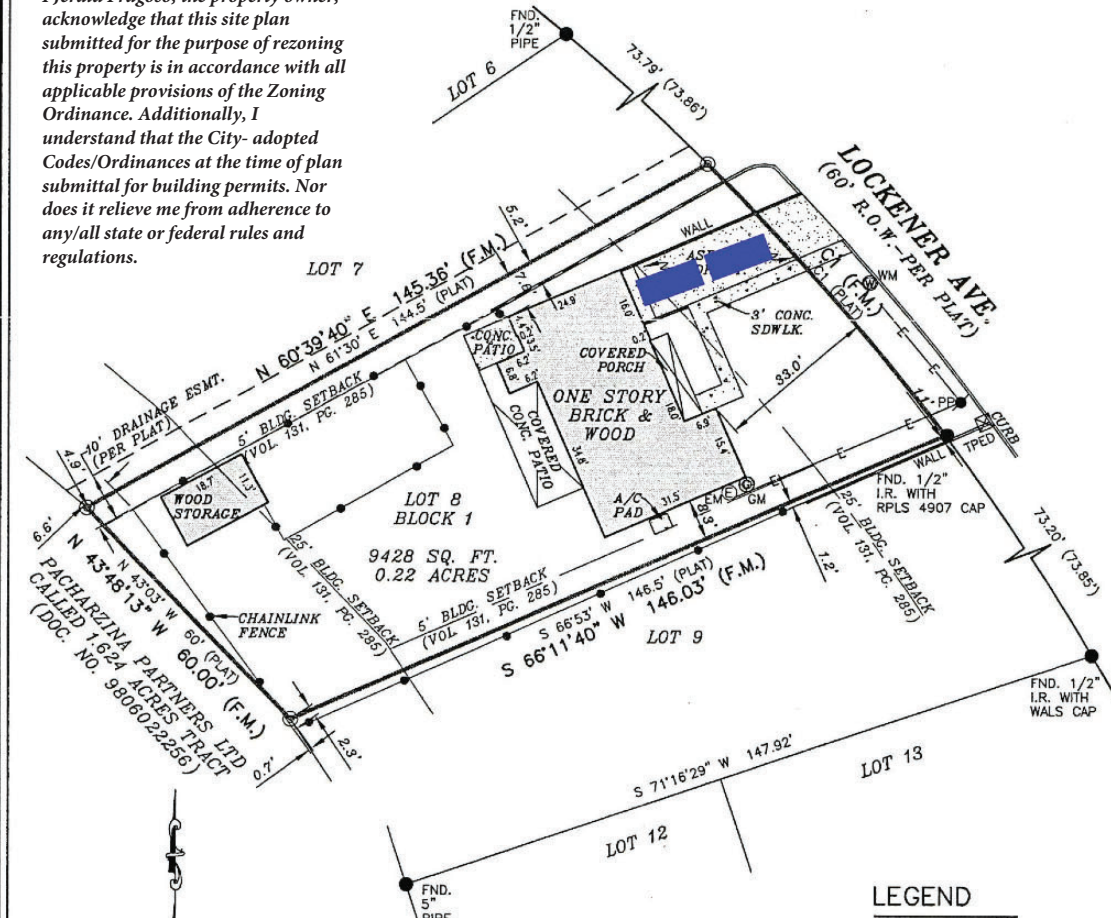
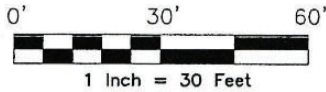


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	--	73.85'	--	--	--
C2	513.00'	73.78'	73.72'	S 41°03'43" E	08°14'25"

I Jerald Frago, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that the City- adopted Codes/Ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.



GRAPHIC SCALE



SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS SOUTH CENTRAL ZONE, NAD 83.

THE ORIGINAL PLAT IS WITHOUT CURVE DATA. THE CURVE DATA SHOWN ON THIS SURVEY IS CONSTRUCTED BASED ON FIELD MEASURED STREET CENTERLINE CONTROL OFFSETS.

At date of this survey, the property is in FEMA designated ZONE SHADED X, Areas of 0.2% Annual Chance Flood, as verified by FEMA map Panel No: 48091C 0435 F effective date of SEPTEMBER 02, 2009

Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- CHAINLINK FENCE
- E--- OVERHEAD ELECTRIC
- ⊙ SET IRON ROD
- FOUND IRON ROD
- ⊗ TELEPHONE PEDESTAL
- ⊕ WATER METER
- ⊖ ELECTRIC METER
- ⊙ GAS METER
- POWER POLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

I, ROBERT W. JOHNSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to ALAMO TITLE COMPANY and

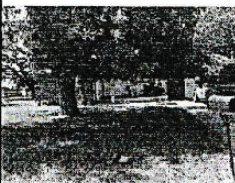
that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: B. CLEMONS LLC
Address: 443 LOCKENER AVE. GF No. SAT-44-4000442400220-LG
Effective Date: March 19, 2024, Issued Date: March 27, 2024

Legal Description of the Land:
Lot 8, Block 1, PARKVIEW ESTATES, UNIT 1, in the City of New Braunfels, Comal County, Texas, according to plat thereof recorded in Volume 1, Page 57, Map and Plat Records of Comal County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 1, PAGE 57, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS; VOLUME 131, PAGE 285, DEED RECORDS, COMAL COUNTY, TEXAS; VOLUME 144, PAGE 481, DEED RECORDS, COMAL COUNTY, TEXAS; VOLUME 164, PAGE 86, DEED RECORDS, COMAL COUNTY, TEXAS; VOLUME 602, PAGE 711, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

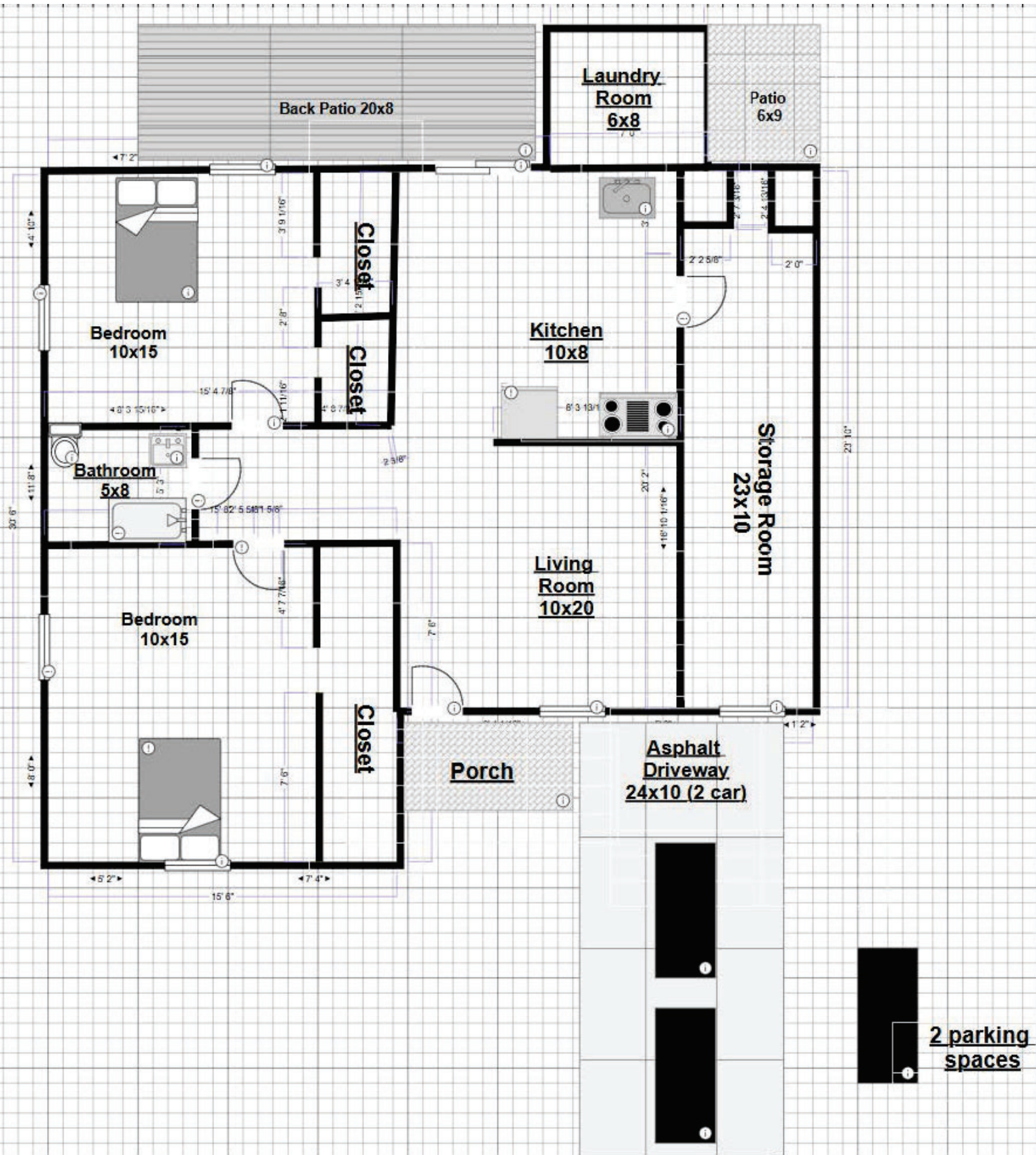
JOB NO.:	2403099280	NO.	REVISION	DATE
DATE:	03/29/24			
DRAWN BY:	JD/IK/MM			
APPROVED BY:	RWJ			



Robert Johnston
ROBERT W. JOHNSTON R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5579

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EXCELLENCE IN LAND SURVEYING

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WEB: WWW.AMERISURVEYORS.COM



2 parking spaces