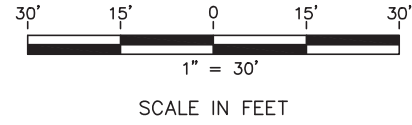


LOT SURVEY

LEGAL DESCRIPTION

LOT 10R, VACATE AND REPLAT OF SATTLER ESTATES, according to the plat recorded in Volume 10, Page 25, Map and Plat Records of Comal County, Texas



LEGEND

- Found 5/8" rebar with no identification
 - ⊙ Found 1/2" rebar with no identification
 - ⊗ Set 1/2" rebar with plastic cap stamped "OPEN RANGE FS 10194069"
 - Calculated Point
- | | | | | | |
|--------|--|-------|--------------------|---|-----------------|
| MPRCCT | Map & Plat Records of Comal County, Texas | TP | Telephone Pedestal | ⊙ | Septic Lid |
| RPRCCT | Real Property Records of Comal County, Texas | WM | Water Meter | ⊠ | Air Conditioner |
| OPRCCT | Official Public Records of Comal County, Texas | ⊗ | Water Valve | ⊙ | Power Pole |
| DRCCT | Deed Records of Comal County, Texas | —○— | Iron Pipe Fence | | |
| PUE | Public Utility Easement | —x— | Wrought Iron Fence | | |
| BSL | Building Setback Line | —□— | Wood Fence | | |
| FT | FENCE TIE | —DHU— | Overhead Utilities | | |

SURVEY NOTES

- (1) CLIENT: Joyce Hellstern
SITUS: 1806 Ponderosa Drive, Canyon Lake, Texas 78132
- (1) DATE FIELD SURVEY COMPLETED: December 2, 2020
- (2) BASIS OF BEARINGS: The north line of Lot 10R according to subject property plat, being S 72°23'00" E.
- (3) FEMA FIRM PANEL 48091C0260F, dated September 2, 2009, shows portions of this property to be in Zone X, Zone AE and Zone AE Floodway. The scaled approximate locations of these lines are depicted on this survey. Portions of the subject property are shown by said FEMA panel to be located in Zone 'AE' which is within a special flood hazard area (SFHA).
- (5) FEMA ZONES:
 ZONE AE – Area of 1% annual chance of flood AKA the 100 year flood with base flood elevations.
 ZONE X SHADED – Area of 0.2% annual chance of flood AKA the 500 year flood.
 ZONE X – Area determined to be outside the 0.2% annual chance of flood.
 FLOODWAY – Channel of stream to be kept free of encroachment so that the 1% annual chance of flood can be carried without substantial increases in flood heights.
- (6) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. This survey was completed without the benefit of a title commitment. Only those easements and setbacks referenced in the documents listed below which may be depicted on a drawing are shown hereon. Adjoiner references shown hereon are for informational purposes only.
- (7) The PUE along the front lot line is shown on R1, however no dimension is given. There are PUE's along the side lots lines referenced in R2, however no dimensions are given, therefore these easement locations have been scaled from the map.
- (8) 1/2" Rebar with no identification was found S 06°52'49" W a distance of 0.48' from the southwest corner.
- (9) REFERENCES:
 R1 – Volume 10, Page 25, MPRCCT. REPLAT of LOTS 10R & 11R, SATTLER ESTATES
 R2 – Volume 145, Page 644 DRCCT. Restrictions of SATTLER ESTATES

CERTIFICATION

I hereby certify this survey was made on the ground under my supervision; this plat correctly represents the facts found at the time of the survey; and except as shown hereon there are no visible protrusions or intrusions of improvements across boundary lines.

W. Andrew McLaughlin
Revision 2
October 26, 2021

W. Andrew McLaughlin, TX RPLS #6473 DATE
 TBPELS Firm #10194069 | JOB No. ORFSB-1000-138 (CEK|WAM)
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 Boerne, TX 78006
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