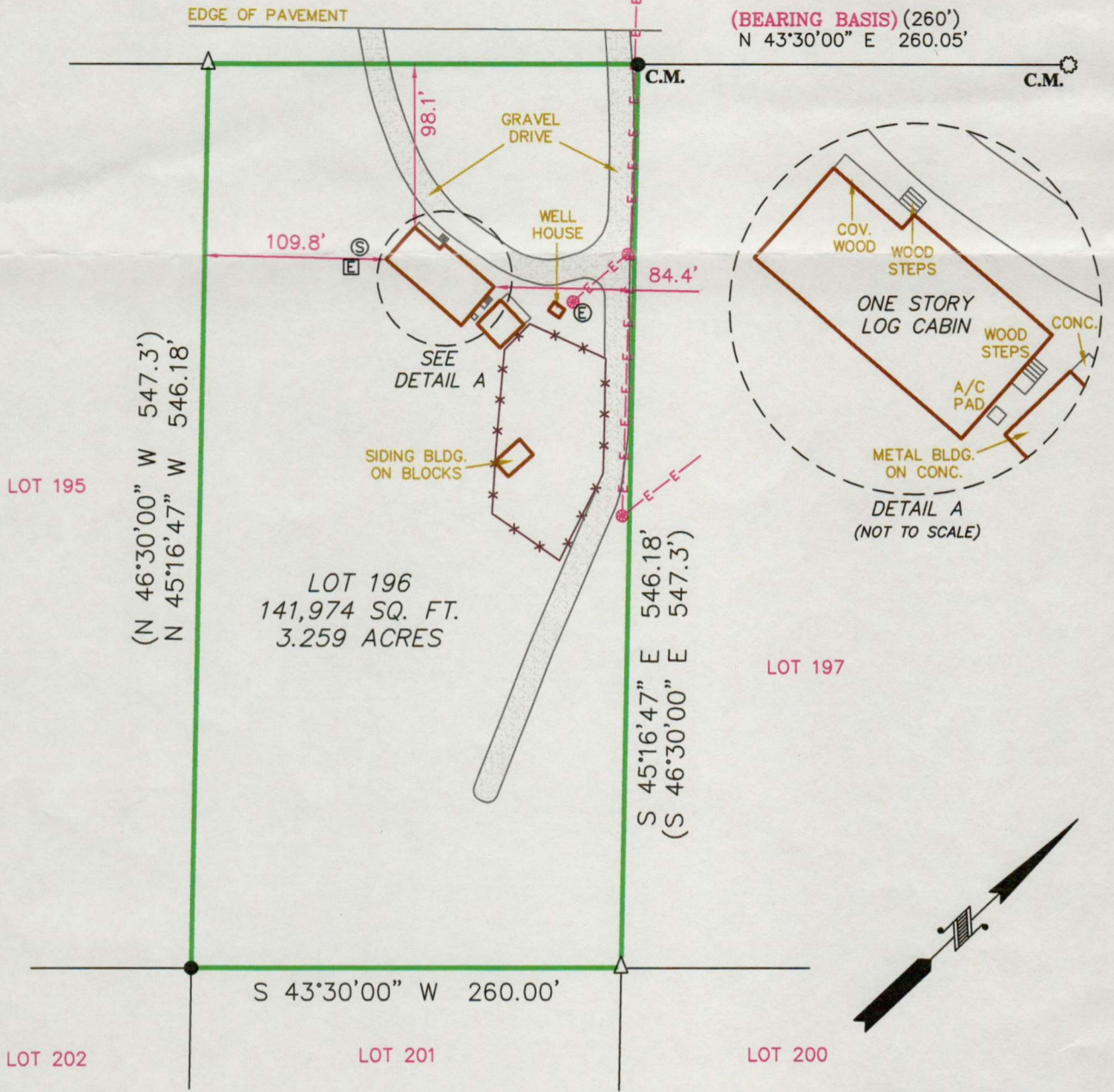


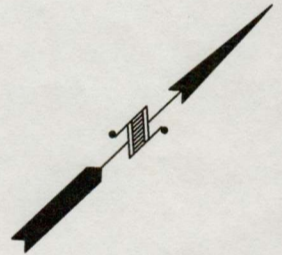
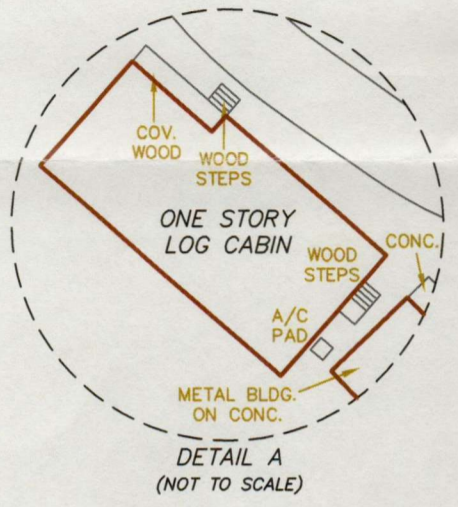
# ROYAL GATE

(60' R.O.W.)

N 43°30'00" E 260.00'



(BEARING BASIS) (260')  
N 43°30'00" E 260.05'



SCALE: 1"=100'

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 4, PAGE 4, MAP AND PLAT RECORDS, AND VOLUME 221, PAGE 59, DEED RECORDS, COMAL COUNTY, TEXAS.

NOTE: ALL PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE BLANKET ELECTRIC EASEMENT RECORDED IN VOLUME 196, PAGE 814, DEED RECORDS, COMAL COUNTY, TEXAS.

NOTE: ALL PROPERTY IN THIS SUBDIVISION IS SUBJECT TO A UTILITY EASEMENT (WIDTH UNDEFINED) ALONG ALL BOUNDARY LINES, ACCORDING TO RECORD PLAT INDICATED BELOW.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48091C, Panel No. 0280 F, which is Dated 09/02/2009. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



**Property Address:**

2274 ROYAL GATE

**Property Description:**

LOT 196, ROYAL FORREST SUBDIVISION,  
ACCORDING TO THE MAP OR PLAT THEREOF,  
RECORDED IN VOLUME 4, PAGE 4, MAP AND  
PLAT RECORDS, COMAL COUNTY, TEXAS.

**Owner:**

JAYNE A. MANUEL

FIRM REGISTRATION NO.  
1011700

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999

**LEGEND**

- △ = CALCULATED POINT
- = FND 1/2" IRON ROD
- ⊙ = FND SPINDLE
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊕ = POWER POLE
- E- = OVERHEAD ELECTRIC
- ⊞ = ELECTRIC BOX
- ⊙ = SEPTIC AREA
- ⊗ = WIRE FENCE
- ⊕ = ELECTRIC METER

DRAWN BY: TS

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095