

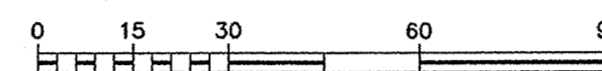
EASEMENTS

1. Drainage Easement (as shown)
Payne, Jr., to State of Texas
Vol. 509 Pg. 272
01/23/1989
2. 10 Ft. Wide Public Utility Easement (as shown)
Ref.: Vol. 5 Pg. 378 (Plat Records)
3. Easement (as shown)
Luby's to Kerrville Telephone Co.
Vol. 860 Pg. 258
06/17/1996
4. Channel Easement (part) (as shown)
to State of Texas
Vol. 2 Pg. 394

RESTRICTIVE COVENANTS

- Volume 497 Page 673
Volume 795 Page 409
Volume 856 Page 696
Volume 948 Page 81

SCALE: 1" = 30'

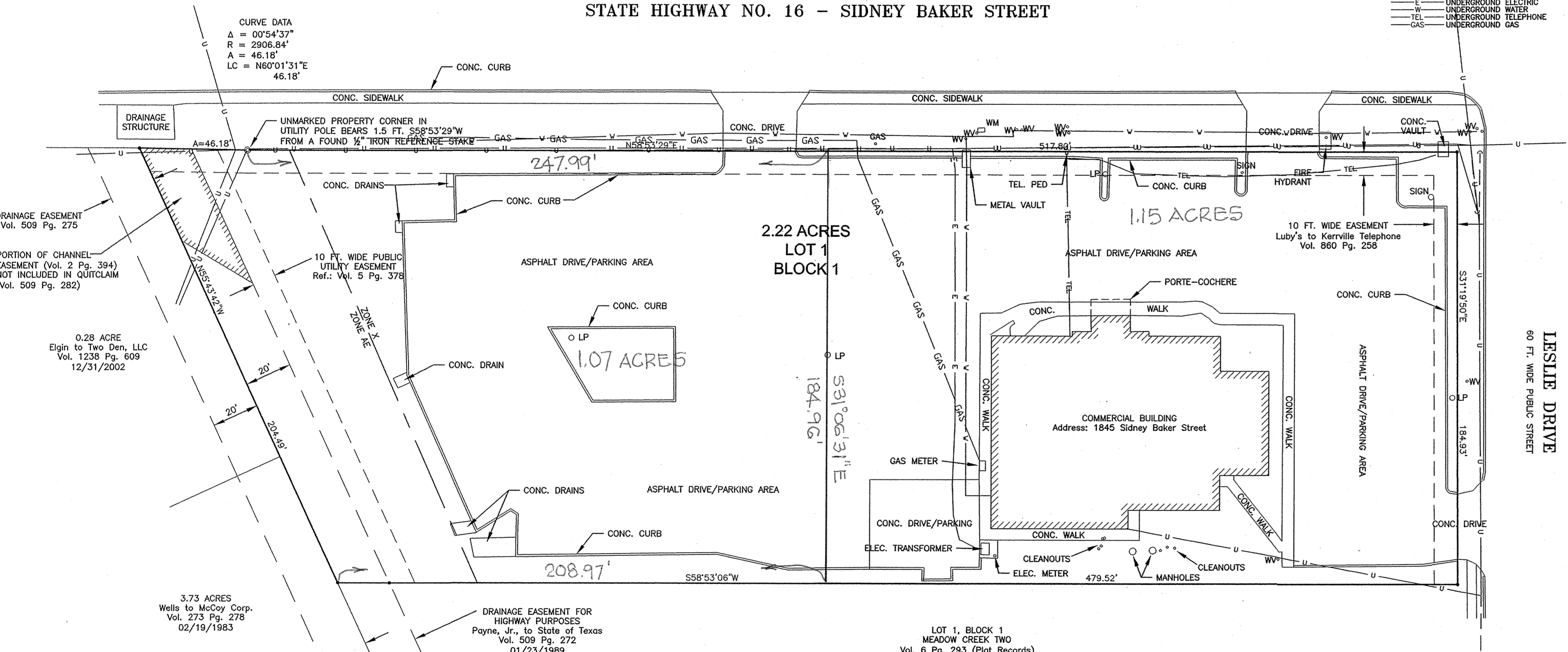


GRAPHIC SCALE, FEET

LEGEND

- FOUND 1/2" IRON STAKE
- ⊙ UNMARKED POINT
- OVERHEAD UTILITY LINES
- WV WATER VALVE
- WM WATER METER
- LP LIGHT POLE
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER
- TEL UNDERGROUND TELEPHONE
- GAS UNDERGROUND GAS

STATE HIGHWAY NO. 16 - SIDNEY BAKER STREET



TITLE SURVEY PLAT FOR 2.22 ACRES OF LAND, MORE OR LESS, OUT OF B.F. CAGE SURVEY NO. 116, ABSTRACT NO. 106, IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; COMPRISING ALL OF LOT 1 IN BLOCK 1 OF MEADOW CREEK ONE, A SUBDIVISION OF KERR COUNTY ACCORDING TO THE PLAT OF RECORD IN VOLUME 5 AT PAGE 378 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS; THAT SAME LAND CONVEYED FROM LUBY'S CAFETERIA, INC., TO LUBY'S RESTAURANTS, LP, BY A GENERAL WARRANTY DEED EXECUTED THE 1ST DAY OF FEBRUARY, 1997, AND RECORDED IN VOLUME 903 AT PAGE 491 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS

JUNE 2010

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, except no survey was made to reestablish Patent Survey lines or corners; all property corners are found or set as shown; all applicable easements of record as provided to me by Kerrville Title are shown hereon and there are no visible easements, encroachments, conflicts or protrusions apparent or known to me to be on the property except as shown. (Bearing basis = True north based on GPS observations)

NOTE: The land shown hereon is in Zone AE and Zone X according to the FIRM for the City of Kerrville, Kerr County, Texas

NOTE: Locations of underground utility lines shown hereon are based on "markings" made on the ground by the utility companies.

Map No.: 48265C0170E
Map Date: July 19, 2000

The zone line shown hereon is approximate and is scaled from the FIRM. No engineering study or elevations were done by me to determine the location of the line.

Title Company: Kerrville Title
Commitment No.: 31585
Effective Date: May 11, 2010
Dates Surveyed: May 26, 2010

Dated this 8th day of June, 2010

Lee C. Voelkel
Registered Professional Land Surveyor No. 3909
County Surveyor for Kerr County, Texas



VOELKEL
LAND SURVEYING, PLLC
212 CLAY STREET, KERRVILLE, TEXAS 78602, 830-257-3313

DATE: 06/04/2010

JOB NR: V-4628

BY: AJY

SHEET 1 of 1