

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF. NO. 25-3851-C, EFFECTIVE DATE 12/16/2025, AND ISSUED ON 12/30/2025.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYORS NOTES SHOWN IN BRACKETS [].

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
THOSE RECORDED IN DOCUMENT NO. 202506040984, OF THE MAP AND PLAT RECORDS OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTER:
 J. 15' PUBLIC UTILITY EASEMENT ALONG THE FRONT PROPERTY LINES, AS SET OUT ON PLAT RECORDED IN DOCUMENT NO. 202506040984 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS. [SHOWN HEREON - APPLIES TO LOTS 2RA & 2RB]
 K. 10' PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR PROPERTY LINES, AS SET OUT ON PLAT RECORDED IN DOCUMENT NO. 202506040984 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS. [SHOWN HEREON - APPLIES TO LOTS 2RA & 2RB]
 L. 5' PUBLIC UTILITY SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE, AS STATED ON PLAT RECORDED IN DOCUMENT NO. 202506040984 OF COMAL COUNTY, TEXAS. [POSSIBLY SUBJECT TO - UNDERGROUND UTILITY LINE LOCATIONS UNKNOWN]
 M. 25' BUILDING SETBACK LINE ALONG ROAD FRONTAGE AS STATED ON PLAT RECORDED IN DOCUMENT NO. 202506040984 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS. [SHOWN HEREON - APPLIES TO LOTS 2RA & 2RB]
 N. EASEMENT EXECUTED BY GEORGE FREDERICK O'BRYANT, TO CRYSTAL CLEAR WATER SUPPLY CORPORATION, DATED APRIL 29, 1965, RECORDED IN VOLUME 143, PAGE 515 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. [SHOWN HEREON - APPLIES TO LOTS 2RA & 2RB]
 O. EASEMENT EXECUTED BY JUDITH A. FELTENBERGER, TO CRYSTAL CLEAR SPECIAL UTILITY DISTRICT, DATED JULY 15, 2014, RECORDED IN DOCUMENT NO. 202206019496 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. [SHOWN HEREON - APPLIES TO LOTS 2RA & 2RB]
 P. EASEMENT EXECUTED BY 6800 OLD BASTROP HWY LTD., TO PEDERNALES ELECTRIC COOPERATIVE, INC., DATED SEPTEMBER 30, 2025, RECORDED IN DOCUMENT NO. 202506031807 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. [SHOWN HEREON - APPLIES TO LOTS 2RA & 2RB]
 W. EASEMENT EXECUTED BY 6800 OLD BASTROP HWY LTD., A TEXAS LIMITED PARTNERSHIP, TO CRYSTAL CLEAR SPECIAL UTILITY DISTRICT, DATED DECEMBER 1, 2025, RECORDED IN DOCUMENT NO. 202506038793 OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. [SHOWN HEREON - APPLIES TO LOTS 2RA & 2RB - 20 FOOT WIDE TEMPORARY WORKSPACE EASEMENT NOT SHOWN HEREON]
 Q. AFFIDAVIT TO THE PUBLIC REGARDING A NON-STANDARD AND/OR PROPRIETARY ON-SITE SEWAGE FACILITY INSTALLED ON SUBJECT PROPERTY, AS RECORDED IN DOCUMENT NO. 202506025882 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. [APPLIES TO LOTS 2RA & 2RB - CANNOT BE PLOTTED]
 R. AFFIDAVIT TO THE PUBLIC REGARDING A NON-STANDARD AND/OR PROPRIETARY ON-SITE SEWAGE FACILITY INSTALLED ON SUBJECT PROPERTY, AS RECORDED IN DOCUMENT NO. 202506025883 COMAL COUNTY, TEXAS. [APPLIES TO LOTS 2RA & 2RB - CANNOT BE PLOTTED]

LEGAL DESCRIPTION:

TRACT 1: LOT 2RA, THE VACATE AND REPLAT OF LOT 2, REPJAM SUBDIVISION, ESTABLISHING LOT 2RA & LOT 2RB, REPJAM SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 202506040984 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

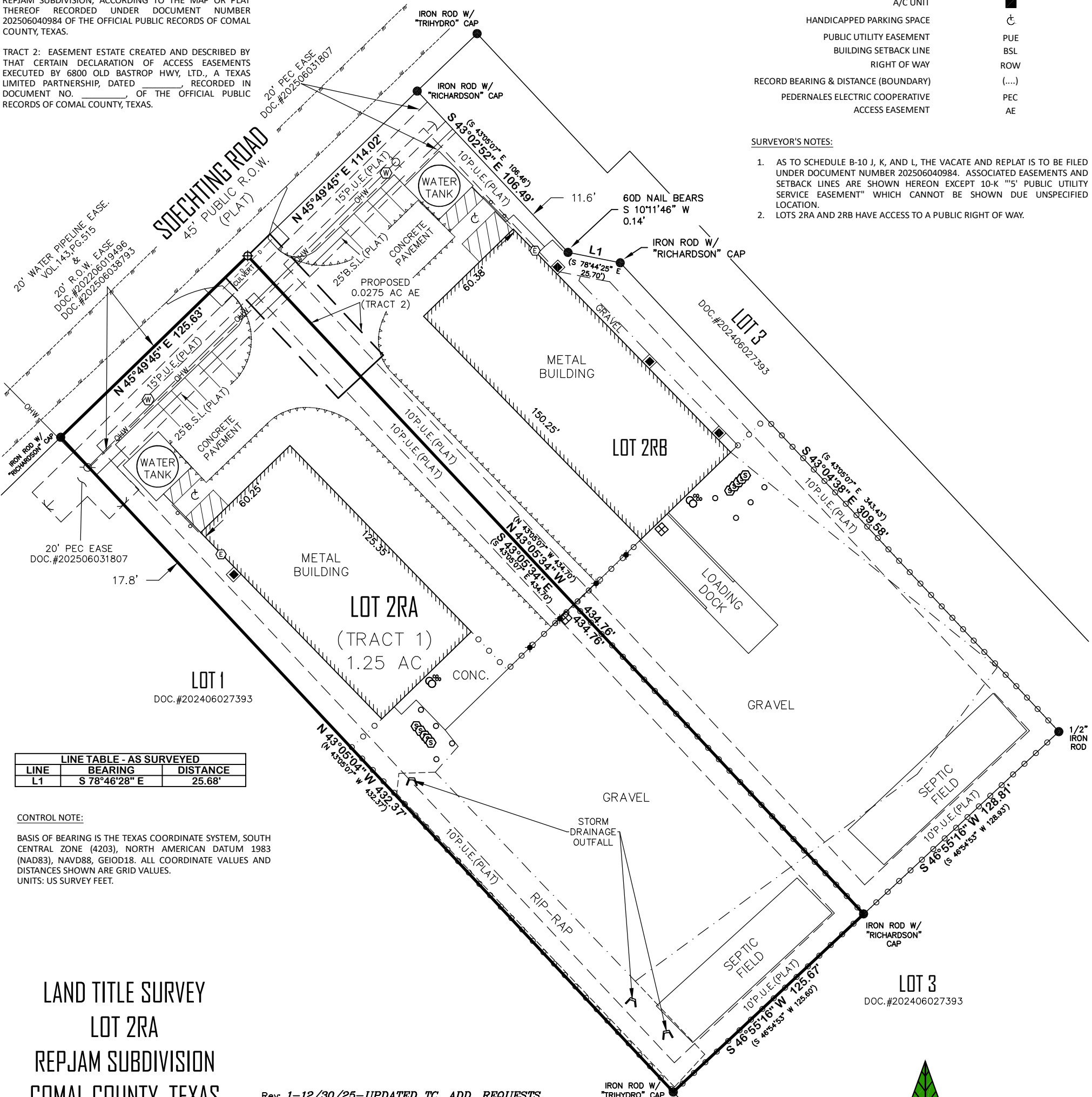
TRACT 2: EASEMENT ESTATE CREATED AND DESCRIBED BY THAT CERTAIN DECLARATION OF ACCESS EASEMENTS EXECUTED BY 6800 OLD BASTROP HWY, LTD., A TEXAS LIMITED PARTNERSHIP, DATED _____, RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

LEGEND

- SUBJECT BOUNDARY
- ADJOINER BOUNDARY
- BUILDING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED ACCESS EASEMENT
- CHAIN LINK FENCE
- DRAIN PIPE (APPROXIMATE)
- OVERHEAD WIRE
- PAINTED FIRE LANE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- PAINT STRIPING
- BOUNDARY MONUMENT FOUND (AS NOTED)
- MAGNAIL FOUND
- UTILITY POLE
- GUY WIRE
- GATE POST
- SEPTIC LID
- SANITARY SEWER CLEANOUT
- WATER METER
- STORM GRATE INLET
- SIGN
- ELECTRIC METER
- BOLLARD
- A/C UNIT
- HANDICAPPED PARKING SPACE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- RIGHT OF WAY
- RECORD BEARING & DISTANCE (BOUNDARY)
- PEDERNALES ELECTRIC COOPERATIVE ACCESS EASEMENT

SURVEYOR'S NOTES:

1. AS TO SCHEDULE B-10 J, K, AND L, THE VACATE AND REPLAT IS TO BE FILED UNDER DOCUMENT NUMBER 202506040984. ASSOCIATED EASEMENTS AND SETBACK LINES ARE SHOWN HEREON EXCEPT 10-K "5' PUBLIC UTILITY SERVICE EASEMENT" WHICH CANNOT BE SHOWN DUE UNSPECIFIED LOCATION.
2. LOTS 2RA AND 2RB HAVE ACCESS TO A PUBLIC RIGHT OF WAY.



LINE TABLE - AS SURVEYED		
LINE	BEARING	DISTANCE
L1	S 78° 46' 28" E	25.68'

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEIOD18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES.
UNITS: US SURVEY FEET.

LAND TITLE SURVEY
LOT 2RA
REPJAM SUBDIVISION
COMAL COUNTY, TEXAS

Rev. 1-12/30/25-UPDATED TC, ADD. REQUESTS
Rev. 2-1/3/2026-ADD. REQUESTS

Date: 12/30/2025 GF No. 25-3851-C
 Job# 0211-CM098A Scale: 1"=50' Size: 11X17
 Address: SOECHTING ROAD Drawn By:
 City: NEW BRAUNFELS Zip: 78130 JWB
 Rev. 1-12/30/25
 Rev. 2-1/3/2026
 79 S. Wynnoak Cir, Spring, TX 77382
 Mobile: 737-202-8333
 Email: Garrett@mcsurveytx.com
 www.MCSurveyTX.com
 TBPELS FIRM # 10194678



SURVEYOR'S CERTIFICATE:
TO: ANZA ENTERPRISES, LLC - SERIES 764 SOECHTING RD, AN INDIVIDUAL AND SEPARATE SERIES OF ANZA ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY I, II, OR III LAND TITLE SURVEY.
 GARRETT CAVAIUOLO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6714

