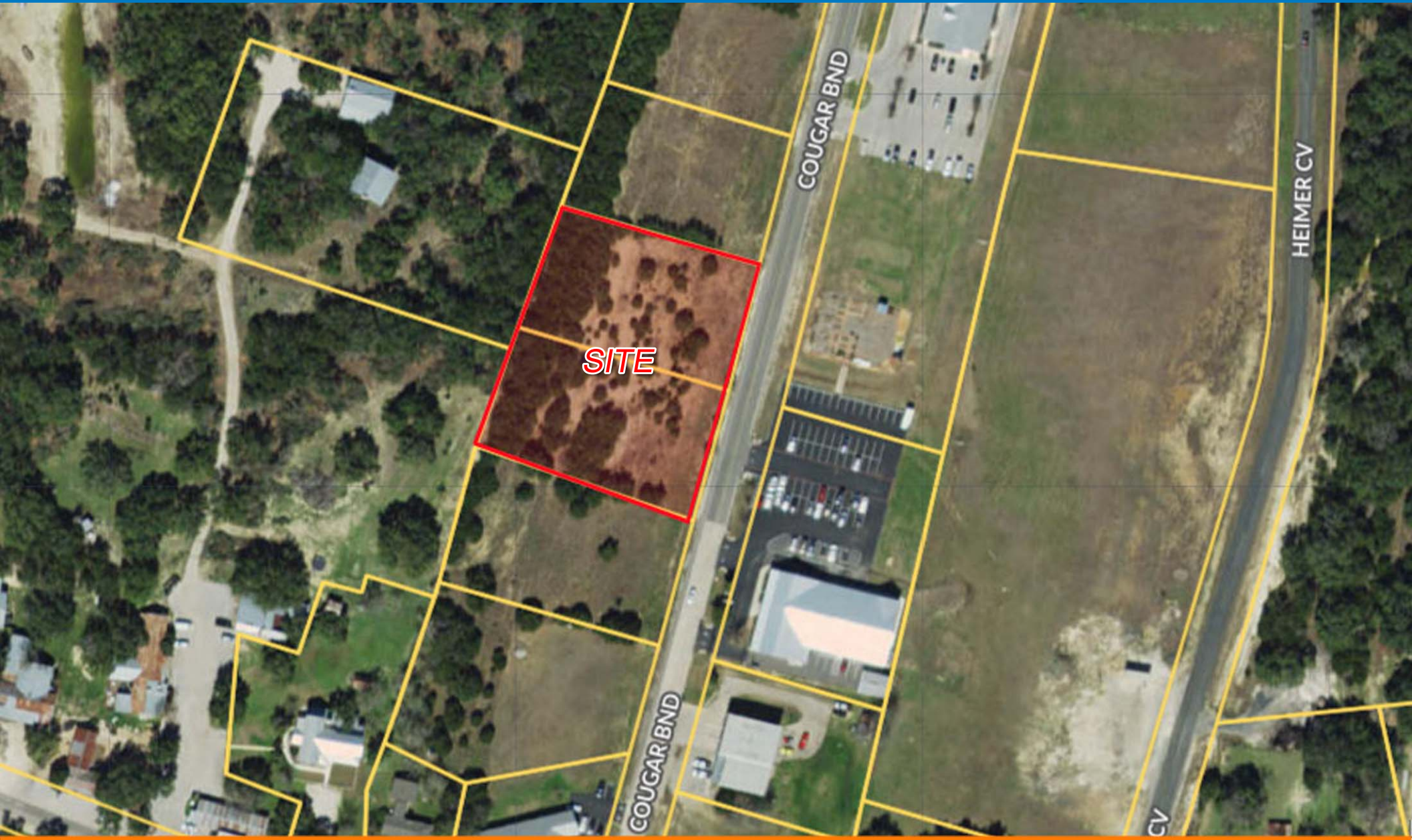


1.5 Acres - Cougar Bend - FOR SALE

Bulverde, TX 78163

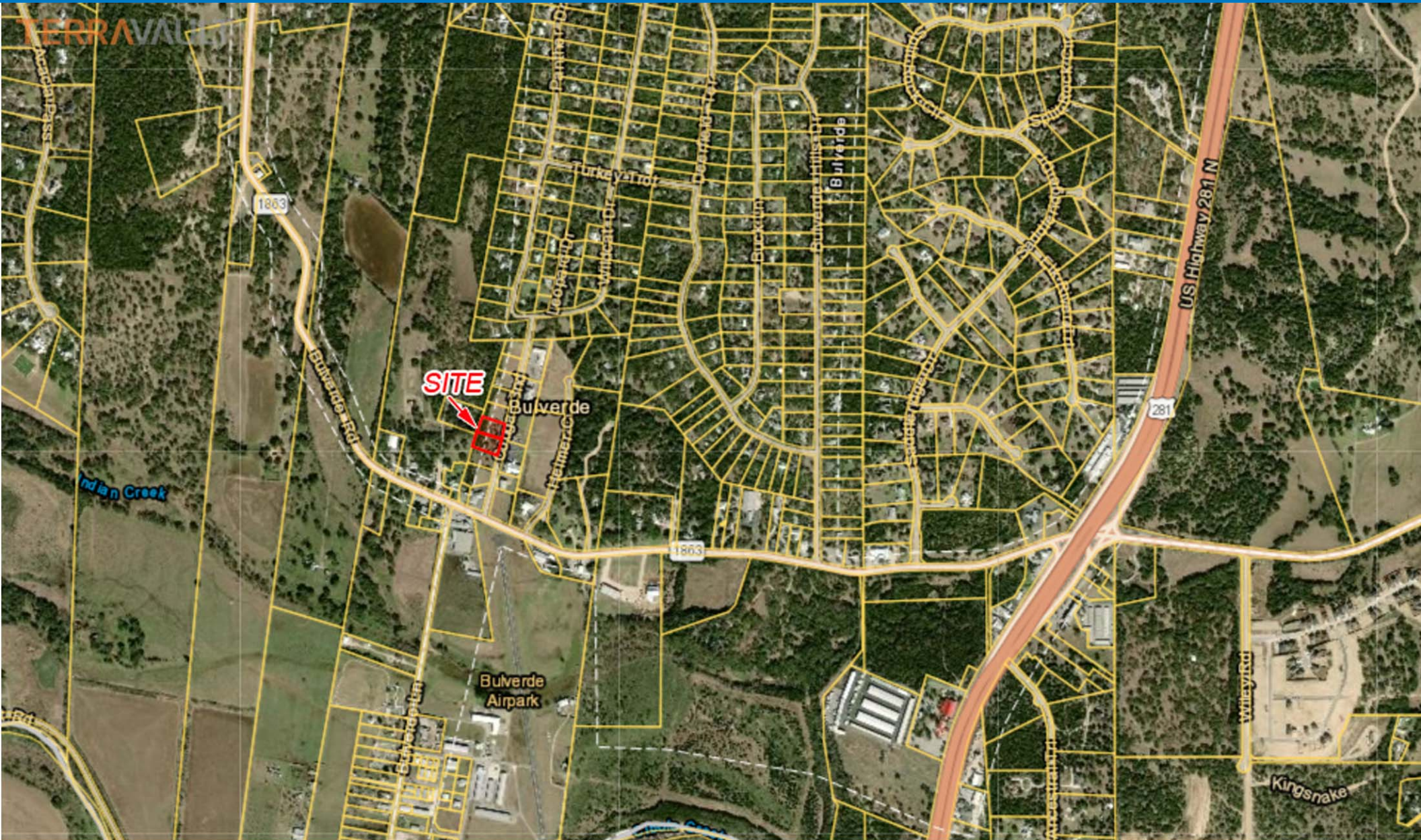


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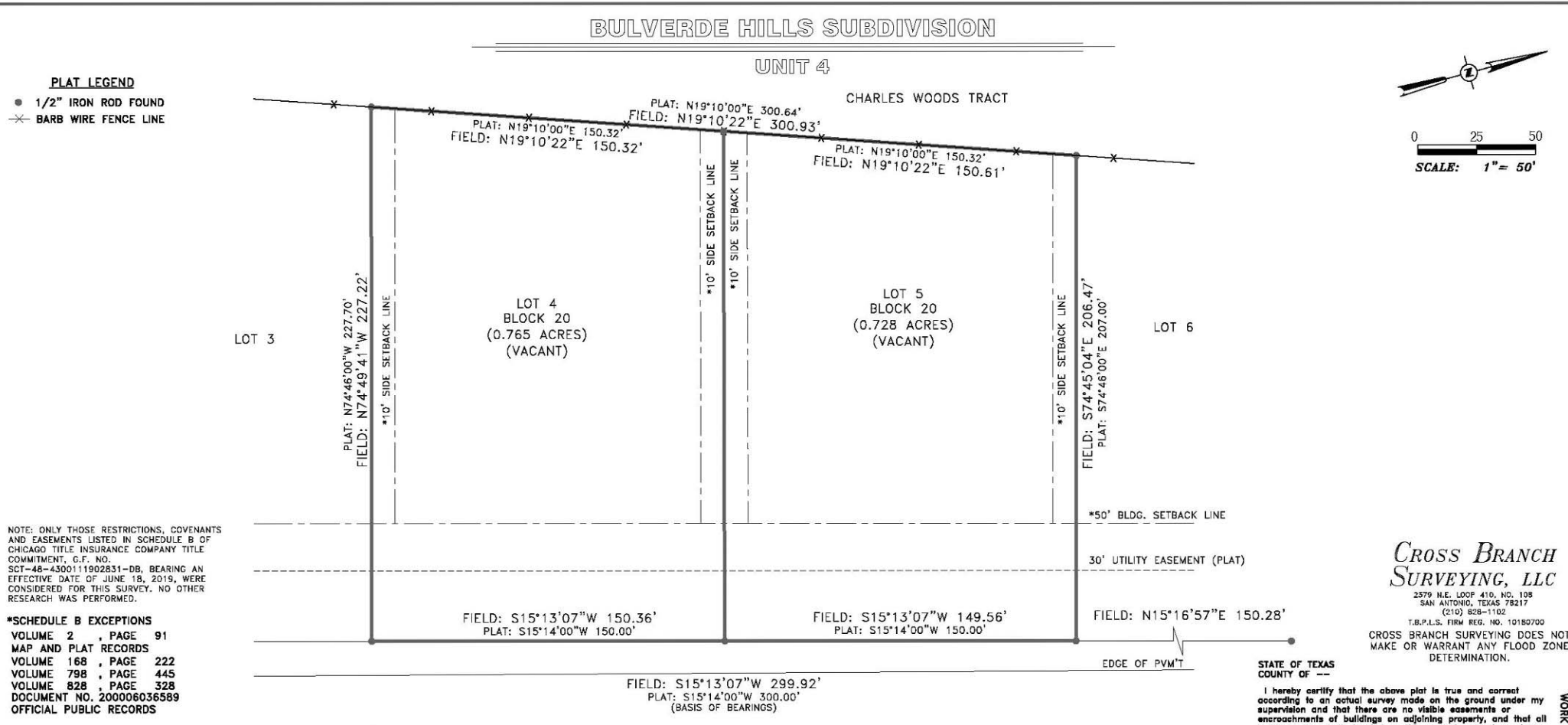


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NOTE: ONLY THOSE RESTRICTIONS, COVENANTS AND EASEMENTS LISTED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT, C.F. NO. SCT-48-4300111902831-DB, BEARING AN EFFECTIVE DATE OF JUNE 15, 2019, WERE CONSIDERED FOR THIS SURVEY. NO OTHER RESEARCH WAS PERFORMED.

***SCHEDULE B EXCEPTIONS**
 VOLUME 2 , PAGE 91
 MAP AND PLAT RECORDS
 VOLUME 168 , PAGE 222
 VOLUME 798 , PAGE 445
 VOLUME 828 , PAGE 328
 DOCUMENT NO. 200006036589
 OFFICIAL PUBLIC RECORDS

BUYER: 4M SA INVESTMENTS, LLC
 LOT 4 & 5 BLOCK 20
 SUBDIVISION BULVERDE HILLS SUBDIVISION, UNIT 4
 VOLUME 2 PAGE 91 MAP & PLAT RECORDS
 ADDRESS: 30313 & 30337 COUGAR BEND
 CITY OF BULVERDE, COMAL COUNTY, TEXAS.
 TITLE INFORMATION PROVIDED BY: CHICAGO TITLE
 (G.F.) REFERENCE: SCT-48-4300111902831-DB
 D.B. D.M. S.B. P.R./A.O.

COUGAR BEND
 (PLATTED AS FAWN DRIVE)
 (60' RIGHT-OF-WAY)



STATE OF TEXAS
 COUNTY OF --

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision 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 and that all corners have been located as indicated above on the date on this plat. Survey is not for architectural, landscaping, engineering, construction or development purposes. Declaration is made to original purchasers of and is not transferable to additional institutions or subsequent owners. Municipal records not researched. Surveyor has abstracted for boundary lines only. Other matters of record which may affect this tract have not been researched.

This 26th day of JUNE, 2019 A.D.

CF

CAESAR A. GARCIA
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 5904

WORK ORDER NO. 19-6-5C

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- Zoning**
Zoning Districts
- AGRICULTURAL
 - COMMERCIAL
 - INDUSTRIAL
 - MIXED USE
 - MULTI-FAMILY
 - PUD
 - RESIDENTIAL
 - RURAL

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