



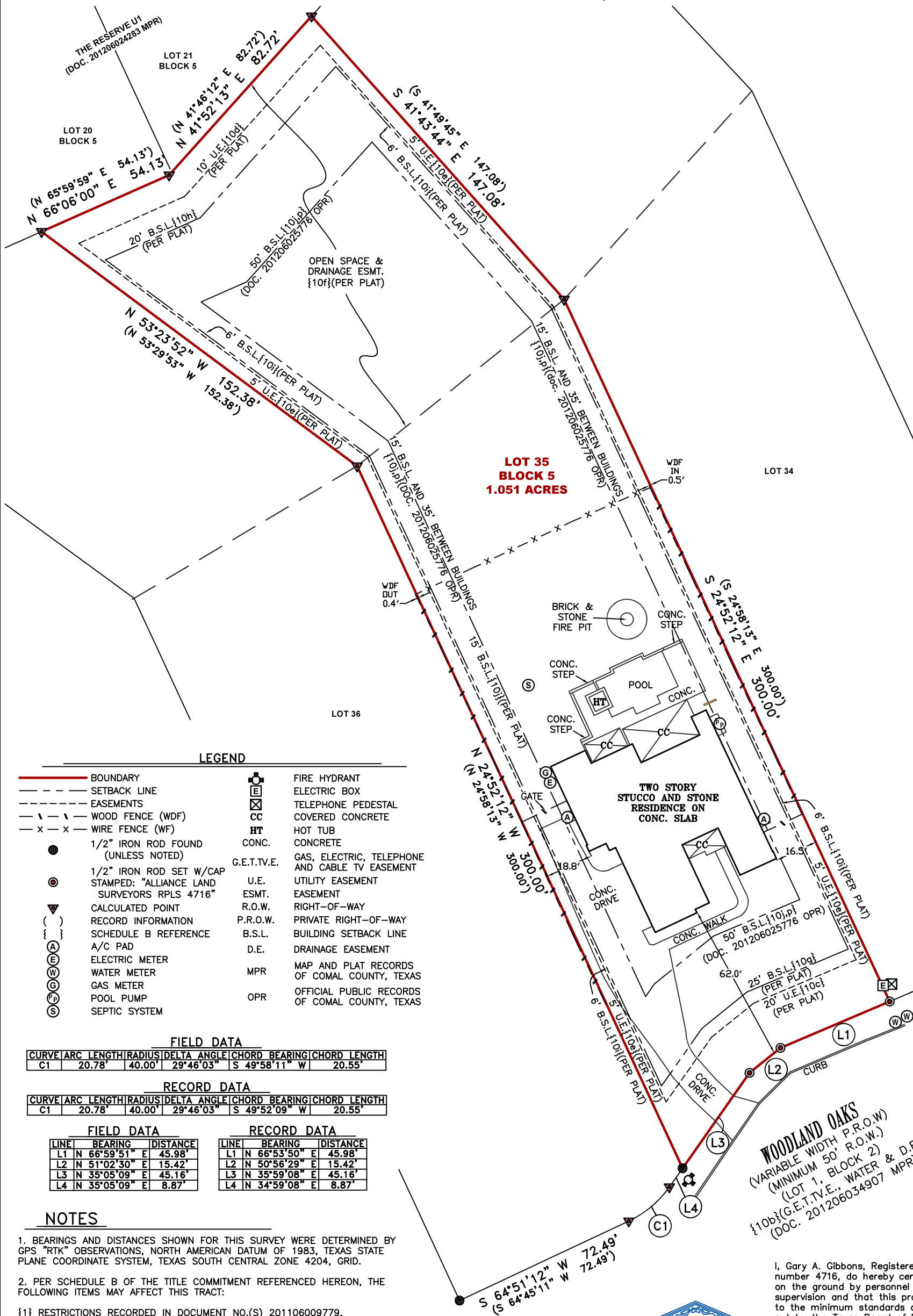
TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: TAVANE TRUMBLA RAGAN AND MORRIS GREGORY RAGAN
ADDRESS: 948 WOODLAND OAKS
CITY, STATE, ZIP: NEW BRAUNFELS, TEXAS 78132
TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE
GF NUMBER: 1906SG
EFFECTIVE DATE: JULY 22, 2025
ISSUE DATE: AUGUST 4, 2025



LAND TITLE SURVEY

LOT 35, BLOCK 5 OF THE PRESERVE-UNIT 2, A SUBDIVISION IN COMAL COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 201206034907 OF THE MAP AND
PLAT RECORDS OF COMAL COUNTY, TEXAS.



SCALE
1" = 40'

LEGEND

BOUNDARY		FIRE HYDRANT	
SETBACK LINE		ELECTRIC BOX	
EASEMENTS		TELEPHONE PEDESTAL	
WOOD FENCE (WDF)		COVERED CONCRETE	
WIRE FENCE (WF)		HOT TUB	
1/2" IRON ROD FOUND (UNLESS NOTED)		CONC.	
1/2" IRON ROD SET W/CAP		G.E.T.V.E.	
STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"		U.E.	
CALCULATED POINT		ESMT.	
RECORD INFORMATION		R.O.W.	
SCHEDULE B REFERENCE		P.R.O.W.	
A/C PAD		B.S.L.	
ELECTRIC METER		D.E.	
WATER METER		MPR	
GAS METER		OPR	
POOL PUMP			
SEPTIC SYSTEM			

FIELD DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.78'	40.00'	29°46'03"	S 49°58'11" W	20.55'

RECORD DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.78'	40.00'	29°46'03"	S 49°52'09" W	20.55'

FIELD DATA

LINE	BEARING	DISTANCE
L1	N 66°59'51" E	45.98'
L2	N 51°02'30" E	15.42'
L3	N 35°05'09" E	45.16'
L4	N 35°05'09" E	8.87'

RECORD DATA

LINE	BEARING	DISTANCE
L1	N 66°53'50" E	45.98'
L2	N 50°56'29" E	15.42'
L3	N 35°59'08" E	45.16'
L4	N 34°59'08" E	8.87'

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 DOCUMENT NO.(S) 201106009779, 201206025776, 201206025956, 201306004967, 201506010470, 201506022255, 201506022256, 201606015470, 201706045732, 202106056262, 202306032349, 202306033515, 202406017419 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

ACCORDING TO FEMA MAP NO. 48091e0430f WITH AN EFFECTIVE DATE OF 09/02/2009, 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. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (msc.fema.gov).



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 11TH DAY OF AUGUST 2025, A.D.

Gary A. Gibbons

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

JOB NO. 250820325

FIELD WORK:
J.C.

BOUNDARY:
A.L.M.

DRAWN:
A.L.M.

REVIEW:
J.C.

REVISION DATE: 08/13/2025
TO CORRECT SCRIVENER'S ERROR - (10' B.S.L.) TO (10' U.E.)