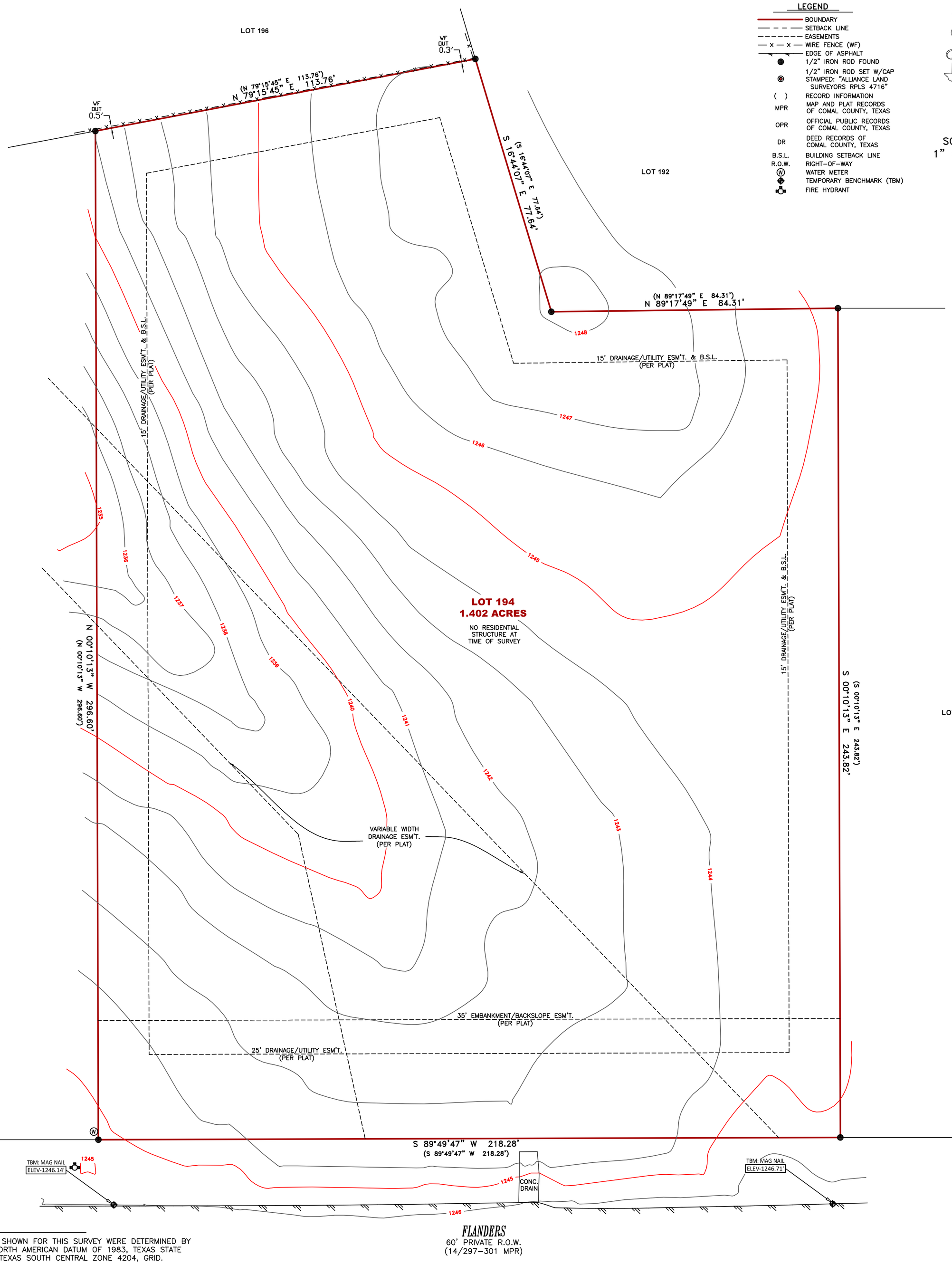
ALLIANCE LAND SURVEYORS
TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: STEPHEN J & LAURIE U LAVOIE
ADDRESS: 235 FLANDERS
CITY, STATE, ZIP: FISCHER, TX 78623

BOUNDARY AND TOPOGRAPHY SURVEY

BEING LOT 194, THE LEGENDS AT RANCHO DEL LAGO, UNIT 2, AN ADDITION IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 14, PAGES 297–301, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.





LEGEND

- BOUNDARY
- SETBACK LINE
- EASEMENTS
- WIRE FENCE (WF)
- EDGE OF ASPHALT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/CAP STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
- ( ) RECORD INFORMATION
- MPR MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- DR DEED RECORDS OF COMAL COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- WATER METER
- TEMPORARY BENCHMARK (TBM)
- FIRE HYDRANT

SCALE
1" = 20'

NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.

3. ELEVATION SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID18).

ACCORDING TO FEMA MAP NO. 48091C0105F WITH AN EFFECTIVE DATE OF 09/02/2009, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (msc.fema.gov).

I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:

THE 12TH DAY OF AUGUST 2026, A.D.

STATE OF TEXAS REGISTERED GARY A. GIBBONS 4716 PROFESSIONAL LAND SURVEYOR

Gary A. Gibbons

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716

JOB NO. 260823183	FIELD WORK: BB3	BOUNDARY: RBA	DRAWN: RBA	REVIEW: JTD/GG	REVISION DATE: --/--/---- - - -

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