

BRENT C. PFEIFFER &
HOLLIE H. PFEIFFER
(DOC. NO. 202106001266)
(A.K.A. LOT 18A)

MULBERRY AVE.
(40' R.O.W. - PER PLAT)

SURVEYOR'S NOTE(S):

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

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. ANY RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

At date of this survey, the property is in FEMA designated ZONE X SHADED, 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.

I, RACHEL LYNN HANSEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

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: CECIL M. GREGG III & ALICIA L. GREGG
Address: 1062 MULBERRY AVE. GF No. --

Legal Description of the Land:
Lots 23, 24 and 25, Block 8 of LANDA PARK ESTATES, a subdivision in the city of New Braunfels, Comal County, Texas, according to the plat recorded in Volume 62, Pages 463-464 of the Deed Records of Comal County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 62, PAGES 463-464, DEED RECORDS, COMAL COUNTY, TEXAS

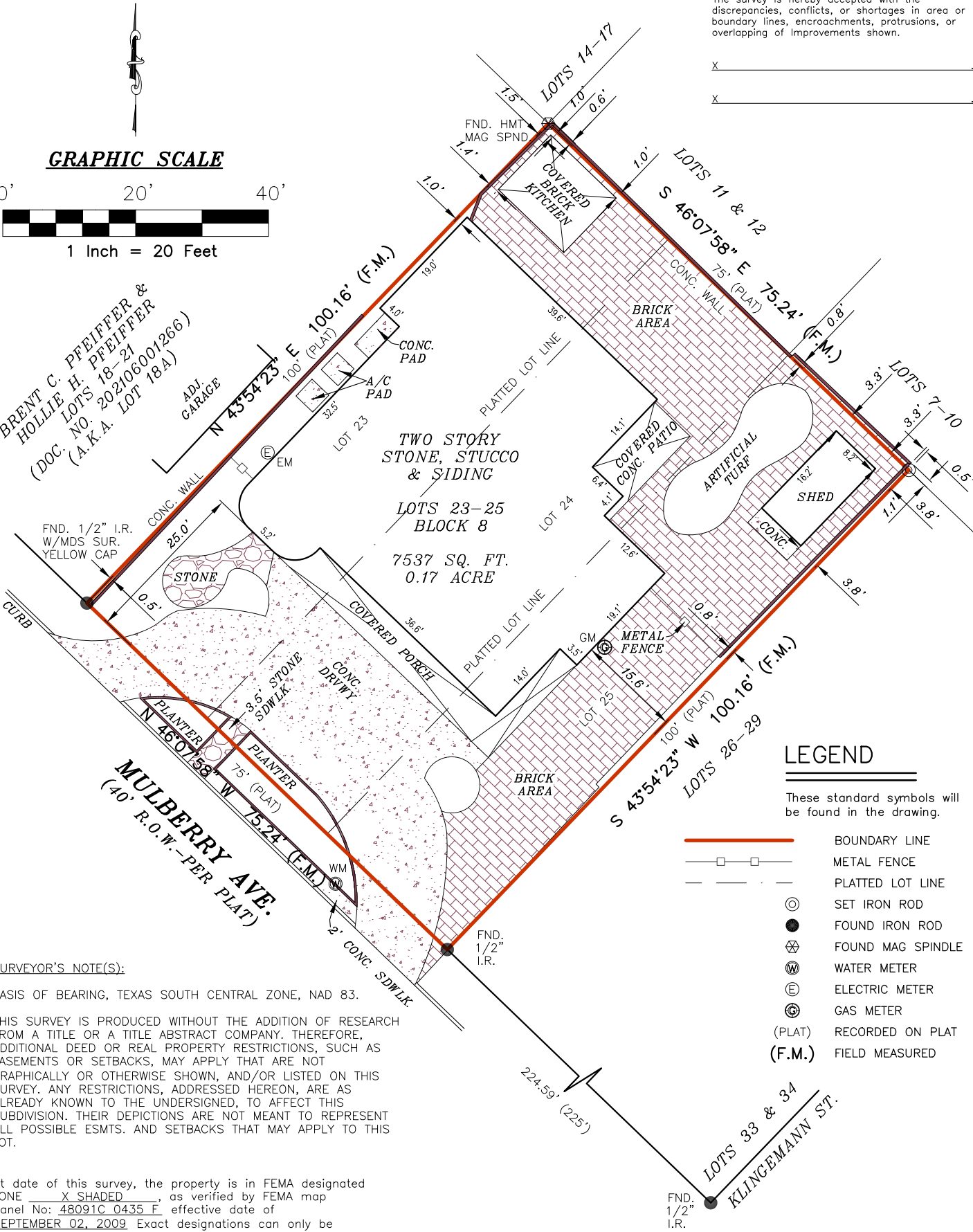
PROPERTY PHOTOGRAPH:



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM

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

X _____
X _____



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- METAL FENCE
- PLATTED LOT LINE
- SET IRON ROD
- FOUND IRON ROD
- FOUND MAG SPINDLE
- WATER METER
- ELECTRIC METER
- GAS METER
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

FINAL "AS-BUILT" SURVEY

JOB NO.:	2306095738	NO.	REVISION	DATE
DATE:	06/12/23	01.	LOT STAKED AND UPDATED SURVEY	06/20/23
DRAWN BY:	JD/RM/JC	02.	REM. PUMP/ADD DIST.	06/22/23
APPROVED BY:	RLH	(REFER JOB NO. 2306095662)		



RACHEL LYNN HANSEN, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6358