



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

BUYER/OWNER: JARIK, LLC
ADDRESS: 1117 HIDDEN FOREST
CITY, STATE, ZIP: CANYON LAKE, TEXAS 78133
TITLE COMPANY: UNIVERSITY TITLE COMPANY
GF NUMBER: 2455131EL
EFFECTIVE DATE: JANUARY 30, 2024
ISSUE DATE: FEBRUARY 15, 2024



LAND TITLE SURVEY

LOT 41, LAKE RIDGE AT CANYON LAKE, UNIT TWO, SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 201406022152, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

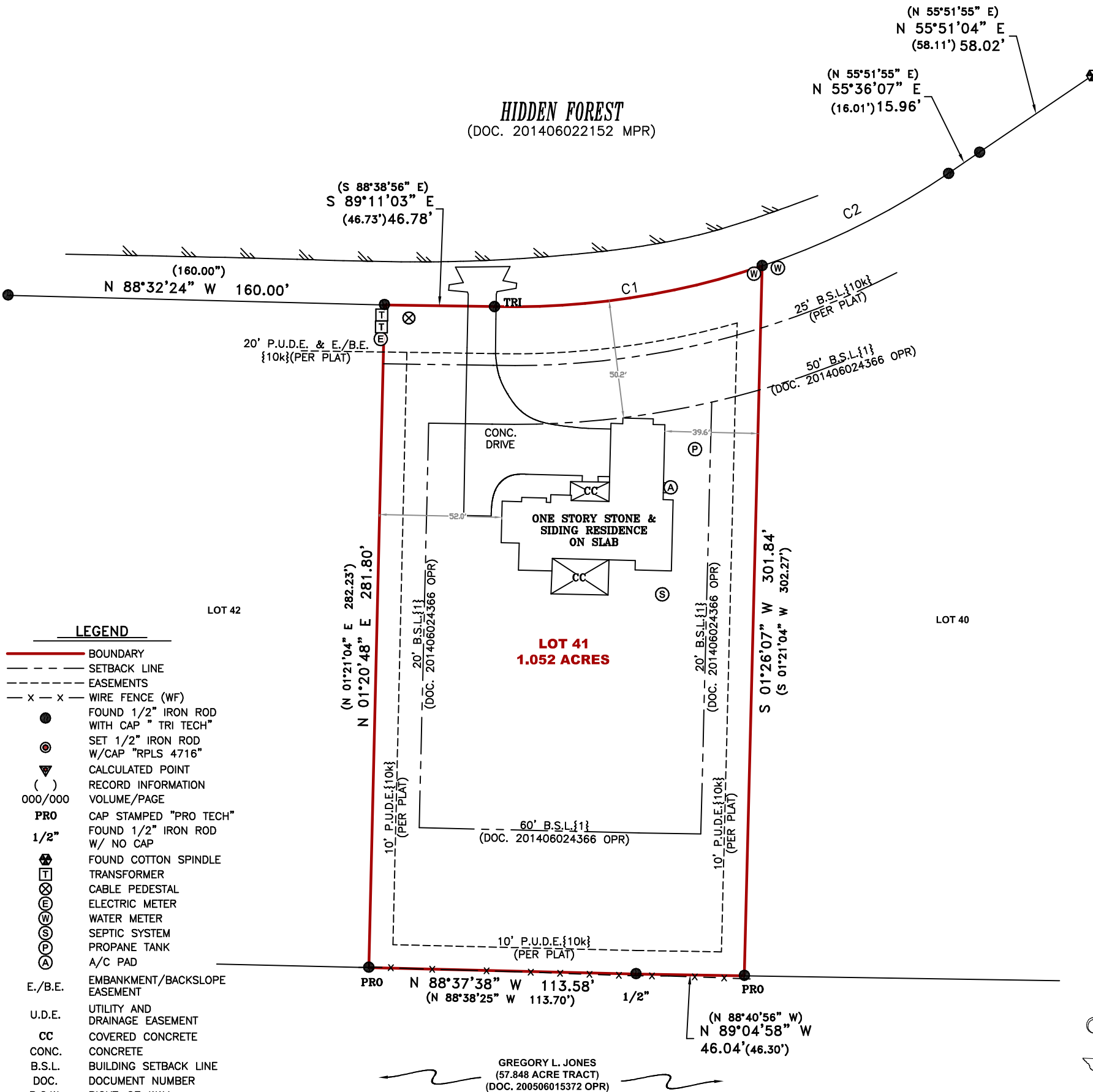
FIELD DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	115.63'	330.00'	20°04'36"	N 81°22'53" E	115.04'
C2	88.75'	330.00'	15°24'36"	N 63°34'15" E	88.49'

RECORD DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	115.62'	330.00'	20°04'26"	N 81°18'50" E	115.03'
C2	88.77'	330.00'	15°24'42"	N 63°34'16" E	88.50'

HIDDEN FOREST (DOC. 201406022152 MPR)



LEGEND

- BOUNDARY
- SETBACK LINE
- EASEMENTS
- WIRE FENCE (WF)
- FOUND 1/2" IRON ROD WITH CAP "TRI TECH"
- SET 1/2" IRON ROD W/CAP "RPLS 4716"
- CALCULATED POINT
- RECORD INFORMATION
- VOLUME/PAGE
- PRO CAP STAMPED "PRO TECH"
- FOUND 1/2" IRON ROD W/ NO CAP
- FOUND COTTON SPINDLE
- TRANSFORMER
- CABLE PEDESTAL
- ELECTRIC METER
- WATER METER
- SEPTIC SYSTEM
- PROPANE TANK
- A/C PAD
- EMBANKMENT/BACKSLOPE EASEMENT
- UTILITY AND DRAINAGE EASEMENT
- CC COVERED CONCRETE
- CONC. CONCRETE
- B.S.L. BUILDING SETBACK LINE
- DOC. DOCUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- MPR MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

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. 201406022152, MAP AND PLAT RECORDS; AND DOCUMENT NO(S.) 201406024366, 201406034732, 202106021212, 202106043513, 202106064321, AND 202306036474, REAL PROPERTY RECORDS, COMAL COUNTY, TEXAS.

3. STORAGE BUILDINGS MUST BE LOCATED ON THE REAR HALF OF THE PROPERTY, RECORDED IN DOCUMENT NO. 201406024366, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

4. PRIOR SURVEY, ALLIANCE JOB NO. 231015668 WAS USED FOR REFERENCE.

ACCORDING TO FEMA MAP NO. 48091C0095F 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.

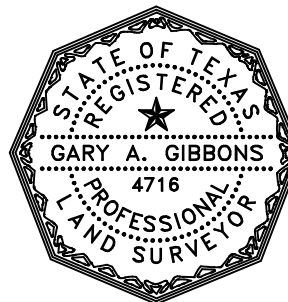
I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:

THE 23RD DAY OF JANUARY 2025, A.D.

Gary A. Gibbons

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



SCALE
1" = 50'

JOB NO. 250118694

FIELD WORK:
M.S.

BOUNDARY:
E.A / C.B.S.

DRAWN:
E.A.

REVIEW:
G.G.

REVISION DATE: --/--/----