



13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509

BORROWER/OWNER: JORGE VILLARREAL AND MATY MARIE VILLAREAL
ADDRESS: 189 LAMPLIGHT
CITY, STATE, ZIP: SPRING BRANCH, TX 78070
TITLE COMPANY: ALAMO TITLE INSURANCE
GF NUMBER: SAT-44-4000442000316-BB



LEGAL DESCRIPTION

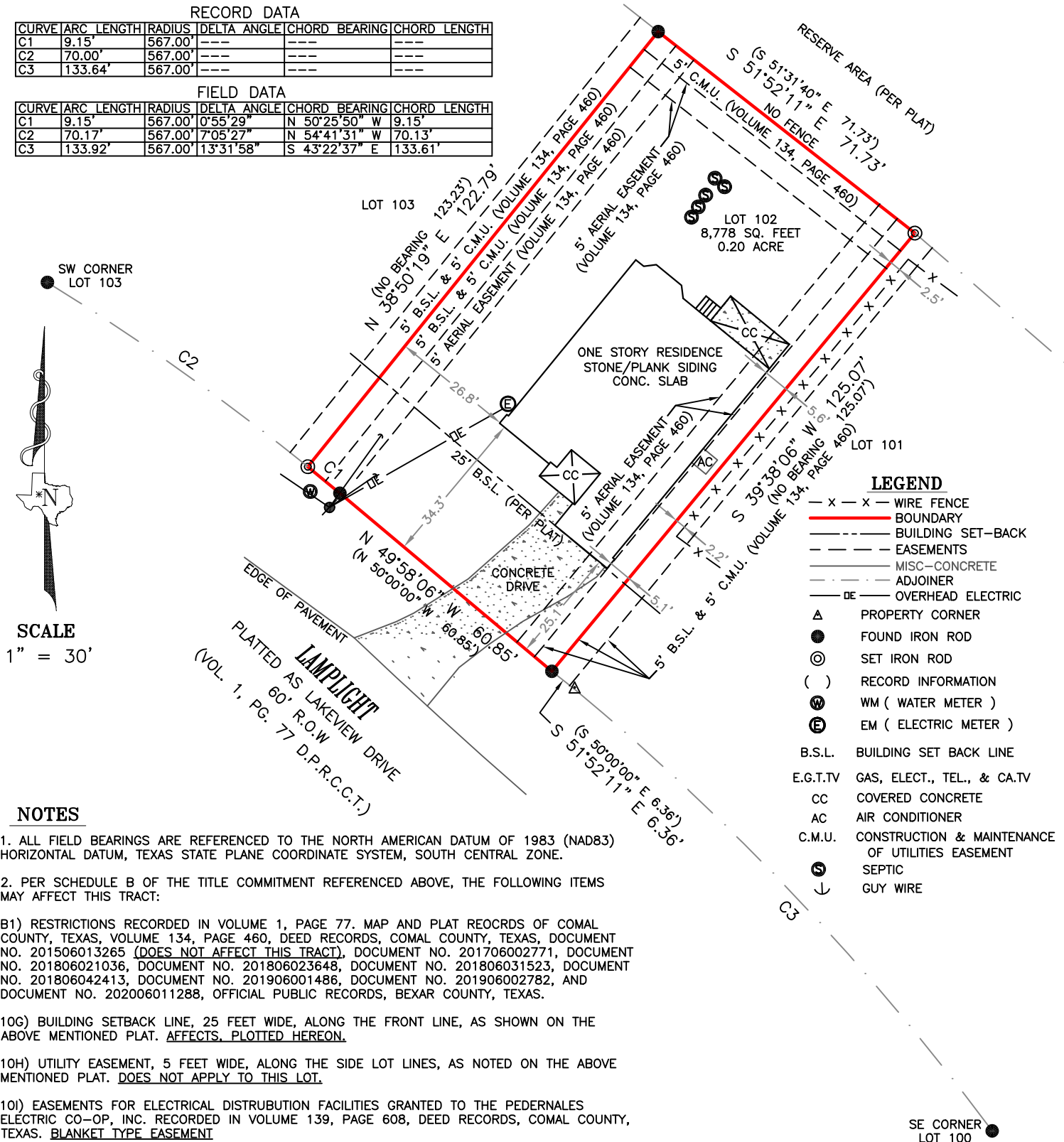
LOT 102, CYPRESS COVE SECTION 5, AN ADDITION IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 77, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

RECORD DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9.15'	567.00'	---	---	---
C2	70.00'	567.00'	---	---	---
C3	133.64'	567.00'	---	---	---

FIELD DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9.15'	567.00'	0°55'29"	N 50°25'50" W	9.15'
C2	70.17'	567.00'	7°05'27"	N 54°41'31" W	70.13'
C3	133.92'	567.00'	13°31'58"	S 43°22'37" E	133.61'



NOTES

1. ALL FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

B1) RESTRICTIONS RECORDED IN VOLUME 1, PAGE 77. MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, VOLUME 134, PAGE 460, DEED RECORDS, COMAL COUNTY, TEXAS, DOCUMENT NO. 201506013265 (DOES NOT AFFECT THIS TRACT), DOCUMENT NO. 201706002771, DOCUMENT NO. 201806021036, DOCUMENT NO. 201806023648, DOCUMENT NO. 201806031523, DOCUMENT NO. 201806042413, DOCUMENT NO. 201906001486, DOCUMENT NO. 201906002782, AND DOCUMENT NO. 202006011288, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

10G) BUILDING SETBACK LINE, 25 FEET WIDE, ALONG THE FRONT LINE, AS SHOWN ON THE ABOVE MENTIONED PLAT. AFFECTS, PLOTTED HEREON.

10H) UTILITY EASEMENT, 5 FEET WIDE, ALONG THE SIDE LOT LINES, AS NOTED ON THE ABOVE MENTIONED PLAT. DOES NOT APPLY TO THIS LOT.

10I) EASEMENTS FOR ELECTRICAL DISTRIBUTION FACILITIES GRANTED TO THE PEDERNALES ELECTRIC CO-OP, INC. RECORDED IN VOLUME 139, PAGE 608, DEED RECORDS, COMAL COUNTY, TEXAS. BLANKET TYPE EASEMENT

10J) FLOWAGE EASEMENT RECORDED IN VOLUME 127, PAGE 268, DEED RECORDS, COMAL COUNTY, TEXAS. APPLIES TO LANDS BELOW THE 948' ELEVATION CONTOUR. ALLIANCE LAND SURVEYORS DID NOT PERFORM A TOPOGRAPHIC OR ELEVATION SURVEY OF THIS TRACT.

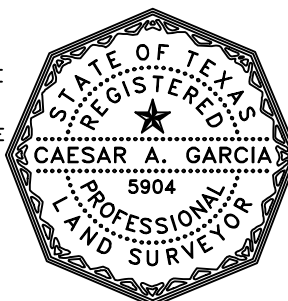
10K) EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES FACILITIES, 5 FEET WIDE, ALONG REAR LOT LINE, AND 5 FEET WIDE, ALONG SIDE LOT LINES, AS PROVIDED BY INSTRUMENT RECORDED IN VOLUME 134, PAGE 460, DEED RECORDS, COMAL COUNTY, TEXAS. AFFECTS, PLOTTED HEREON.

10I) AERIAL UTILITY EASEMENT, 5 FEET WIDE AT A HEIGHT OF 20 FEET ADJACENT TO ALL EASEMENTS AS SET OUT IN VOLUME 134, PAGE 460, DEED RECORDS, COMAL COUNTY, TEXAS AND AS SHOWN ON THE ABOVE MENTIONED PLAT. AFFECTS, PLOTTED HEREON.

10N) NOTICE OF RULES AND REGULATIONS REGARDING ON-SITE SEWAGE FACILITIES, AS PROVIDED BY INSTRUMENT DATED JULY 17, 2018 AT DOCUMENT NO. 201806039321, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

X
X



CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5904

ACCORDING TO FEMA MAP NO. 48091C0090F WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 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.

I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

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DATE: 05/19/20 JOB NO. 200508266 FIELD: J.L. BOUNDARY: L.S. DRAWN: L.S. REVIEW: C.G. REVISION DATE: --- TEXAS FIRM #10194244