



TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: LAND SIMPLY SOLD, LLC
ADDRESS: 14014 STATE HWY 46 W.
CITY, STATE, ZIP: SPRING BRANCH, TEXAS 78070
TITLE COMPANY: STEWART GUARANTY TITLE COMPANY
GF NUMBER: 2004455
EFFECTIVE DATE: APRIL 18, 2023
ISSUE DATE: MAY 3, 2023



LAND TITLE SURVEY

LOT 1, WHISPERING HILLS, SITUATED IN COMAL COUNTY, TEXAS,
ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4, PAGES
20-27 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

LEGEND

- BOUNDARY
- SETBACK LINE
- EASEMENTS
- WIRE FENCE (WF)
- EDGE OF ASPHALT
- FOUND 1/2" IRON ROD (UNLESS NOTED)
- 3/8" FOUND 3/8" IRON ROD
- SET 1/2" IRON ROD
- W/CAP "RPLS 6500"
- CALCULATED POINT
- RECORD INFORMATION
- SCHEDULE B REFERENCE
- U.E. UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- 000/000 VOLUME/PAGE
- MPR MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- DR DEED RECORDS OF COMAL COUNTY, TEXAS
- TXDOT TEXAS DEPARTMENT OF TRANSPORTATION

CREEKWOOD RANCHES
UNIT NO. 1
(5 / 175-181 MPR)

LOT 20

LOT 1
1.527 ACRES
< VACANT >

LOT 171

LOT 172

LOT 2

CANTERBURY ROAD
(60' R.O.W)
(4/20-27 MPR)

STATE HWY 46 W.
(100' R.O.W)
(TXDOT MAP: SAT021501RA)

NOTES

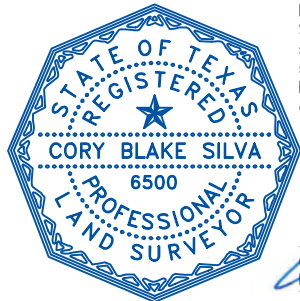
1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED HEREON, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

{1} RESTRICTIONS RECORDED IN VOLUME 247, PAGE 524 OF THE DEED RECORDS; VOLUME 746, PAGE 133 AND DOCUMENT NUMBERS 9806012540, 200606021192, 200806016227, 201206020705, 201206020707, 201206020708, 201206029631, 201206035051, 201206042943, 201506001653, 201606036721, 201606044929, 201706030004, 201806009942, 201806009943, 201806027373, 201906005189 AND 201906033346 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

{10c} ELECTRIC EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. OF RECORD ION VOLUME 202, PAGE 508 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. (BLANKET IN NATURE)

ACCORDING TO FEMA MAP NUMBER 48091C0240F WITH AN EFFECTIVE DATE OF 09/02/2009, THIS PROPERTY LIES WITHIN ZONE "X" AND IS NOT 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

SCALE
1" = 60'

JOB NO. 230514597

CREW: B.B.
DATE: 05/05/2023

DRAWN:
JTD

REVIEW:
C.B.S.

REVISION DATE: --/--/----

DATE: 05/10/2023