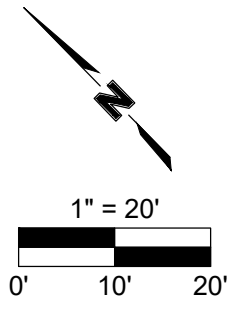


Insured: Kathy Parker and Max W. McFadden  
 Address: 1407 Oaklawn Dr., New Braunfels, TX 78132  
 G.F. No.: 14732NB

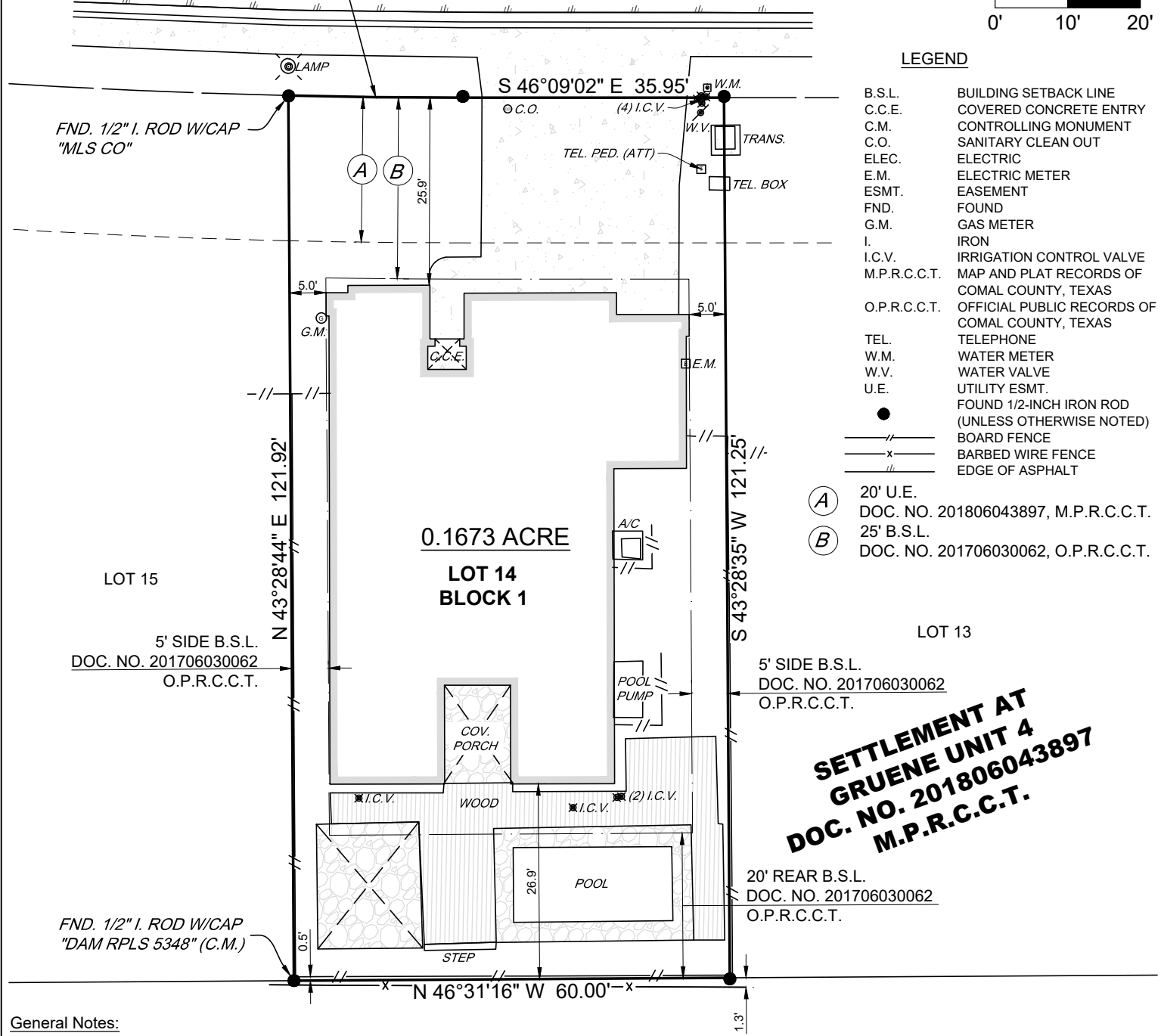


OAKLAWN DR  
 50' R.O.W.  
 (DOC. NO. 201806043897, M.P.R.C.C.T.)  
 L=24.05'  
 R=1025.00'  
 $\Delta=1^{\circ}20'40''$   
 CB=S 45°28'42" E  
 CD=24.05'

**LEGEND**

- B.S.L. BUILDING SETBACK LINE
- C.C.E. COVERED CONCRETE ENTRY
- C.M. CONTROLLING MONUMENT
- C.O. SANITARY CLEAN OUT
- ELEC. ELECTRIC
- E.M. ELECTRIC METER
- ESMT. EASEMENT
- FND. FOUND
- G.M. GAS METER
- I. IRON
- I.C.V. IRRIGATION CONTROL VALVE
- M.P.R.C.C.T. MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- TEL. TELEPHONE
- W.M. WATER METER
- W.V. WATER VALVE
- U.E. UTILITY ESMT.
- FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- // BOARD FENCE
- x- BARBED WIRE FENCE
- //- EDGE OF ASPHALT

- (A) 20' U.E. DOC. NO. 201806043897, M.P.R.C.C.T.
- (B) 25' B.S.L. DOC. NO. 201706030062, O.P.R.C.C.T.



**SETTLEMENT AT  
 GRUENE UNIT 4  
 DOC. NO. 201806043897  
 M.P.R.C.C.T.**

**General Notes:**

1. Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00.
2. This survey was made in reliance upon that certain commitment for title insurance issued by Old Republic National Title Insurance Company under G.F. No. 14732NB, dated effective August 23, 2022 and issued on September 1, 2022.
3. Property lies in Unshaded Zone "X" as delineated on the Flood Insurance Rate Map for Comal County, Texas and Incorporated Areas, Map No. 48091C0455F, Map Effective September 02, 2009.
4. Property is subject to restrictive covenants recorded in Document No. 201706005575, Document No. 201706023622, and Document No. 201706030062, Document No. 202106046127, Document No. 202206002189, Document No. 202206002226 of the Official Public Records of Comal County, Texas.

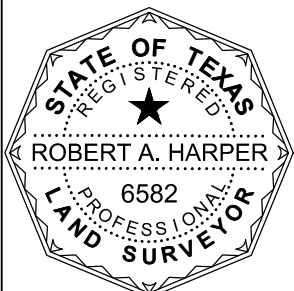
CALLED 9.389 ACRES  
 TRACT THREE  
 DENNIS LEE ENZIL AND WIFE, JAMIE LYNN EZELL  
 DOC. NO. 9906017022, O.P.R.C.C.T.

**New Braunfels Utility Easement Note:**

1. Utilities will possess a 5' wide service easement to the dwelling along the service line to the service entrance. This easement will vary upon location of dwelling and service. (As noted in Settlement At Gruene Unit 4 Document No. 201806043897, M.P.R.C.C.T.)

I, Robert A. Harper, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey substantially complies with the minimum technical standards as promulgated by the Texas Board of Professional Engineers and Land Surveyors.

Dated this the 21st day of September, 2022.



*Robert A. Harper*  
 Robert A. Harper, RPLS No. 6582  
 Summit Geomatics, Inc.  
 Tel: (210) 971-4870  
 rharper@summit-geomatics.com



**SURVEY PLAT OF**  
**LOT 14, BLOCK 1**  
**SETTLEMENT AT GRUENE**  
**UNIT 4**  
**DOC. NO. 201806043897**  
**MAP AND PLAT RECORDS OF**  
**COMAL COUNTY, TEXAS**

SCALE:	JOB NO.:	DATE:	SHEET:
1"=20'	22.0166	09/21/2022	1 OF 1

X:\05\_Summit\_Projects\2022-Projects-Projects\22.0166\_OKI\_140\OaklawnDr\_NB\03\_Finals\01\_CAD\140\OaklawnDr\_BSI(G).dwg 9/22/2022 2:45 PM, SergioLujan