



RECORD DATA

LINE	BEARING	DISTANCE
L1	S 76°48'03" W	71.43'
L2	S 57°58'00" W	117.90'
L3	S 58°46'30" W	98.73'
L4	N 41°02'47" E	18.72'
L5	N 18°03'56" W	81.37'
L6	N 43°09'00" W	127.95'

FIELD DATA

LINE	BEARING	DISTANCE
L1	S 77°37'59" W	71.43'
L2	S 58°59'49" W	117.70'
L3	S 59°22'27" W	98.91'
L4	N 41°52'43" E	18.72'
L5	N 17°14'00" W	81.37'
L6	N 41°55'54" W	127.95'

LEGEND

- BOUNDARY
- - - SETBACK LINE
- - - EASEMENTS
- o o o METAL FENCE
- x x x WIRE FENCE
- OVERHEAD ELECTRIC
- FOUND 1/2" IRON ROD (UNLESS NOTED)
- ⊙ SET 1/2" IRON ROD W/CAP "RPLS 6500"
- () RECORD INFORMATION
- { } SCHEDULE B REFERENCE
- CONC. CONCRETE
- CM CONTROL MONUMENT
- MPR MAP & PLAT RECORDS
- ⊠ AT&T BOX
- ⊞ CABLE PEDESTAL
- ⊟ TELEPHONE PEDESTAL
- ⊞ POWER POLE
- ⊞ GUY WIRE ANCHOR
- ⊞ 25' BUILDING SETBACK LINE[10d]
- ⊞ 10' UTILITY ESM'T.[10i]
- ⊞ 20'x20' TELEPHONE ESM.T.
- ⊞ 20' UTILITY ESM'T.[10h]
- ⊞ 15' WATER LINE ESM'T.[10g]
- ⊞ 50' B.S.L.[10j]

NOTES

- BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, FIPS ZONE 4204, TEXAS SOUTH CENTRAL ZONE, GRID.
- PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:
 - {1} RESTRICTIONS RECORDED IN VOLUME 11, PAGE 397, MAP OR PLAT RECORDS; VOLUME 249, PAGE 455, DEED RECORDS AND COUNTY CLERK'S FILE NO. 9706018641 AND COUNTY CLERK'S FILE NO. 200506008231, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.
 - {10c} EASEMENT AS SHOWN IN INSTRUMENT FROM NORMAN SCHUETZ TO CITY PUBLIC SERVICE BOARD OF SAN ANTONIO, DATED AUGUST 11, 1978 AND FILED IN VOLUME 276, PAGE 30, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
 - {10e} TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN: RECORDED: VOLUME 554, PAGE 656, DEED RECORDS, COMAL COUNTY, TEXAS. PARTIES: NORMAN SCHUETZ AND VALERO TRANSMISSION COMPANY TYPE: EASEMENT AGREEMENT (DOES NOT AFFECT SUBJECT TRACT)



ACCORDING TO FEMA MAP NO. 48091C0440F WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2009, AND A REVISION DATE OF MAY 5, 2014, THIS PROPERTY LIES WITHIN ZONE AE AND IS WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.



I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500

JOB NO. 220512280	CREW: J.L. DATE: 05/17/2022	DRAWN: A.R.	REVIEW: R.B.A. / C.B.S.	REVISION DATE: -/-/-	DATE: 05/24/2022
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