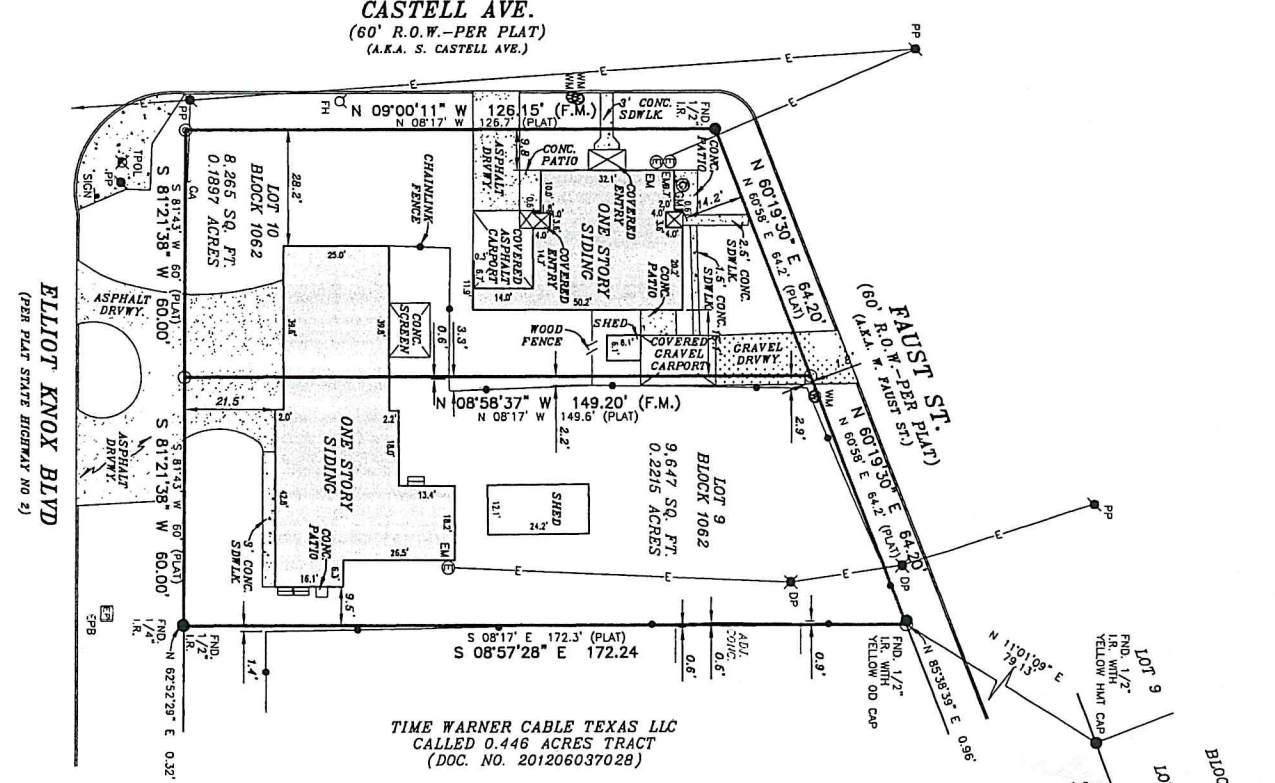


CASTELL AVE.
(60' R.O.W. - PER PLAT)
(A.K.A. S. CASTELL AVE.)



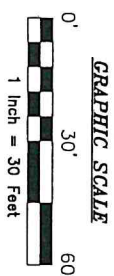
TIME WARNER CABLE TEXAS LLC
CALLED 0.446 ACRES TRACT
(DOC. NO. 201206037028)

ELLIOT KNOX BLDG
(PER PLAT STATE HIGHWAY NO 2)

BLDCK 1061
JOSE GARCIA & LUCY A.
LOT 7 & PART OF LOT 6
LOT 7 & PART OF LOT 6
DOC. NO. 202206005916

At date of this survey, the property is in FEMA designated ZONE X-SHADED as verified by FEMA map. Parcel No. 480916 0353 E. effective date of 08/15/2023. Easement designations can only be determined by field inspection. This information is subject to change as a result of future FEMA map revisions and/or amendments.

LOT NO	ADDRESS
LOT 9	180 S. BUSINESS 35
LOT 10	1045 S. CASTELL AVE.
	NEW BRAUNFELDS, TX 78130



- LEGEND**
- These standard symbols will be found in the drawing:
- E — E — BOUNDARY LINE
 - O — O — OVERHEAD ELECTRIC
 - X — X — CHAINLINK FENCE
 - W — W — WOOD FENCE
 - S — S — SET IRON ROD
 - ○ ○ ○ CALCULATED POINT
 - ● ● ● FOUND IRON ROD
 - ⊙ ⊙ ⊙ ⊙ WATER METER
 - ⊕ ⊕ ⊕ ⊕ ELECTRIC METER
 - ⊖ ⊖ ⊖ ⊖ GAS METER
 - ⊙ ⊙ ⊙ ⊙ POWER POLE
 - ⊕ ⊕ ⊕ ⊕ DISTRIBUTION POLE
 - ⊕ ⊕ ⊕ ⊕ GUY ANCHOR
 - ⊕ ⊕ ⊕ ⊕ FIRE HYDRANT
 - ⊕ ⊕ ⊕ ⊕ SIGN
 - ⊕ ⊕ ⊕ ⊕ TRAFFIC POLE
 - ⊕ ⊕ ⊕ ⊕ ELECTRIC PULL BOX
 - ⊕ ⊕ ⊕ ⊕ RECORDED ON PLAT
 - ⊕ ⊕ ⊕ ⊕ (F.M.) FIELD MEASURED

SURVEYOR'S NOTES:

THE ORIGINAL RECORDED PLAT IS MOSTLY ILLIBLE. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83. ORIGINAL LOT CORNERS (IF SET) AT THE AS SHOWN HEREON, UNLESS OTHERWISE NOTED, WERE NOT RECORDED. THE BOUNDARY, APPROXIMATE CENTERLINE OFFSETS OF EXISTING RIGHT-OF-WAYS, EXISTING FENCE OCCUPATION LINES AND LOT WIDTH AND DEPTH AS RECORDED ON THE PLAT. THIS REPRESENTATION IS THE SURVEYOR'S BEST INTERPRETATION OF THE RECORDED INFORMATION AND THE RECOVERED EVIDENCE.

1. STEVEN G. YOUNG, CHICAGO TITLE OF TEXAS, LLC, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

Legal Description of the Land: Lots 9 and 10, Block 1062, situated in HIGHWAY ADDITION, in the City of New Braunfels, Comal County, Texas, according to the map thereof recorded in Volume 71, Pages 532-536, of the Map and Plat Records of Comal County, Texas.

Effective Date: August 15, 2023. Issued: August 21, 2023

SEE ABOVE

GF No. SCT-70-4300302801211E

DAVID ANDREW GRAY AND MILDRED CLAIRE FISHER
Borrower/Owner: 5503 S. CASTELL AVE., NEW BRAUNFELDS, TEXAS 78130

PROPERTY PHOTOGRAPH:

MERIS SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS

PH 800.160369
SALVADORA HEATZBERG
PHONE: (202) 572-1995
WEB: WWW.MERISURVEYORS.COM

FINAL "AS-BUILT" SURVEY

JOB NO.: 230909885 NO. REVISION DATE

DATE: 09/01/23

DRAWN BY: JD/OC/OBT

APPROVED BY: SGT

STEVEN G. YOUNG, RLS
Registered Professional Land Surveyor
Registration No. 5503