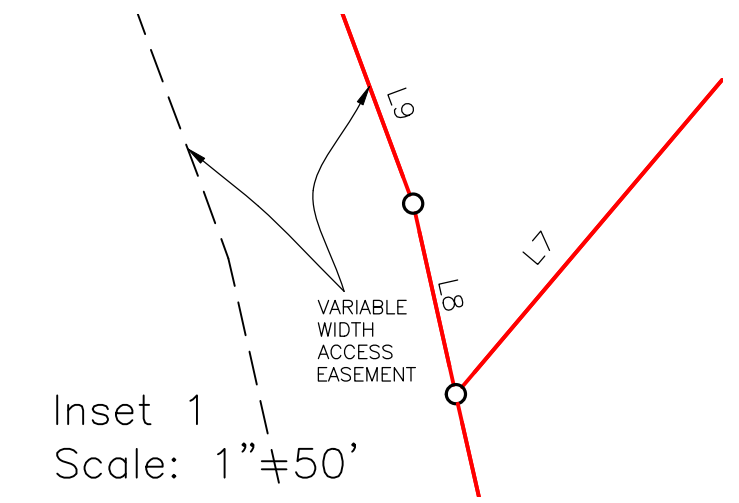
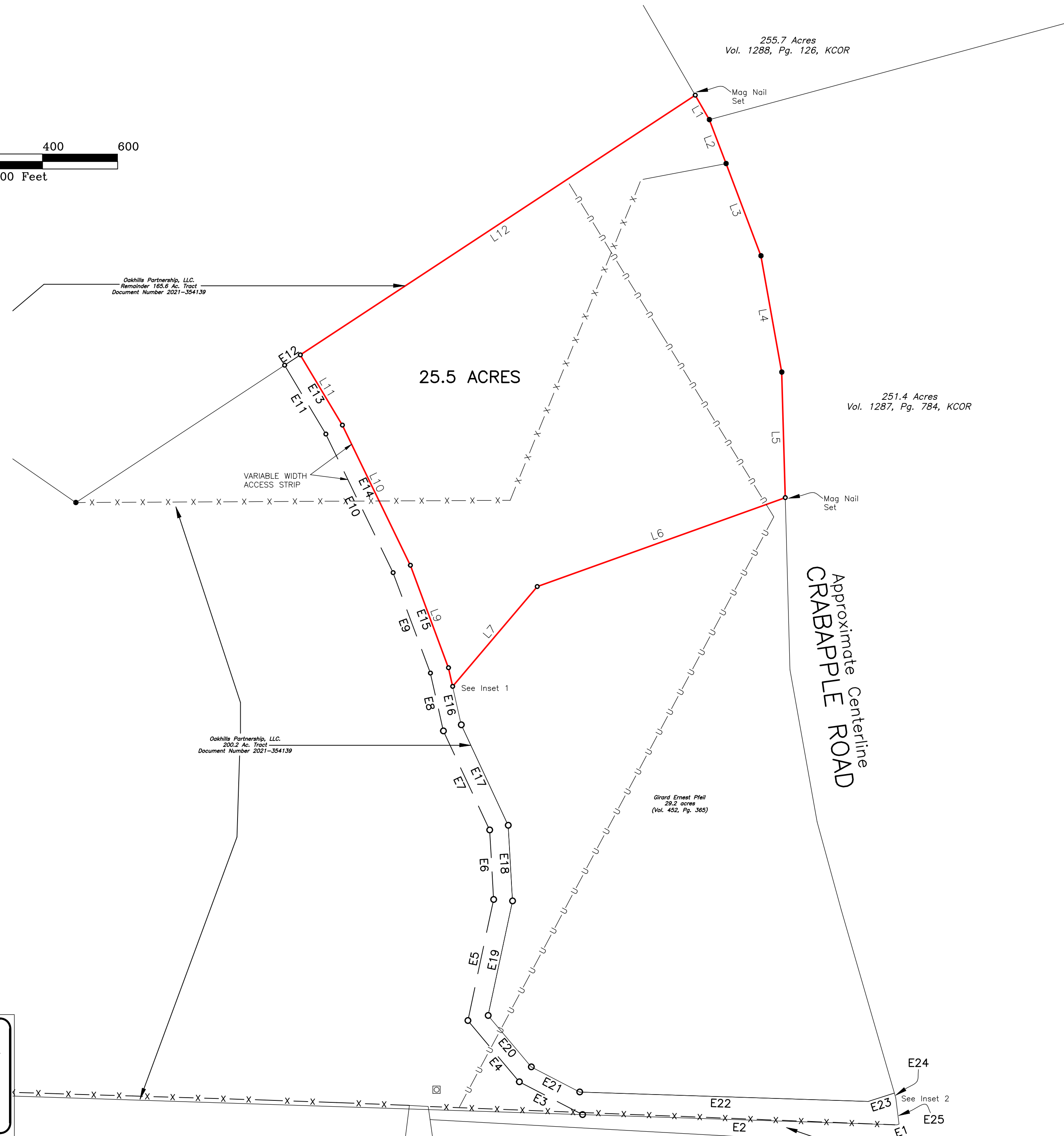
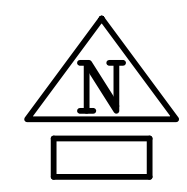
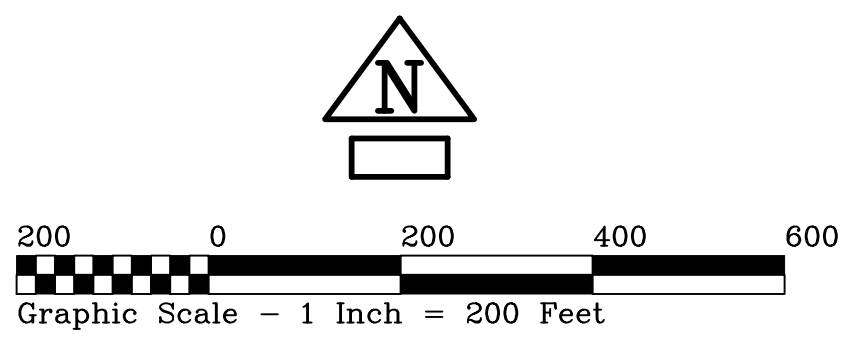
VARIABLE WIDTH ACCESS STRIP		
Course	Bearing	Distance
E1	S 69°42'48" W	6.00'
E2	N 88°07'59" W	837.32'
E3	N 62°33'54" W	189.59'
E4	N 40°00'41" W	213.02'
E5	N 12°00'21" E	329.54'
E6	N 03°15'22" W	185.44'
E7	N 25°02'42" W	291.09'
E8	N 12°38'47" W	157.84'
E9	N 20°22'50" W	285.25'
E10	N 25°52'25" W	410.22'
E11	N 30°54'18" W	213.68'
E12	N 56°39'39" E	50.05'
E13	S 30°54'18" E	218.00'
E14	S 25°52'25" E	414.82'
E15	S 20°22'50" E	291.03'
E16	S 12°38'47" E	155.78'
E17	S 25°02'42" E	295.28'
E18	S 03°15'22" E	201.76'
E19	S 12°00'21" W	311.84'
E20	S 40°00'41" E	178.66'
E21	S 62°33'54" E	145.10'
E22	S 88°08'01" E	768.40'
E23	N 72°22'06" E	73.08'
E24	S 16°08'27" E	13.29'
E25	S 07°09'36" E	70.37'

- Notes:
- indicates 1/2" steel rod set with a red plastic cap stamped "Schwarz 4760", unless otherwise noted.
  - indicates 1/2" steel rod found.
  - all Mag Nails Set have a washer stamped "JE SCHWARZ RPLS 4760"
  - KCOR = Kendall County Deed Records.
  - \* This bearing, used as the bearing basis for this survey, was established by GPS.
  - Bearings and distances in parenthesis are those of record.
  - P.O.B. indicates point of beginning of the Metes and Bounds description prepared for the indicated tract.
  - x—x— indicates wire fence on or near this line.
  - U—U— indicates overhead utility line.
  - indicates water well.
  - FP indicates fence post.
  - This tract subject to the rights of the public, Kendall County and State of Texas for that portion within Crabapple Road.
  - This tract is not subject to easement for ingress - egress recorded in Vol. 84, Pg. 407, KCOR.
  - This tract is not subject to discrepancy between deed lines and fence lines along the south line of the 200.2 acre tract described in Doc. #2021-354139, KCOR.

I certify to Oakhills Partners, LLC, Matthew M. Okerson, Frances W. Garcia and/or assigns and Texas Investors Title that this is a true copy of the plat of a survey if it contains an embossed seal, that this survey was made on the ground under my supervision on May 13, 2020 in relation to GF#20210210 and that there are no visible easements or encroachments except as shown.

*James E. Schwarz*  
**James E. Schwarz**  
 Registered Professional  
 Land Surveyor No. 4760

Job No. 21-051



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**Schwarz**  
 Land Surveying & Development, Inc.

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