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

BUYER/OWNER: ADAM DEL TORO
ADDRESS: 1130 STONE GARDEN
CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78248
TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GF NUMBER: 2048SG
EFFECTIVE DATE: OCTOBER 14, 2025
ISSUE DATE: OCTOBER 22, 2025





LAND TITLE SURVEY

LOT 14, BLOCK 12 OF STONE GATE SUBDIVISION, UNIT 4, A SUBDIVISION IN THE CITY OF NEW BRAUNFELS, COMAL AND GUADALUPE COUNTIES, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 13, PAGE(S) 378–379, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.12'	175.00'	21°19'18"	S 60°58'28" E	64.75'
C2	18.15'	175.00'	5°56'38"	S 47°20'30" E	18.15'
C3	65.12'	175.00'	21°19'18"	S 61°27'41" E	64.75'
C4	18.15'	175.00'	5°56'38"	S 47°49'43" E	18.15'

LINE	BEARING	DISTANCE
(L1)	N 71°38'07" W	13.94'
L2	N 72°07'20" W	13.94'

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

{1} RESTRICTIONS RECORDED IN VOLUME 6, PAGE(S) 339–340 PAGE(S) 378–379 OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS; VOLUME 13, OF THE MAP AND PLAT RECORDS, AND DOCUMENT NO. 9706012005, DOCUMENT NO. 9906026178, DOCUMENT NO. 200106031255 AND DOCUMENT NO. 201206003590, DOCUMENT NO. 201206003589, DOCUMENT NO. 202206025559, DOCUMENT NO. 202406025562 OF THE REAL PROPERTY RECORDS OF COMAL COUNTY, TEXAS.

{10b} ALL MATTERS ACCORDING TO PLAT RECORDED IN VOLUME 13, PAGE(S) 378–379, MAP AND PLAT RECORDS OF COMAL COUNTY, AND VOLUME 6, PAGE(S) 339–340, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.(AS SHOWN)

{10c} EASEMENT PROVISIONS SET OUT IN ARTICLE 4A AND ARTICLE 11 OF DECLARATION RECORDED IN DOCUMENT NO. 9906026178, REAL PROPERTY RECORDS OF COMNAL COUNTY, TEXAS. (AS SHOWN)

ACCORDING TO FEMA MAP NO. 48091C0455G WITH AN EFFECTIVE DATE OF 05/08/2024, AND A REVISION DATE OF 08/14/2025, 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).

SCALE
1" = 20'

LEGEND

BOUNDARY	
SETBACK LINE	
EASEMENTS	
WOOD FENCE (WDF)	
●	1/2" IRON ROD FOUND
◉	1/2" IRON ROD SET W/CAP STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
▼	CALCULATED POINT
( )	RECORD INFORMATION
{ }	SCHEDULE B REFERENCE
000/000	VOLUME/PAGE
D#	DOCUMENT NUMBER
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.E.	MAINTENANCE EASEMENT
B.S.L.	BUILDING SETBACK LINE
CC	COVERED CONCRETE
Ⓐ	A/C PAD
Ⓔ	ELECTRIC METER
Ⓦ	WATER METER
R.O.W.	RIGHT–OF–WAY
T	TRANSFORMER
Ⓐ	AT&T BOX

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

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 28TH DAY OF OCTOBER 2025, A.D.

Gary A. Gibbons

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

JOB NO. 251020953	FIELD WORK: BBIII	BOUNDARY: RL	DRAWN: RL	REVIEW: GG / JTD / JAG	REVISION DATE: --/--/---- ---

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