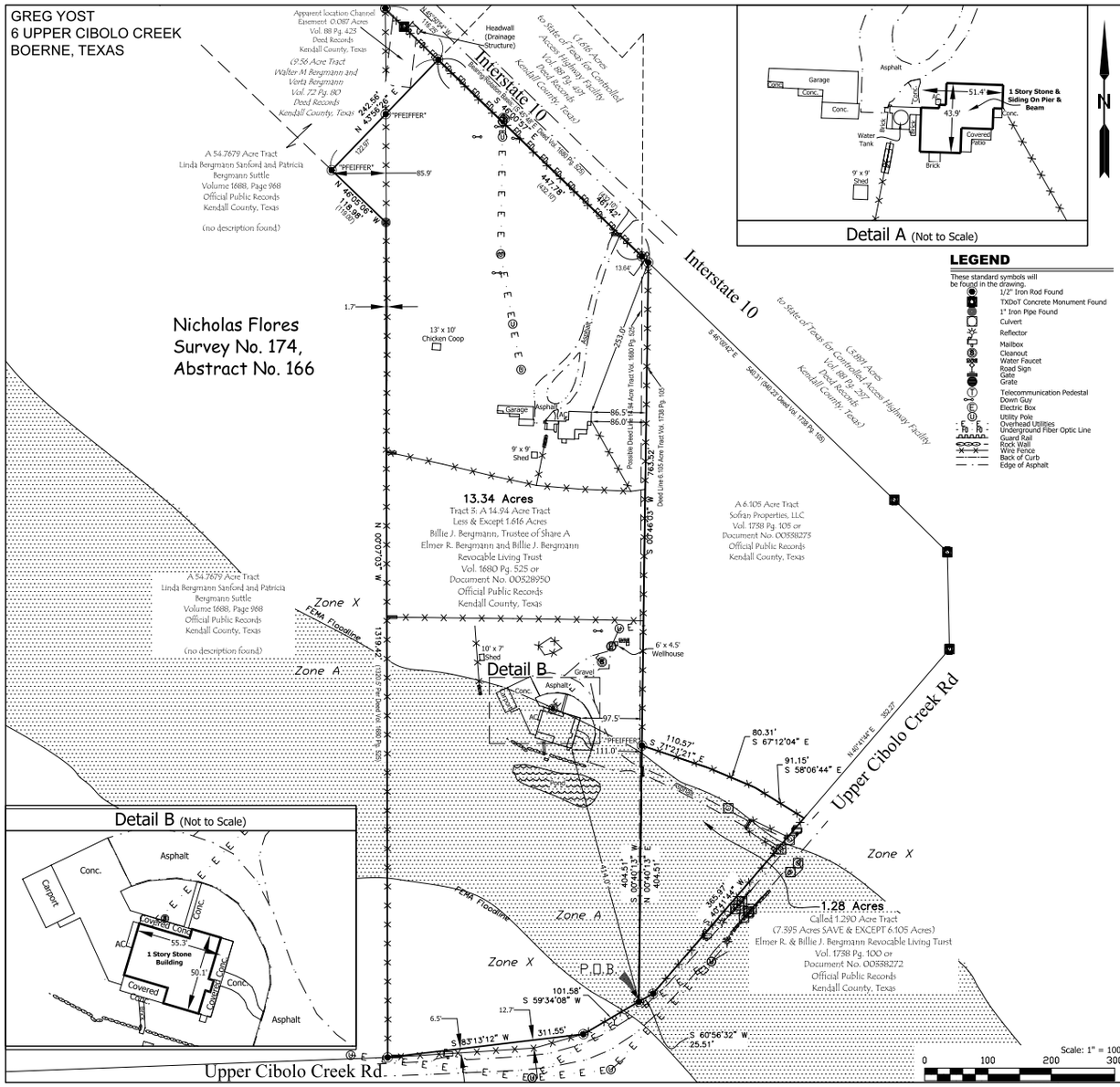
land

I-10 & Upper Cibolo Creek Land

14.61 AC

NOTE** ALL DIMENSIONS ARE APPROXIMATE



SURVEY OF A 13.34 ACRE TRACT OUT OF THE NICHOLAS FLORES SURVEY NO. 174, ABSTRACT NO. 166, KENDALL COUNTY, TEXAS, BEING THE SAME TRACT CALLED TRACT 3, A 14.94 ACRE TRACT DESCRIBED AS TRACT 4, LESS AND EXCEPT A 1.616 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN VOLUME 88, PAGE 491, DEED RECORDS, KENDALL COUNTY, TEXAS, DESCRIBED IN DEED TO BILLIE J. BERGMANN, TRUSTEE OF "SHARE A" OF THE ELMER R. BERGMANN AND BILLIE J. BERGMANN REVOCABLE LIVING TRUST, OF RECORD IN VOLUME 1680, PAGE 525, OFFICIAL PUBLIC RECORDS, KENDAL COUNTY, TEXAS.

AND

SURVEY OF A 1.28 ACRE TRACT OUT OF THE NICHOLAS FLORES SURVEY NO. 174, ABSTRACT NO. 166, KENDALL COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED AS A CALLED 1.29 ACRE TRACT, BEING A 7.395 ACRE TRACT SAVE AND EXCEPT A 6.105 ACRE TRACT, DESCRIBED IN DEED TO BILLIE J. BERGMANN, TRUSTEE OF "SHARE A" OF THE ELMER R. BERGMANN AND BILLIE J. BERGMANN REVOCABLE LIVING TRUST, OF RECORD IN VOLUME 1738, PAGE 100, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS.

Survey Notes:

1. Bearings Based on NAD83 Texas Central Zone 4203; US Survey Feet.
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.48259C0400G, dated May, 15, 2020, this property is located in Special Flood Hazard Areas (SFHAs), Zone A: Areas with No Base Flood Elevations determined; AND located in Other Areas, Zone X: Areas determined to be outside the 0.2% annual chance floodplain.
4. Subject to Restrictions and Conditions of Kendall County Development Rules and Regulations regarding Kendall County Court Order No. 09-24-2007, INSOFAR AS THEY MAY STILL APPLY
5. Regulations Per Document No. 00338272, Official Public Records, Kendall County, Texas, INSOFAR AS THEY MAY STILL APPLY.

Approximately 4.47 Acres of Floodplain

THIS EXHIBIT REPRESENTS A SURVEY MADE ON THE GROUND ON APRIL 30, 2024, OF THE PROPERTY SHOWN HEREON. SURVEY ISSUED BY RICKMAN LAND SURVEYING, LLC 5-6-2024

RICKMAN LAND SURVEYING, LLC

TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
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