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

BORROWER/OWNER: KENNETH FRANK GEZELLA AND JULIE B. GEZELLA
ADDRESS: 1471 DECANTER DRIVE
CITY, STATE, ZIP: NEW BRAUNFELS, TX. 78132
TITLE COMPANY: PROVIDENCE TITLE COMPANY
GF NUMBER: 128000934



LEGAL DESCRIPTION

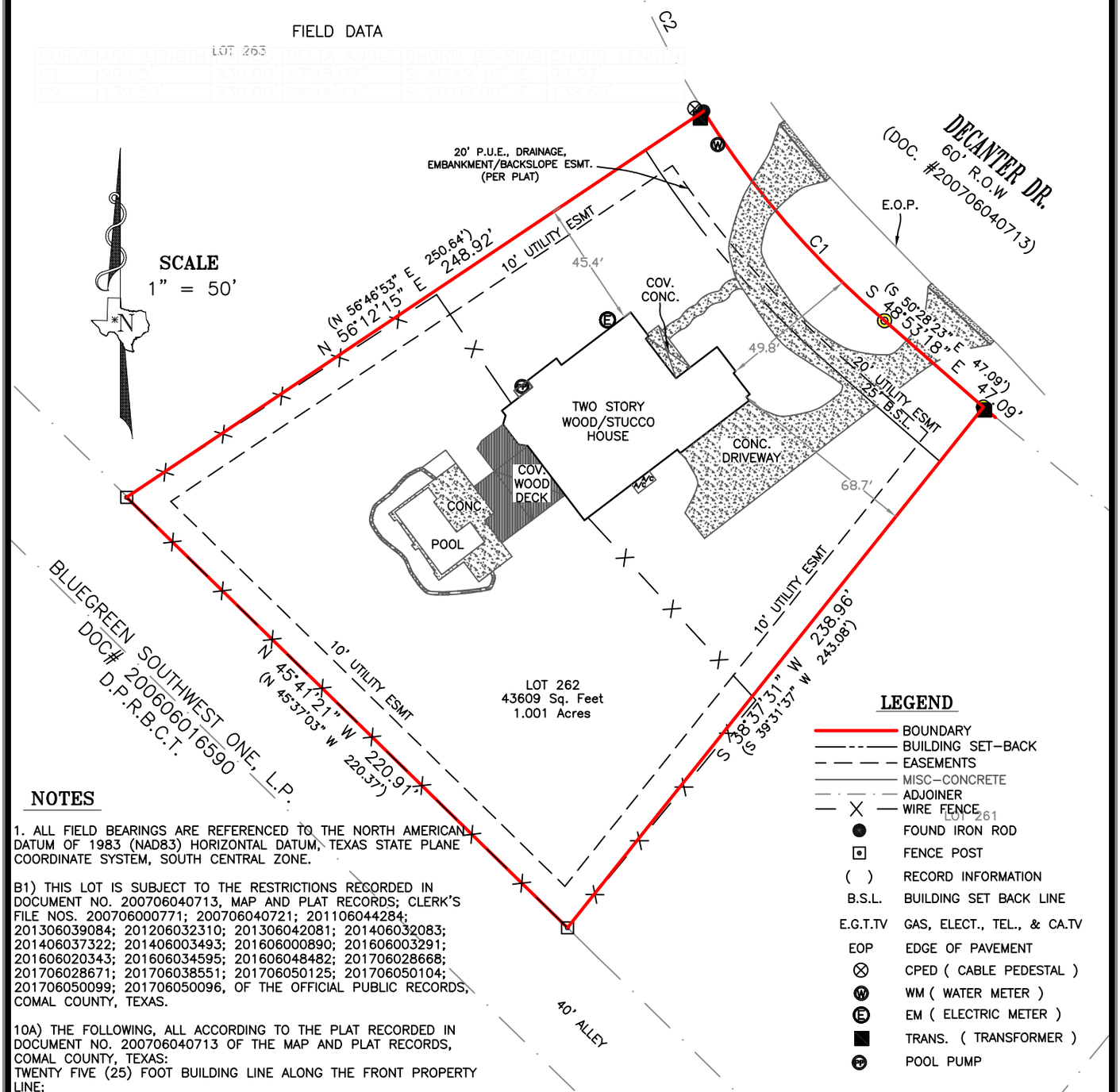
LOT 262, OF VINTAGE OAKS AT THE VINEYARD, UNIT 2, AN ADDITION IN COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 200706040713, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

RECORD DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	99.65'	330.00'	---	---	---
C2	142.01'	330.00'	---	---	---

FIELD DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	99.65'	330.00'	17°18'07"	S 40°49'16" E	99.27'
C2	139.59'	330.00'	24°14'11"	S 20°03'09" E	138.55'



LEGEND

	BOUNDARY
	BUILDING SET-BACK
	EASEMENTS
	MISC-CONCRETE
	ADJOINER
	WIRE FENCE
●	FOUND IRON ROD
⊡	FENCE POST
( )	RECORD INFORMATION
B.S.L.	BUILDING SET BACK LINE
E.G.T.TV	GAS, ELECT., TEL., & CA.TV
EOP	EDGE OF PAVEMENT
⊗	CPED (CABLE PEDESTAL)
Ⓦ	WM (WATER METER)
Ⓔ	EM (ELECTRIC METER)
■	TRANS. (TRANSFORMER)
Ⓟ	POOL PUMP

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.

B1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN DOCUMENT NO. 200706040713, MAP AND PLAT RECORDS; CLERK'S FILE NOS. 200706000771; 200706040721; 201106044284; 201306039084; 201206032310; 201306042081; 201406032083; 201406037322; 201406003493; 201606000890; 201606003291; 201606020343; 201606034595; 201606048482; 201706028668; 201706028671; 201706038551; 201706050125; 201706050104; 201706050099; 201706050096, OF THE OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

10A) THE FOLLOWING, ALL ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 200706040713 OF THE MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS:
TWENTY FIVE (25) FOOT BUILDING LINE ALONG THE FRONT PROPERTY LINE;
TWENTY (20) FOOT UTILITY, DRAINAGE AND EMBANKMENT/BACKSLOPE EASEMENT ALONG THE FRONT PROPERTY LINE;
TEN (10) FOOT UTILITY AND DRAINAGE EASEMENT ALONG THE SIDE AND REAR PROPERTY LINES.

10C) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC.
PURPOSE: DETENTION POND AND MAINTENANCE
RECORDING DATE: AUGUST 15, 2007
RECORDING NO: CLERK'S FILE NO. 200706033959

10D) UTILTY EASEMENT RECORDED IN CLERK'S FILE NO. 201406018501, DEED RECORDS, COMAL COUNTY, TEXAS.

10E) EASEMENT RECORDED IN VOLUME 73, PAGE 101, DEED RECORDS, COMAL COUNTY, TEXAS.

10F) EASEMENT RECORDED IN CLERK'S FILE NO. 9806025937, DEED 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 _____

ACCORDING TO FEMA MAP NO.48091C0245F 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.

STATE OF TEXAS
REGISTERED
DAVID NEWTON DEIBEL
6328
PROFESSIONAL
LAND SURVEYOR

I David Newton Deibel, 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 discrepencies, 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.

DAVID NEWTON DEIBEL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6328

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DATE: 04/13/18	JOB NO. 180404699	FIELD: K.B.	BOUNDARY: G.P.	DRAWN: S.B.	REVIEW: D.D.	REVISION DATE: ---	TEXAS FIRM #10194244