

LINE TABLE:

L1	N 31°59'20" E	(N 33°18'00" E)	65.68' (66.00')
L2	N 32°47'10" E	(N 33°18'00" E)	27.83' (27.48')
L3	N 15°04'33" E	(N 17°18'00" E)	37.56' (37.60')
L4	N 16°14'29" E	(N 17°18'00" E)	65.21' (65.40')
L5	S 35°16'56" W	(S 35°49'00" W)	66.77' (66.75')
L6	S 35°01'45" W	(S 35°49'00" W)	67.00' (66.90')
L7	S 34°29'24" W	(S 35°49'00" W)	65.61' (65.40')

LOT CC
Village Oaks II
Vol. 8, Pg. 400 MPRCCT

LOT 111T
0.418 Acres
18,211 Sq. Ft.

LOT 110T
0.39 Acres
16,986 Sq. Ft.

LOT 109T
0.378 Acres
16,443 Sq. Ft.

LOT 3
Village Oaks,
Unit 3
Vol. 14, Pg. 136
MPRCCT

The Oaks
Subdivision,
Unit XI

LOT 108T

LOT 2
Village Oaks,
Unit 3
Vol. 14, Pg. 136
MPRCCT

LEGEND:

- = Found 3/8" Iron Rod Unless Otherwise Noted
- () = Per Plat Vol. 3 Pg. 37 MPRCCT
- ⊙ = Power Pole
- = Guy Wire
- = Wire Fence
- = Overhead Electric
- = Setback Line
- MPRCCT = Map & Plat Records of Comal County, Texas
- B.S.L. = Building Setback Line
- R.O.W. = Right Of Way
- ▨ = Covered Asphalt
- ▨ = Asphalt
- ▨ = Stone Wall

THIS SURVEY WAS DONE WITHOUT THE ASSISTANCE OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON

THIS PROPERTY DOES NOT FALL WITHIN A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FEMA PANEL NUMBER 48091C0255G, EFFECTIVE DATE MAY 8, 2024

BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATION

THE OAKS SUBDIVISION, UNIT XI, IS RECORDED IN VOLUME 3, PAGE 37 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS

RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS ARE RECORDED IN VOLUME 231, PAGE 481-483 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS AND VOLUME 328, PAGE 309-452 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND DOCUMENT NUMBER 9606011653, 9906009328, 200006031945, 200206007094, 200606049858, 201106023999, 201706034185, 202006000294, 202206036276 AND 202306032579 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND IS BASED ON A SURVEY DONE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, THIS THE 14TH DAY OF JANUARY, 2026

Bill J. Loftis
BILL J. LOFTIS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 5823

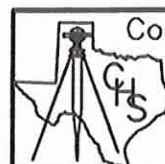


Land Survey

Of Lots 109T, 110T And 111T,
The Oaks Subdivision,
Unit XI,
Comal County, Texas

January 14, 2026
Scale 1"=60'

Address: 642 White Oak Drive
Canyon Lake, Texas 78133



Comal Hills Surveying
446 Indian Canyon
Spring Branch, Texas
78070
(830) 217-3017
chs@gyto.com
FIRM# 10072500

DWN: C.C.
CHK: Bill Loftis
Job# 250104-2
Date: 01/14/2026
GF #: N/A