

Historical lot survey

Survey dated March 15, 2004

THE PROPERTY

Lot 8, Block 1, Estates at Deer Creek Unit 1, Guadalupe County, Texas.

WHAT THIS COPY SHOWS

The original survey drawing, dimensions, easement notes, surveyor signature, and seal. The survey itself follows this cover.

CHANGES SINCE THE SURVEY

The survey states that no fences existed at the time. The seller reports later fencing, gate, clearing, grading, and fill work. This is a historical reference, not a statement of current site conditions.

BEFORE RELYING ON IT

Ask the title company whether an updated survey is required. Have your builder review current boundaries, easements, drainage, and the proposed building envelope.

PUBLIC COPY

Personal transaction names, initials, signatures, and file identifiers were removed permanently from this marketing copy. The original remains with the seller. The surveyor certification and property drawing are preserved.

2026 Persimmon Drive, Cibolo, TX 78108

2026persimmon.com | persimmon@agentmail.to

Public reference copy prepared September 6, 2026. Original records retained by seller.

2026 Persimmon

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:			
VOL. 1722 PAGE 891 REAL PROPERTY RECORDS	VOL. _____ PAGE _____ RECORDS		
VOL. 1736 PAGE 572 REAL PROPERTY RECORDS	VOL. _____ PAGE _____ RECORDS		
N45°00'00"E 100.00'	RECORD INFORMATION	S45°00'00"W AS MEASURED IN FIELD 100.00'	☒ BARBED WIRE ☒ SMOOTH WIRE ☐ WOOD FENCE ☐ IRON FENCE ☐ CHAIN LINK FENCE ☐ WATER FLOW

NOTE: BLANKET ACCESS EASEMENT FOR
INSTALLATION AND MAINTENANCE OF UTILITIES
VOL. 1722 PG. 891 REAL PROPERTY RECORDS

NOTE: 5' WIDE ELECTRIC EASEMENT FOR
ELECTRIC METER ACCESS. LENGTH
VARIES WITH LOCATION OF RESIDENCE
(PER PLAT)

NOTE: NO FENCES AT TIME OF SURVEY

NOTE: 5' MAX. EASEMENT FOR PUBLIC
UTILITY PURPOSES ON EACH SIDE
OF LOT LINE.

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN. COPYRIGHT © 2004 STEPHEN G. COOK ENGINEERING, INC. ALL RIGHTS RESERVED

[Signature]
STEPHEN G. COOK, R.P.L.S.

LOT(S) <u>8</u>	BLOCK <u>1</u>	N.C.B. <u>—</u>
THE ESTATES AT DEER CREEK UNIT-1, THE CITY OF CIBOLO		
OF THE <u>PLAT</u>	RECORDS OF <u>GUADALUPE</u>	PAGE <u>458</u>
WITNESS MY HAND AND SEAL THIS <u>15</u> DAY OF <u>MARCH</u> , 20 <u>04</u>		
BUYER <u>2026 PERSIMMON</u>		
ADDRESS <u>2026 PERSIMMON</u> OF NO. <u>—</u>		
STEPHEN G. COOK, INC. JOB NO. <u>337-341-000</u> DRAWN BY: <u>N.A. DSK: CAD/S SURV. BY JV</u>		

12000 STARCREST, SUITE 107
 STEPHEN G. COOK ENGINEERING, INC. SAN ANTONIO, TEXAS 78247-4117
 REGISTERED LAND SURVEYORS 210/481-2533 * FAX: 210/481-2150
 WWW.SGCE.NET