

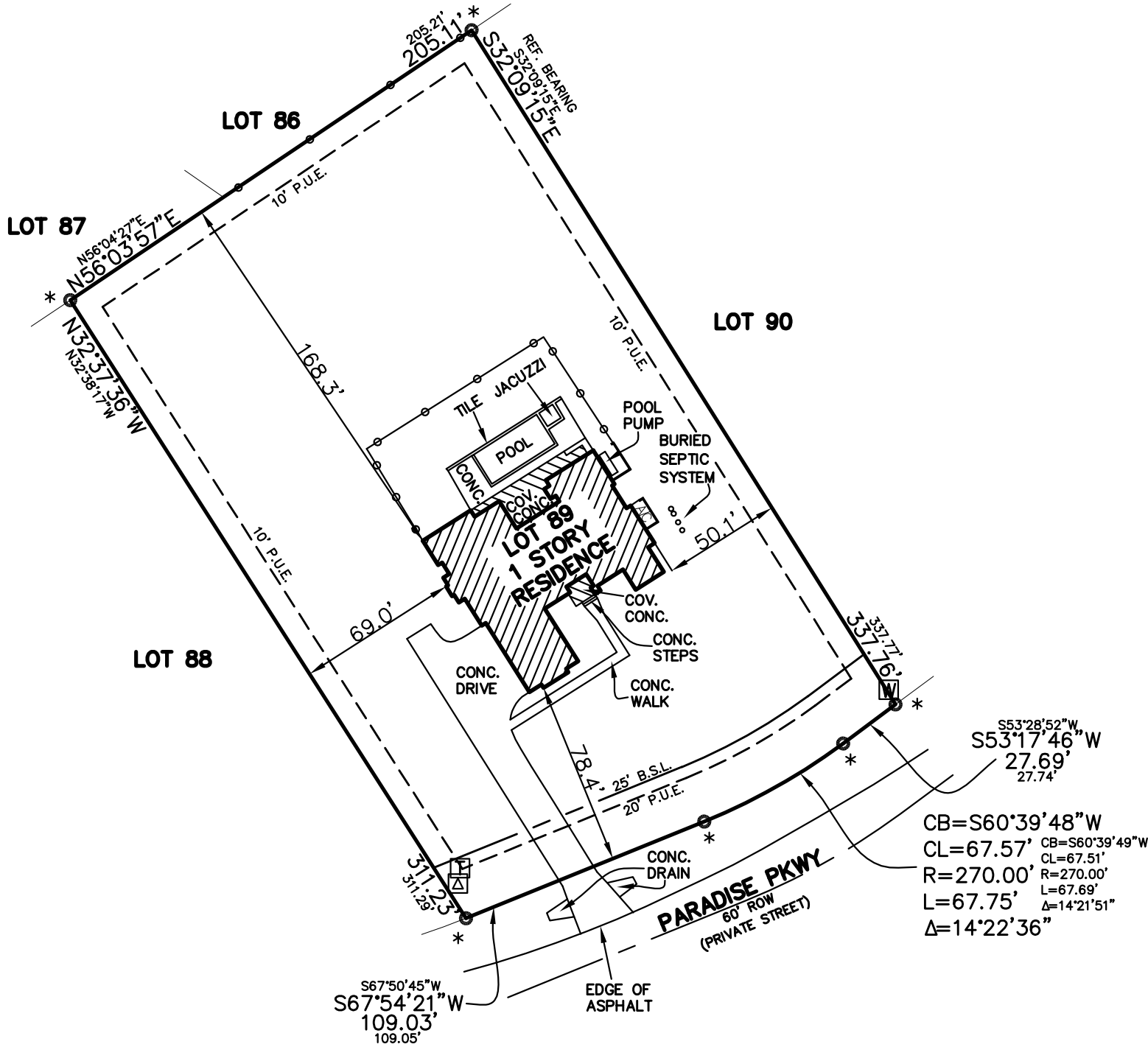
SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOL. —, PAGE —, RECORDS
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VOL. —, PAGE —, RECORDS
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VOL. —, PAGE —, RECORDS
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VOL. —, PAGE —, RECORDS
VOL. —, PAGE —, RECORDS
VOL. —, PAGE —, RECORDS
VOL. —, PAGE —, RECORDS
VOL. —, PAGE —, RECORDS
DOCUMENT # —, RECORDS
DOCUMENT # —, RECORDS
DOCUMENT # —, RECORDS



NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW
ALL SETBACK / EASEMENTS OR OTHER MATTERS
AFFECTING THIS PROPERTY.



FINAL SURVEY

P.U.E. — PUBLIC UTILITY EASEMENT (PER PLAT)
B.S.L. — BUILDING SETBACK LINE (PER PLAT)

* — 1/2" IRON ROD FOUND

LEGEND

N45°00'00"E 100.00'	RECORD INFORMATION	S45°00'00"W 100.00'	AS MEASURED IN FIELD		○ PROPERTY CORNER MONUMENTATION	○ GUARD SET	← WATER FLOW	X100.00	⊕ 100.00	— ELEVATION DATA	● CLEAN OUT
					✕ WIRE FENCE	— WOOD FENCE	○ IRON FENCE	◇ CHAIN LINK FENCE	Ⓢ SAN. SEWER MANHOLE		
RETAINING WALL	⊗ FIRE HYDRANT	⬢ AC	⬠ TRANSFORMER	Ⓛ ELECTRIC BOX	Ⓣ TELEPHONE PEDESTAL	■ CABLE TV BOX	Ⓦ WATER METER	⊗ POWER POLE	⊗ WATER VALVE	⊗ LIGHT POST	— OHE OVERHEAD ELECTRIC LINE

LOT(S) 89 BLOCK — N.C.B. — SUBDIVISION PARADISE ON THE GUADALUPE UNIT 1
VOLUME — PAGE — DOCUMENT # 202106042687 OF THE MAP & PLAT RECORDS OF COMAL COUNTY,
WITNESS MY HAND AND SEAL THIS 18TH DAY OF JULY, 2024. ADDRESS: 1709 PARADISE PARKWAY
BUYER: FRANK JOSEPH ARONEO GF# —

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY EXCLUSIVELY TO FIRST HORIZON BANK, ISAOA/ATIMA, FRANK JOSEPH ARONEO, OLD
REPUBLIC NATIONAL TITLE, FOR THIS SPECIFIC TRANSACTION ONLY, THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER
MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON.
SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN. STEPHEN G. COOK ENGINEERING, INC. ACCEPTS
NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO.
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STEPHEN G. COOK, R.P.L.S.



#5967
SGCE JOB NO#
SEW GT
DRAWN BY SURV. BY



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REGISTERED LAND SURVEYORS SAN ANTONIO, TEXAS 78232
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