

F.M. HIGHWAY NO. 306
(120' ROW)

EDGE OF ASPHALT

BEARING BASIS
N83°18'54"E 371.69'
N83°18'06"E 371.81'

N 13888864.72
E 2190297.52

S51°45'05"E
354.47'
(351.45')

N 13888821.45
E 2189928.36

20' PUBLIC UTILITY, DRAINAGE &
EMBANKMENT/BACKSLOPE ESMT PER PLAT (TYPICAL)

30' ELEC UTILITY ESMT
DOC. NO. 200006001381 (PER PLAT)

50' BUILDING SETBACK (PER PLAT)

MYSTIC SHORES
UNIT ONE
VOL. 13, PGS. 202-211
MRRCCO

LOT 1
1.71 AC
CALLED 1.70 AC

10' PUBLIC UTILITY &
DRAINAGE ESMT (PER PLAT)

(N06°41'57"N)
(114.41')

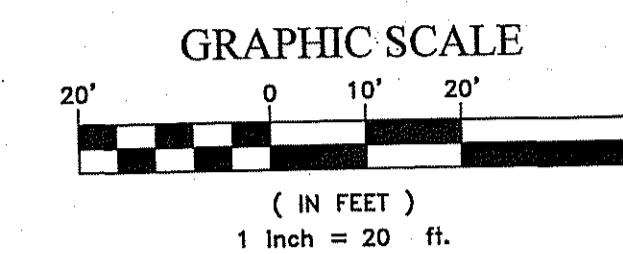
(L=238.06')
(R=430.00')

CHARON POINT
(INSPIRATION POINT PER PLAT)
(60' ROW)

N58°14'07"W 109.25'
(N58°12'48"E 109.22')

S76°46'09"W 35.39'
(S76°47'12"W 35.36')

S30°15'09"W 1.06'
(S31°47'12"W 0.96')



Δ=38°28'01"
L=181.27'
R=270.00'
CHD.BRG=S12°32'54"E
CHD.DIST.=177.89'
(Δ=38°29'09")
(L=181.36')
(R=270.00')
(CHD.BRG=S12°32'37"E)
(CHD.DIST.=177.97')

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PARTIAL TREE SURVEY OF:

LOT 1 MYSTIC SHORES, UNIT ONE RECORDED IN VOL. 13, PGS. 202-211 MAP AND PLAT RECORDS COMAL COUNTY, TEXAS, SITUATED IN THE TWNG RR CO SURVEY NO. 856, ABSTRACT 798, COMAL COUNTY, TEXAS.

PRELIMINARY

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CLINTON L. KANAK, R.P.L.S.
TEX. REG. NO. 4469

NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT, CERTAIN
EASEMENTS, SETBACKS AND/OR RESTRICTIONS
MAY APPLY.

BEARINGS BASED ON TEXAS STATE PLANE
COORDINATES SOUTH CENTRAL ZONE (NAD
83).

CONTOUR LINES BASED ON SURVEY BY
AMERISURVEYORS LLC JOB NUMBER
1512033627 DATED 12-23-15.

ADDRESS: 116 QUEST AVE SPRING BRANCH,
TX, 78070

NOTES:
THIS PROPERTY DESCRIBED APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP: FIRM NO. 48091C0095F EFFECTIVE DATE 09-02-09. THIS
PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN. NO WARRANTY EXPRESSED OR IMPLIED IS MADE REGARDING THE ACCURACY OF
THE NATIONAL INSURANCE PROGRAM MAP.

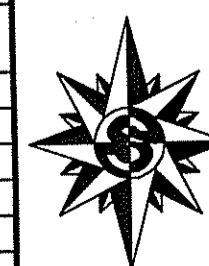
DATE: 12-11-17 JOB NO.: 17-0209

REVISIONS		
DATE:	NO.	COMMENTS

DRAWN BY: MB

LEGEND:

- = 1/2" IRON BAR FOUND W/ CAP PTE UNLESS OTHERWISE NOTED
- = SET 1/2" IRON BAR w/ SOLIS-KANAK CAP UNLESS OTHERWISE NOTED
- () = DENOTES BEARINGS & DISTANCES PER RECORD
- OHL- = DENOTES OVERHEAD LINE
- = UTILITY POLE
- = WATER METER
- = LIVE OAK TREE



Solis-Kanak & Associates, Inc.
Professional Surveyors

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