

ADDRESS:  
524 SINGING OAKS  
SPRING BRANCH, TEXAS 78070

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON THE TITLE SEARCH REPORT LISTED BELOW. REPORT ORDER NO. HA 303269, HOLLERBACH & ASSOCIATES, INC., CERTIFICATION DATE: DECEMBER 17, 2019, AND IS SUBJECT ONLY TO THE STATEMENT OF FACTS CONTAINED THEREIN AND RE-LISTED BELOW:

SUBJECT TO:

ALL MATTERS SHOWN ON PLAT 201706050229 (SURVEYOR'S NOTE: EASEMENTS, AND BUILDING SETBACK LINES PER RECORDED PLAT ARE SHOWN ON THIS SURVEY.)

RESTRICTIONS 201406029590 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY DUE TO LOCATION.)

RESTRICTIONS 201506039130 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY DUE TO LOCATION.)

RESTRICTIONS 201506050446 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY DUE TO LOCATION.)

RESTRICTIONS 201606050712 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY DUE TO LOCATION.)

RESTRICTIONS 201606029119 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY DUE TO LOCATION.)

UTILITY EASEMENT 201406045254 (SURVEYOR'S NOTE: SHOWN ON SURVEY.)

SIGN AGREEMENT 201506031177 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY DUE TO LOCATION.)

DEVELOPMENT AGREEMENT 201606035005 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY DUE TO LOCATION.)

- AMENDMENT 20160603741 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY DUE TO LOCATION.)

- AMENDMENT 20160603742 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY DUE TO LOCATION.)

- AMENDMENT 20160603743 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY DUE TO LOCATION.)

- AMENDMENT 20160603744 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY DUE TO LOCATION.)

DEED RECORDATION AFFIDAVIT 20120604490 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY DUE TO LOCATION.)

DEED RECORDATION AFFIDAVIT 20150600524 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY DUE TO LOCATION.)

ACCESS AGREEMENT 201706052094 (SURVEYOR'S NOTE: AFFECTS THE SUBJECT PROPERTY TO LOCATION.)

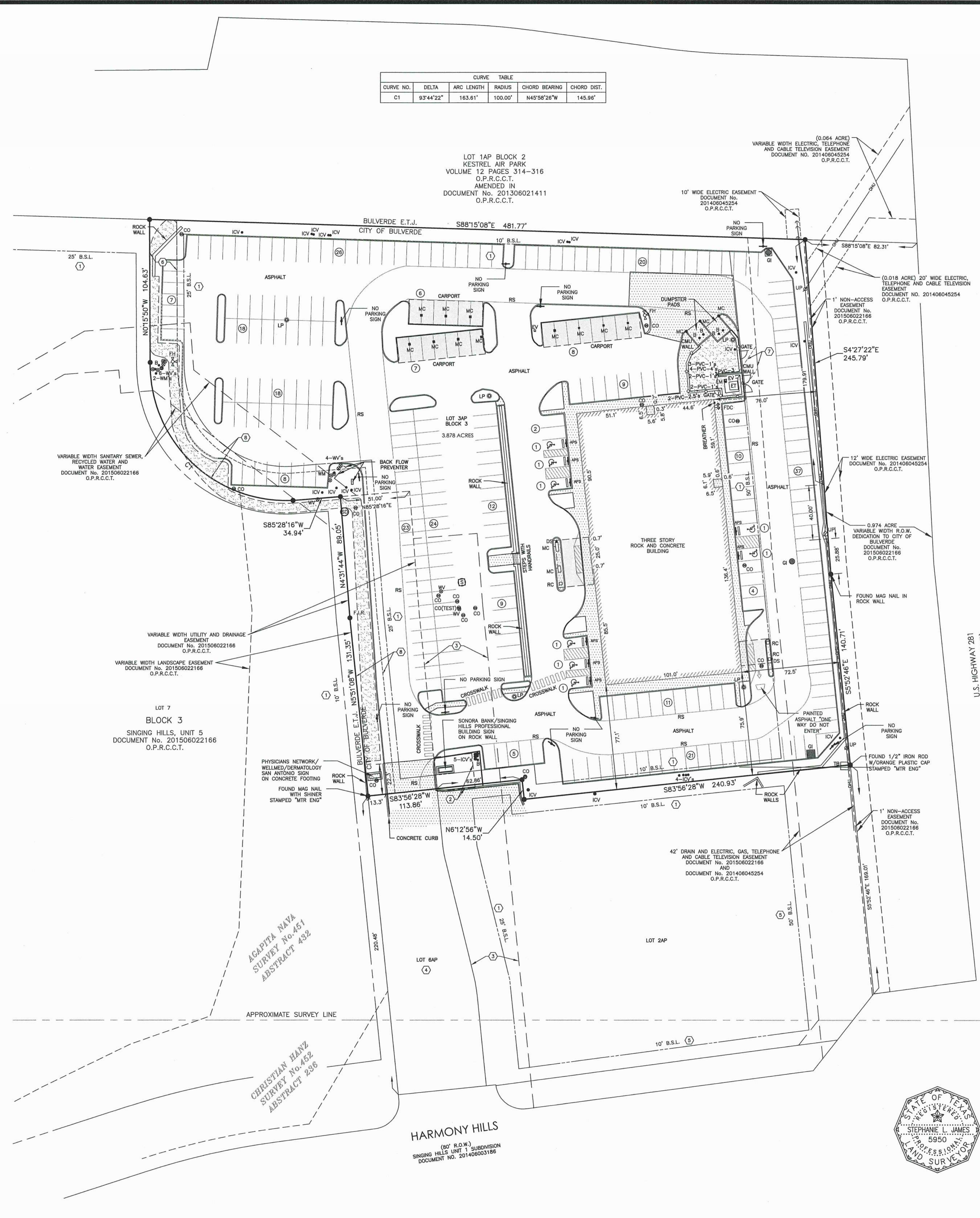
NOTICE OF TRANSFER 201706052356 (SURVEYOR'S NOTE: 20' WIDE TEMPORARY CONSTRUCTION EASEMENT SHOWN ON SURVEY.)

UTILITY EASEMENT 20180602557 (SURVEYOR'S NOTE: VARIABLE WIDTH ELECTRIC EASEMENT SHOWN ON SURVEY.)

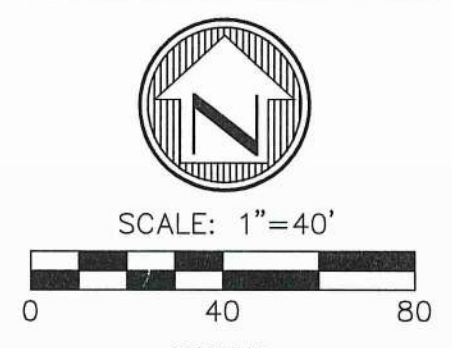
- KEY NOTES:**
- BUILDING SETBACK LINE DOCUMENT No. 201706050229 O.P.R.C.C.T.
  - SIGN AND LANDSCAPE EASEMENT DOCUMENT No. 201506022166 O.P.R.C.C.T.
  - VARIABLE WIDTH SANITARY SEWER, RECYCLED WATER, AND PRIVATE UTILITY EASEMENT DOCUMENT No. 201506022166 O.P.R.C.C.T.
  - VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT DOCUMENT No. 201506022166 O.P.R.C.C.T.
  - BUILDING SETBACK LINE DOCUMENT No. 201506022166 O.P.R.C.C.T.
  - UTILITY EASEMENT (20' WIDE WATER EASEMENT) DOCUMENT No. 201706052092 O.P.R.C.C.T.
  - UTILITY EASEMENT (VARIABLE WIDTH ELECTRIC EASEMENT) DOCUMENT No. 20190602557 O.P.R.C.C.T.
  - NOTICE OF TRANSFER (20' WIDE TEMPORARY CONSTRUCTION EASEMENT) DOCUMENT No. 201706052356 O.P.R.C.C.T.

**GENERAL NOTES:**

- 1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC, WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) BASED ON NATIONAL FLOOD HAZARD LAYER WEBSITE (LAST ACCESSED 2020-01-02), THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X", DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 462290220F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 2, 2009. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 4) UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS FOR THE SUBJECT PROPERTY ARE FOUND 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG".



CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	93°44'22"	163.61'	100.00'	N45°56'26"W	145.98'



- LEGEND:**
- APPS ACCESSIBLE PARKING SIGN
  - ALUMINUM FENCE
  - BOLLARD
  - B.S.L. BUILDING SETBACK LINE
  - COB CLEANOUT
  - CMU CONCRETE MASONRY UNIT
  - DS DOWN SIGN
  - ET ELECTRIC TRANSFORMER
  - EM ELECTRIC METER
  - EV ELECTRIC VAULT
  - FDC FIRE DEPARTMENT CONNECTION
  - FH FIRE HYDRANT
  - F.I.R. FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP
  - GI GRATE INLET
  - ICV IRRIGATION CONTROL VALVE
  - LP LIGHT POLE ON 24" CONCRETE BASE
  - MC METAL COLUMN
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
  - OHU OVERHEAD UTILITIES
  - PVC-1 PVC CONDUIT (1")
  - PVC-2.5 PVC CONDUIT (2.5")
  - PVC-3 PVC CONDUIT (3")
  - PVC-4 PVC CONDUIT (4")
  - R.O.W. RIGHT OF WAY
  - RS RED STRIPE (PAINTED-NO PARKING)
  - RC ROCK COLUMN
  - SM SANITARY SEWER MANHOLE
  - SAW TOOTH CURB
  - SI SIGN
  - SD STORM DRAIN MANHOLE
  - TELEPHONE BOX/PEDESTAL
  - UP UTILITY POLE
  - UPW UTILITY POLE WITH GUY WIRE
  - WM WATER METER
  - WV WATER VALVE
  - WHEEL STOP
  - NUMBER OF STRIPED PARKING SPACES
- 8 ACCESSIBLE PARKING SPACES  
285 REGULAR PARKING SPACES  
293 TOTAL PARKING SPACES



**SURVEYORS CERTIFICATE**

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11 (OBSERVED EVIDENCE ONLY), AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 31, 2019.

DATE OF MAP: JANUARY 27, 2020.

*Stephanie L. James*

STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CHAMBERLAIN PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
sljames@mtrengineers.com

NO.	DATE	DESCRIPTION	BY

**MTR**  
Moy Tarin Ramirez Engineers, LLC  
12770 CHAMBERLAIN PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051  
FAX: (210) 698-5085

**ALTANSPPS LAND TITLE SURVEY OF**

A 3.878 ACRE (168,914.55 SQUARE FEET) TRACT OF LAND, IN THE CITY OF BULVERDE, COMAL COUNTY, TEXAS, OUT OF THE ACAPITA NAVA SURVEY NO. 451, ABSTRACT NO. 432, COMAL COUNTY, TEXAS, BEING ALL OF LOT 3AP, BLOCK 3, AS SHOWN ON AMENDING PLAT OF LOTS 2, 3, 4, 5, AND 6, BLOCK 3, SINGING HILLS, UNIT 5, OUT OF ACAPITA NAVA SURVEY NO. 451, ABSTRACT NO. 432, COMAL COUNTY, TEXAS, BEING ALL OF LOT 7, BLOCK 3, SINGING HILLS, UNIT 5, AS SHOWN ON SUBDIVISION PLAT RECORDED IN DOCUMENT NO. 201706050229 OF THE OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

SHEET 1 OF 1