

DOVE VALLEY ROAD IS A 60' WIDE PRIVATE ROAD EASEMENT AS ESTABLISHED BY THE PLAT OF DOVE VALLEY, VOLUME 7 PAGE 31, PLAT RECORDS

I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, that all property corners are marked as shown, that this plat correctly shows the location of easements, building set-backs, and other matters of record contained in the Title Commitment referenced below, and that there are no visible easements, encroachments, conflicts, or protrusions, other than fences, apparent or known to me to be on the property, except as shown hereon. (Bearing basis = True north based on GPS observations)

Title Company: Fair Texas Title  
Commitment: G.F. No. FR211031 Issued April 23, 2021

Date Surveyed: April 19, 2021  
Dated this 28th day of April, 2021

*Don W. Voelkel*  
Don W. Voelkel  
Registered Professional Land Surveyor No. 3990



RESTRICTIONS FROM TITLE COMMITMENT:  
VOLUME 939 PAGE 116; VOLUME 958 PAGE 309; VOLUME 1091 PAGE 238 & VOLUME 1420 PAGE 324, REAL PROPERTY RECORDS; AND VOLUME 1502 PAGE 226, OFFICIAL PUBLIC RECORDS

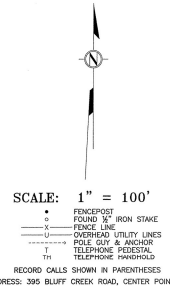
EXCEPTIONS FROM TITLE COMMITMENT:  
ITEM 10.c. = EASEMENT TO TEXAS PUBLIC UTILITIES COMPANY; SEPTEMBER 24, 1928; VOLUME 48 PAGE 360; DEED RECORDS [UNABLE TO LOCATE FROM DESCRIPTION IN DOCUMENT]

ITEM 10.l. = EASEMENT TO BANDERA ELECTRIC COOPERATIVE, INC.; AUGUST 5, 1998; VOLUME 967 PAGE 451, REAL PROPERTY RECORDS [SHOWN HEREON]

ITEM 10.j. = EASEMENT TO BANDERA ELECTRIC COOPERATIVE, INC.; AUGUST 5, 1998; VOLUME 967 PAGE 455, REAL PROPERTY RECORDS [SHOWN HEREON]

ITEM 10.k. = EASEMENT TO HILL COUNTRY TELEPHONE CO-OPERATIVE, INC.; AUGUST 4, 1996; VOLUME 973 PAGE 596, REAL PROPERTY RECORDS [DOES NOT AFFECT LOT 15R]

ITEM 10.m. = EASEMENT TO HILL COUNTRY TELEPHONE CO-OPERATIVE, INC.; JULY 31, 2001; VOLUME 1138 PAGE 508, REAL PROPERTY RECORDS [BLANKET EASEMENT]



SURVEY PLAT FOR 44.84 ACRES OF LAND, MORE OR LESS, OUT OF FRANCIS ARTHUR SURVEY NO. 35, ABSTRACT NO. 1, IN KERR COUNTY, TEXAS; COMPRISING ALL OF TRACT NO. 15R OF BLUFF CREEK RANCH, THE REPLAT OF WHICH IS RECORDED IN VOLUME 7 AT PAGE 274 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS  
APRIL 2021

**VOELKEL**  
LAND SURVEYING, P.L.L.C.  
212 CLAY STREET, KERRVILLE, TEXAS 78724, 830-297-3313  
FIRM REGISTRATION NO. 000228-00

DATE: APRIL 2021  
JOB NO.: V-21-6510  
BY: DWV  
SCALE: 1" = 100'