

LINE	BEARING	DISTANCE
L1	S 33°44' E	36.30'
L2	S 33°52'48" E	36.30'

ANHALT PROPERTIES LTD.
CALLED 38.3620 ACRES TRACT
(DOC. NO. 201906017470)

S 89°44'07" E 424.80' (F.M.)
S 89°38' E 424.41' (PLAT)

N 38°53'27" W 1.24'
FND.
1/2" I.R.
ON LINE

TEXAS 46 (F.M. HWY. 475)
(100' R.O.W. PER PLAT)
(444' STATE HWY. 46 W.)
S 35°59'19" E 88.25' (F.M.)
S 35°38' E 88.39' (PLAT)
S 35°49'07" E 133.13' (F.M.)
S 35°43' E 133.13' (PLAT)

VACANT LOT
LOT 102
111044 SQ. FT.
2.55 ACRES

LOT 101

CHARLOTTE HUNT MINIARD
CALLED 1.0000 ACRES TRACT
(DOC. NO. 202106055620)

LOT 131

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X
X

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL ZONE, NAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

THE PLATTED BEARINGS AND DISTANCES DOES NOT REPRESENT A MATHEMATICALLY CLOSED FIGURE; THE BOUNDARY, AS DEPICTED HEREON, IS BASED UPON THE MONUMENTATION AS FOUND ON-THE-GROUND, AND THE APPARENT INTENT OF THE SUBD. PLAT.

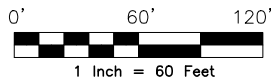
At date of this survey, the property is in FEMA designated 100 Year ZONE X, as verified by FEMA map Panel No: 48091C 0215 F effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- ⊙ SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

GRAPHIC SCALE



I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: OAK CLIFF ACRES INTER VIVOS LAND TRUST
Address: 24085 STATE HWY. 46 W. GF No. ---
Legal Description of the Land: Tract One Hundred Two (102), OAK CLIFF ACRES, UNIT No. Two (2), a subdivision lying and situated within the County of Comal, State of Texas, according to map or plot thereof duly recorded in Volume 2, Page 68, Plat Records of Comal County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 2, PAGE 68, PLAT RECORDS, COMAL COUNTY, TEXAS VOLUME 164, PAGE 1, REAL PROPERTY, COMAL COUNTY, TEXAS VOLUME 164, PAGE 90, REAL PROPERTY, COMAL COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1895
WEB: WWW.AMERISURVEYORS.COM



"BOUNDARY" SURVEY

JOB NO.:	2202086867	NO.	REVISION	DATE
DATE:	02/16/22			
DRAWN BY:	JD/FR			
APPROVED BY:	AMR			



Aaron M. Reynolds
AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644