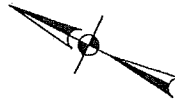


LOT 60, BLOCK 7, PARKRIDGE ESTATES, UNIT TWO,
RECORDED IN VOLUME 8, PAGES 592-593, MAP AND
PLAT RECORDS, GUADALUPE COUNTY, TEXAS.



SCALE: 1"=20'

LEGEND:

- = FND 1/2" IRON PIN W/
CAP STAMPED "HMT"
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- () = PLAT CALLS
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS
OF GUADALUPE COUNTY, TEXAS
- ☒ = TRANSFORMER
- Ⓜ = WATER METER
- Ⓜ = ELECTRIC JUNCTION BOX
- Ⓜ = TELEPHONE PEDESTAL
- Ⓜ = CABLE PEDESTAL
- Ⓜ = CLEAN OUT
- //— = WOOD FENCE
- ▨ = CONCRETE
- ▨ = COVERED CONCRETE

REFERENCE RESTRICTIONS RECORDED IN DOCUMENT NOS. 2016015839, 2016027329, 2017026084, 201899008156, AND 201899008157, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND ALSO, THOSE SET OUT ON THE PLAT RECORDED IN VOLUME 8, PAGES 592-593, MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

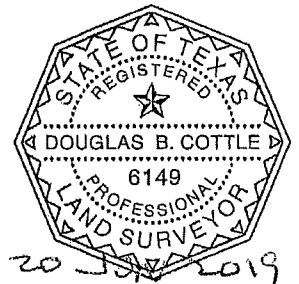
REFERENCE EASEMENT TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 2289, PAGE 297, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

REFERENCE EASEMENT TO INTRATEX GAS COMPANY RECORDED IN VOLUME 427, PAGE 536, DEED RECORDS GUADALUPE COUNTY, TEXAS.

SOUTHWESTERN BELL TELEPHONE, L. P. D/B/A AT&T TEXAS ACCESS, CABLE AND EQUIPMENT EASEMENT RECORDED IN VOLUME 2458, PAGE 984, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

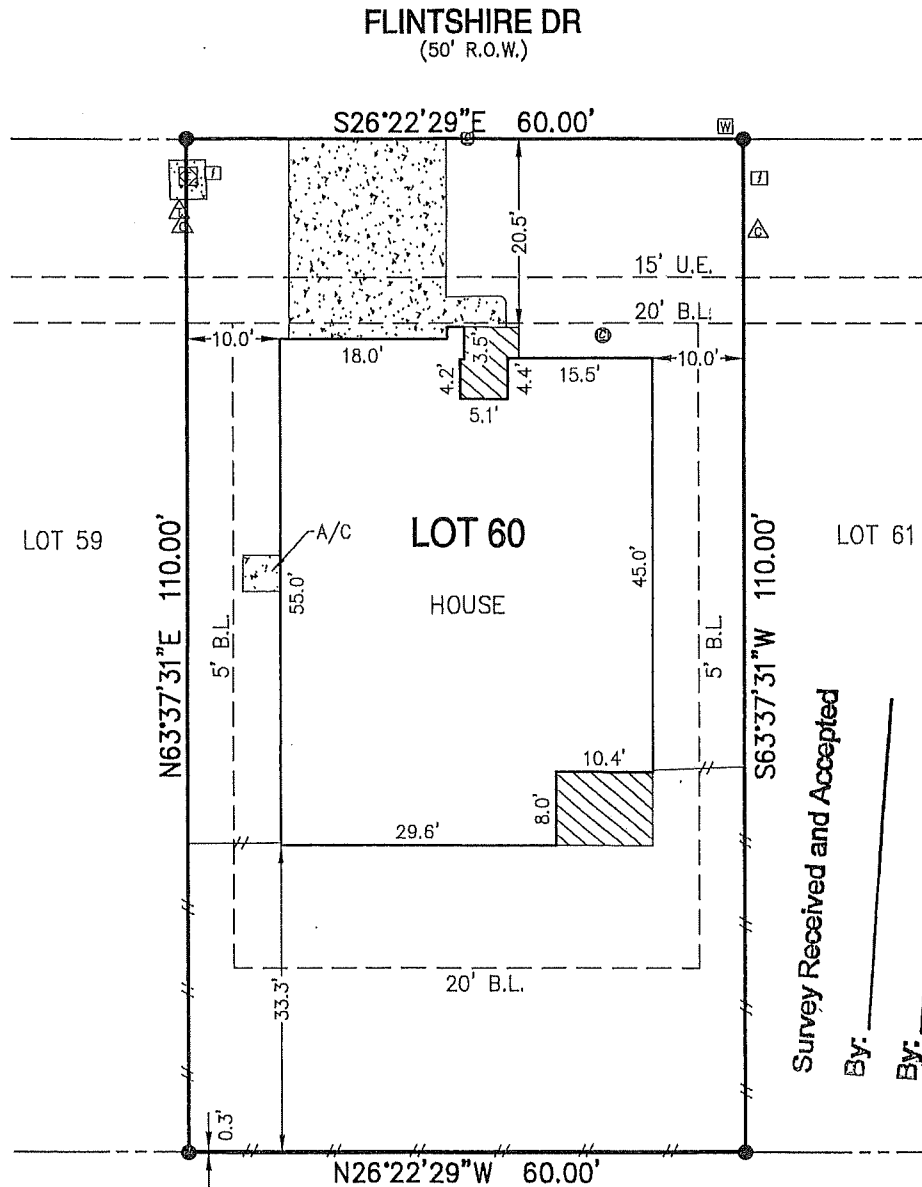
TEMPORARY TURNAROUND EASEMENT FOR INGRESS AND EGRESS RECORDED IN DOCUMENT NO. 2015017578, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83.



2214 FLINTSHIRE DR
NEW BRAUNFELS, TEXAS

THIS SURVEY IS CERTIFIED TO:
DHI TITLE



Survey Received and Accepted
By: _____
By: _____

EBIB, LLC.
REMAINDER OF 49.526 AC.
VOL. 3117, PG. 1030
O.P.R.G.C.T.

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 19TH DAY OF JUNE 2019

DOUGLAS B. COTTLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149

Drawing Name: S:\Projects\Title Surveys\Parkridge Estates Unit 2\Bk 7 Lot 60 - 2214 Flintshire Dr\Final\19-0103 Final.dwg User: doug Date: Jun 20, 2019 - 3:21pm



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600