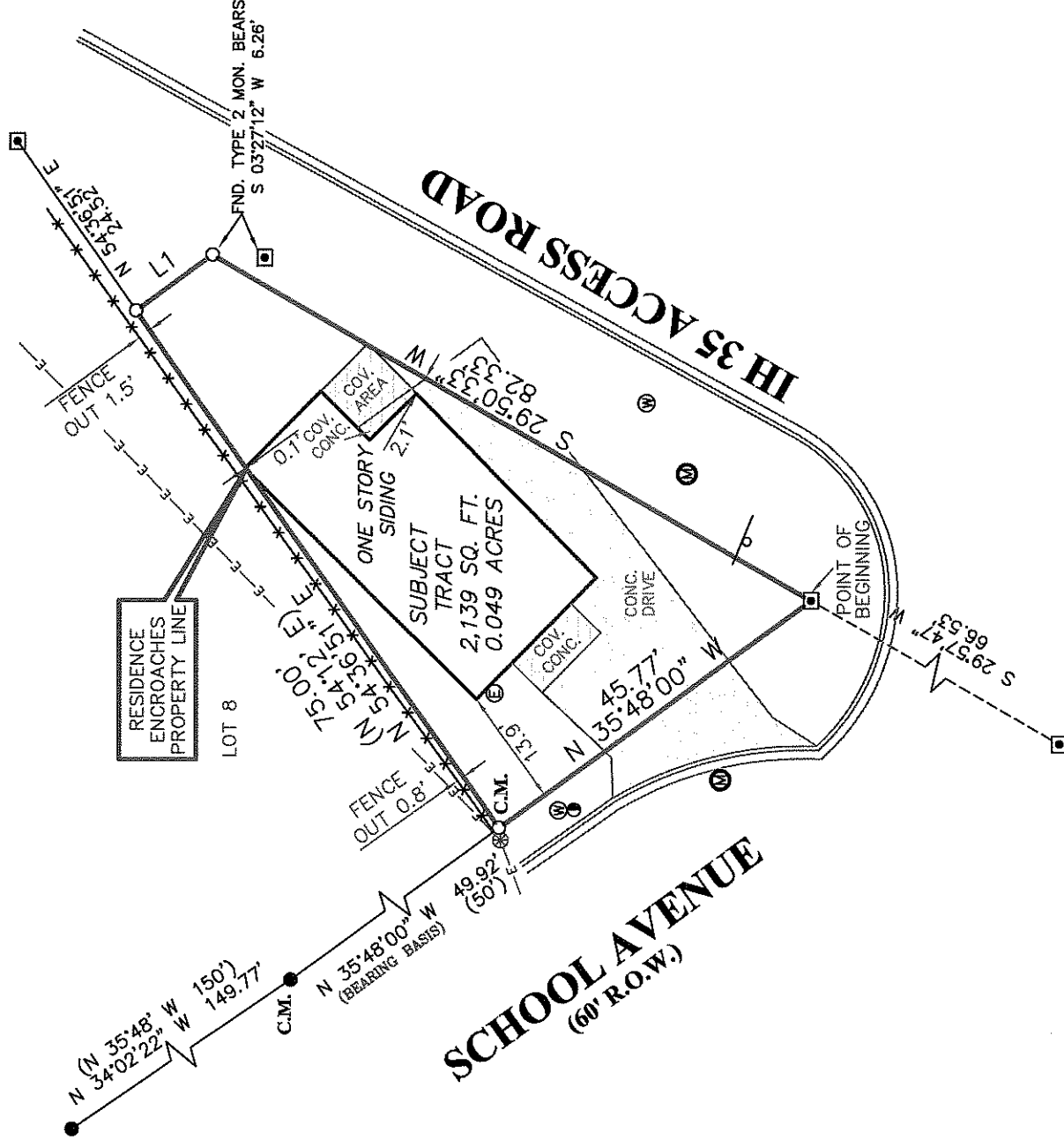


LINE BEARING	DISTANCE
L1 S 35°48'00" W	E 11.28'

SITE PLAN



SCALE: 1"=20'



NOTE: BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 89, PAGE 477, DEED RECORDS, COMAL COUNTY, TEXAS.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS. AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48091C, Panel No. 0445 F, which is Dated 09/02/2009. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



FIRM REGISTRATION NO.
10111700



LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = SET 1/2" IRON ROD
 - = FND 1/2" IRON ROD
 - = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - U = SIGN
 - = OVERHEAD ELECTRIC
 - = WIRE FENCE
 - = FND. TYPE II MONUMENT
 - = POWER POLE
 - = SEWER MANHOLE
 - = ELECTRIC METER
 - = WATER METER
 - = CLEANOUT

DRAWN BY: JC

G.F. NO. 1840904-NBF JOB NO. 85776

TITLE COMPANY: INDEPENDENCE TITLE

DATE: 10/25/2018

Property Address:
291 SCHOOL AVENUE
Property Description:

Being 0.049 acres of land, more or less, being out of Lot 9, Block 3, Buena Vista Addition, situated in the City of New Braunfels, Texas, and being that same tract recorded in a General Warranty Deed Reserving Vendor's Lien, recorded in Document No. 201806032823, said 0.049 acres being more particularly described by metes and bounds attached hereto.

Owner:
KIMI-LYN MURRAY

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

