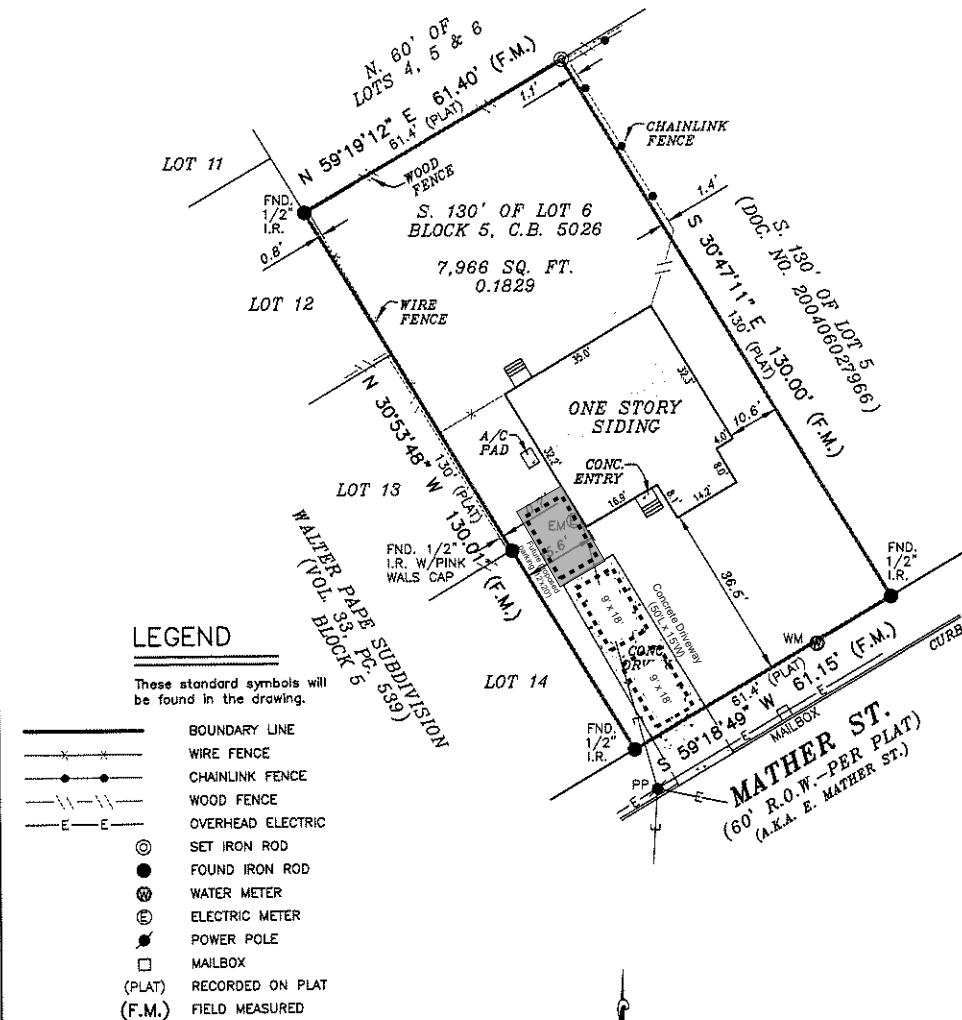


SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL ZONE, NAD83.

THE ORIGINAL PLAT RECORD IS ILLEGIBLE. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.



At date of this survey, the property is in FEMA designated ZONE AE. Areas with base Flood Elevations Determined as verified by FEMA map Panel No. 48091C 0455 E 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.

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: **LAURA PANIAGUA AND DIEGO ARROYO**
Address: **465 E. MATHER ST.** GF No. **SAT-14-4000142300094-KP**
Effective Date: February 21, 2023, Issued Date: February 28, 2023

Legal Description of the Land: S. 130' OF LOT 6, Block 5, City Block 5026 of BRAUNFELS HEIGHTS, a subdivision in the City of New Braunfels, Comal County, Texas according to the plat recorded in Volume 32, Page 112 of the Deed Records of Comal County, Texas.

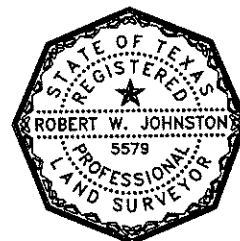
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 31, PAGE 112, DEED RECORDS, COMAL COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	2303094103	NO.	REVISION	DATE
DATE:	03/10/23			
DRAWN BY:	JD/LN/RD			
APPROVED BY:	RWJ			



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

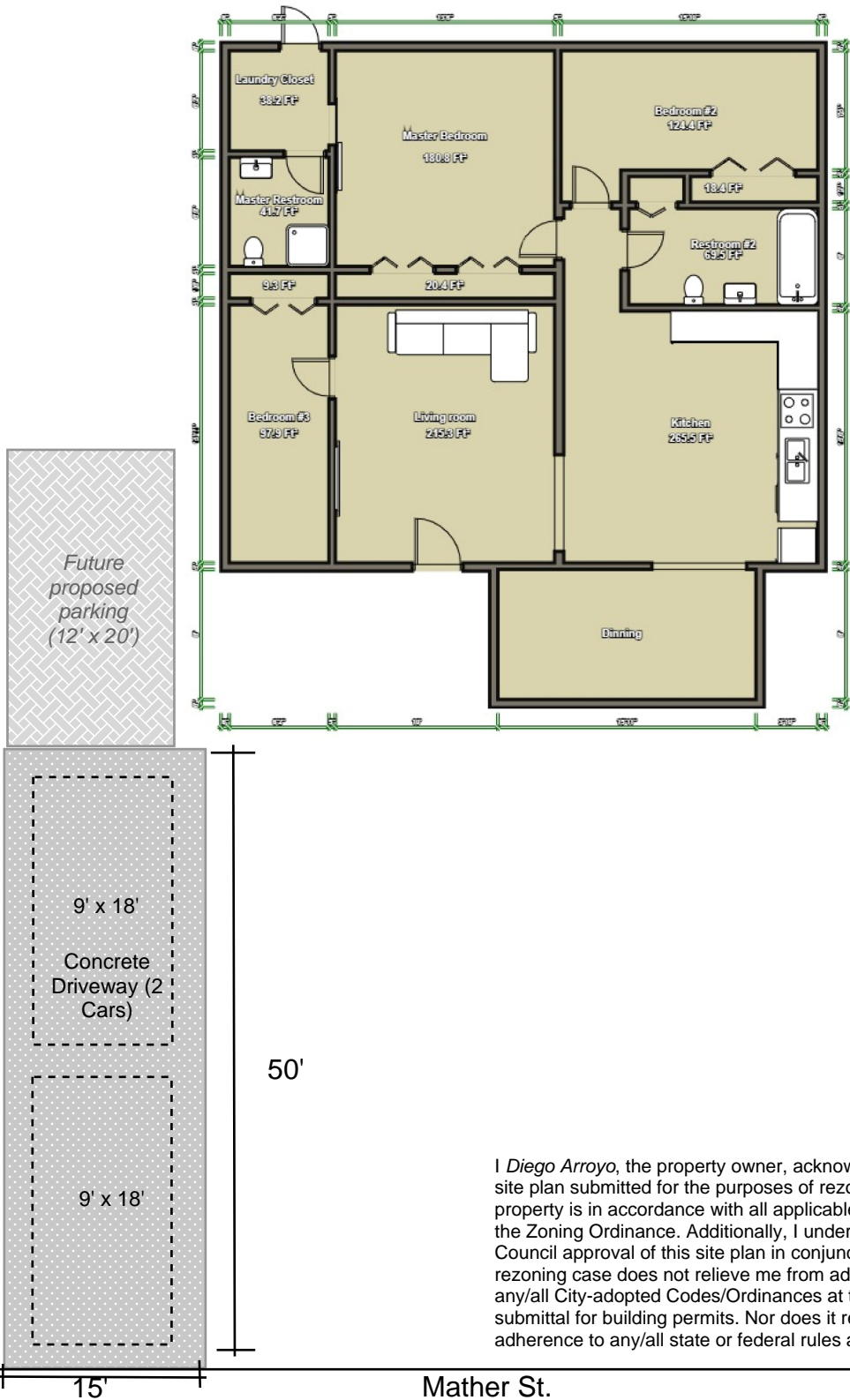


P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1895
WEB: WWW.AMERISURVEYORS.COM

I Diego Arroyo, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all 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.

LP
[Signature]

465 E Mathers,
New Braunfels TX 78132



I *Diego Arroyo*, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all 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.