

CENTRINE ALONG PORTION OF 60' WIDE ROAD / UTILITY EASEMENT.	
NO.	BEAR CO. DEED RECORDS.
1	N 84°36'25" E - 60.24' FIELD VOL. 7365, PG. 636 BEAR CO. DEED RECORDS.
2	S 87°25'19" E - 108.29' FIELD S 85°09'09" E - 108.29' RECORD
3	N 59°29'45" E - 50.06' FIELD S 87°25'19" E - 50.06' RECORD
4	N 79°51'32" E - 114.81' FIELD N 80°10'45" E - 114.76' RECORD

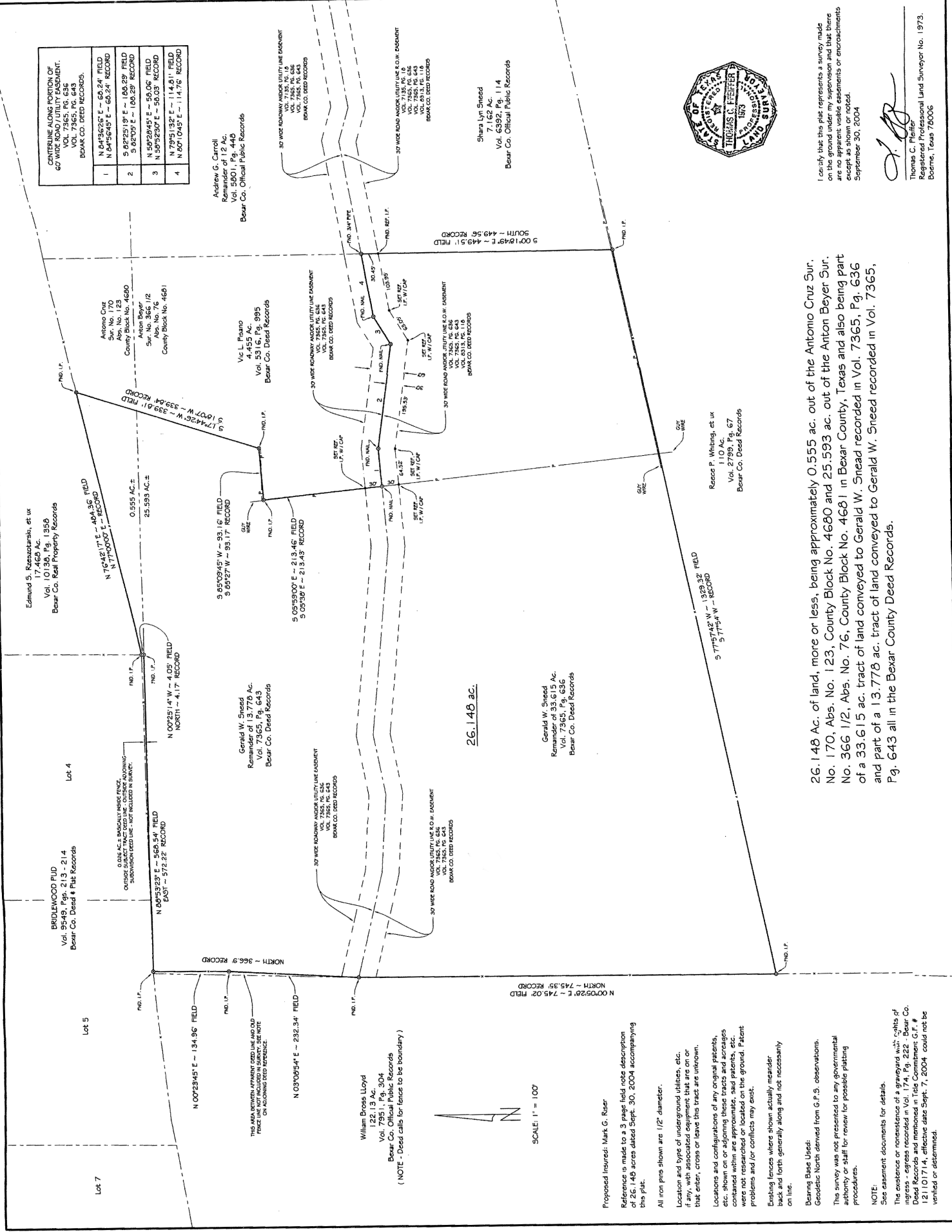
Andrew G. Carroll
Remainder of 1.2 Ac.
Vol. 5601, Pg. 448
Bear Co. Official Public Records

Shara Lyn Sneed
7.162 Ac.
Vol. 6392, Pg. 114
Bear Co. Official Public Records



I certify that this plat represents a survey made on the ground under my supervision and that there are no apparent visible encroachments or encroachments except as shown on this plat.
September 30, 2004

Thomas C. Pfeiffer
Registered Professional Land Surveyor No. 1973.
Boerne, Texas 78006



Edmund S. Raszczanski, et ux
17.468 Ac.
Vol. 10138, Pg. 1356
Bear Co. Real Property Records

Antonia Cruz
Sur. No. 170
Abs. No. 123
County Block No. 4680
Antonia Beyer
Sur. No. 366, 1/2
County Block No. 4681

Val L. Riano
Vol. 5315, Pg. 995
Bear Co. Deed Records

Gerald W. Sneed
Remainder of 33.615 Ac.
Vol. 7365, Pg. 643
Bear Co. Deed Records

Gerald W. Sneed
Remainder of 33.615 Ac.
Vol. 7365, Pg. 636
Bear Co. Deed Records

Renee P. Whiting, et ux
110 Ac.
Vol. 2799, Pg. 67
Bear Co. Deed Records

William Bruce Lloyd
22.13 Ac.
Vol. 7951, Pg. 304
Bear Co. Official Public Records
(NOTE - Deed calls for fence to be boundary)

26.148 ac.

26.148 Ac. of land, more or less, being approximately 0.555 ac. out of the Antomo Cruz Sur. No. 170, Abs. No. 123, County Block No. 4680 and 25.593 ac. out of the Anton Beyer Sur. No. 366 1/2, Abs. No. 76, County Block No. 4681 in Bexar County, Texas and also being part of a 33.615 ac. tract of land conveyed to Gerald W. Sneed recorded in Vol. 7365, Pg. 636 and part of a 13.778 ac. tract of land conveyed to Gerald W. Sneed recorded in Vol. 7365, Pg. 643 all in the Bexar County Deed Records.

Proposed Inveest: Mark G. Riser
Reference is made to a 3 page field note description of 26.148 acres dated Sept. 30, 2004 accompanying this plat.
All iron pins shown are 1/2" diameter.
Location and type of underground utilities, etc. if any, with associated equipment that are on or that enter, cross or leave this tract are unknown.
Locations and configurations of any original fences, etc. shown on or adjoining this tract are unknown. All monuments, said patents, etc. were not researched or located on the ground. Patent problems and/or conflicts may exist.
Existing fences where shown actually meander back and forth generally along and not necessarily on line.
Bearing Base Used:
Geodetic North derived from G.P.S. observations.
This survey was not presented to any governmental authority or staff for review for possible platting procedures.
NOTE:
See easement documents for details.
The existence or nonexistence of a graveyard with rights of ingress - egress recorded in Vol. 174, Pg. 222 - Bear Co. Deed Records and mentioned in Title Commitment G.F. # 121101714, effective date Sept. 7, 2004 could not be verified or determined.