

TITLE COMMITMENT

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY GUARANTY TITLE COMPANY OF BOERNE FILE NO. 161410 EFFECTIVE DATE: DECEMBER 5, 2016, ISSUED DECEMBER 30, 2016 AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN AND RELISTED BELOW:

RESTRICTIVE COVENANTS:  
Volume 6, Page 105, Kendall County Plat Records

Schedule B

10a. Any and all restrictions, assessments, building setback lines, easements, covenants and conditions as set out in Plat Volume 6, Page 105, Kendall County Plat Records.

10b. Building set back lines, 20 ft. along front sides and rear lot lines as set forth on Plat recorded in Volume 6, Page 105, Kendall County Plat Records.

10c. Easement to City of Boerne from Texas and New Orleans Railroad Company dated October 8, 1954, as recorded in Volume 75, Page 464, Kendall County Deed Records.

10d. Provisions contained in easement deed dated February 8, 1962, from Southern Pacific Company to Southwestern Bell Telephone company and recorded in Volume 83, Page 532, Kendall County Deed Records.

10e. Easement to the City of Boerne from Southern Pacific Company dated October 2, 1963, as recorded in Volume 86, Page 361, Kendall County Deed Records.

10f. Easement to Southwestern Bell Telephone Company from Southern Pacific Company dated November 2, 1965 as recorded in Volume 91, Page 323, Kendall County Deed Records.

10g. Easement to Southwestern Bell Telephone Company from Southern Pacific Company dated November 8, 1965 as recorded in Volume 91, Page 326, Kendall County Deed Records.

10h. The sale of all oil, gas and sulphur and other minerals to Bravo Oil Company by Deed dated December 17, 1970 recorded in Volume 104, Page 122, Kendall County Deed Records.

10i. Easement Agreement dated August 26, 2003, by and between Ferrellgas, L.P. and Kendall County, Texas, as recorded in Volume 815, Page 865, Kendall County Official Records.

10j. Easement Agreement dated October 18, 2016, by and between Williamson Property Holdings, LLC and Kendall County, Texas, as recorded in Volume 1546, Page 910, Kendall County Official Records.

ADDRESS:  
9 SPANISH PASS ROAD

GENERAL NOTES:

1) BEARINGS AND DISTANCES SHOWN HEREON AS "RECORD" ARE BASED ON DEED RECORDED IN VOLUME 1525 PAGES 494-498, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

2) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

3) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS TRACT.

4) ADJOINERS SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY.

5) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. DONNIE BOERNER SURVEYING COMPANY L.P. WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.

PLAT SHOWING: A 2.347 acre tract out of the Nicholas Flores Survey No. 174, Abstract No. 166, Kendall County, Texas and also being that certain 2.35 acre tract conveyed to Williamson Property Holdings LLC., a Texas Limited Liability Company by deed recorded in Volume 1525, Pages 494-498 Official Public Records, Kendall County, Texas and also being Omni Wholesale by plat recorded in Volume 6, Page 105, Plat Records, Kendall County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.  
228 HOLIDAY ROAD  
COMFORT, TEXAS 78013  
PH: 830-377-2492

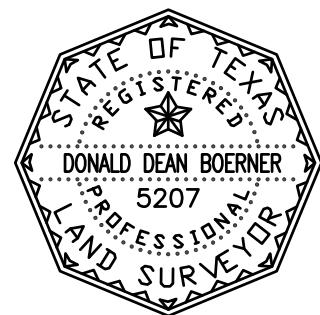
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I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

*Donald Dean Boerner*  
DONALD DEAN BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

DATE 01-09-2017

JOB NO: 16-360A



15'x50' EASEMENT AGREEMENT  
VOLUME 815 PAGES 865-872  
OFFICIAL RECORDS  
750 SQUARE FEET

15'x50' EASEMENT AGREEMENT  
VOLUME 1546 PAGES 910-917  
OFFICIAL RECORDS  
750 SQUARE FEET

SET 1/2" STEEL ROD  
WITH AN ORANGE "RPLS"  
5207" PLASTIC CAP

(NO OWNERSHIP  
FOUND FOR THIS  
TRACT OF LAND)

SPANISH PASS ROAD

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POINT OF BEGINNING

FOUND 1/2" STEEL ROD  
N 89°58'28" W 339.81  
(N 89°59'06" W 339.96' RECORD)

20' BUILDING SETBACK LINE  
VOLUME 6 PAGE 105  
PLAT RECORDS

20' BUILDING SETBACK LINE  
VOLUME 6 PAGE 105  
PLAT RECORDS

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VOLUME 6 PAGE 105  
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20' BUILDING SETBACK LINE  
VOLUME 6 PAGE 105  
PLAT RECORDS

2.347 ACRES

NICHOLAS FLORES  
SURVEY NO. 174  
ABSTRACT NO. 166

WILLIAMSON PROPERTY HOLDINGS LLC.,  
A TEXAS LIMITED LIABILITY COMPANY  
VOLUME 1525 PAGES 494-498  
OFFICIAL RECORDS

2.35 ACRES CALLED  
OMNI WHOLESALER ON PLAT RECORDED IN  
VOLUME 6 PAGE 105  
PLAT RECORDS

FOUND 1/2" STEEL ROD

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