

Scale: 1" = 40'

9.966 AC
MICHAEL W. REGISTER ET AL
(DOC. #202206028367)

10 AC
GILFORD A. ADAMS
(VOL. 291, PG. 501)

BEARING BASIS:
TEXAS STATE PLANE COORDINATE
SYSTEM GRID, SOUTH CENTRAL ZONE
(FIPS 4204) (NAD'83), AS DETERMINED
BY THE GLOBAL POSITIONING SYSTEM
(GPS)

ADDRESS: 246 BOBCAT RUN

REFERENCES: VOL. 100, PG. 219
VOL. 108, PG. 405
VOL. 115, PG. 60
VOL. 122, PG. 457
DOC. #200706015311
DOC. #200706009708

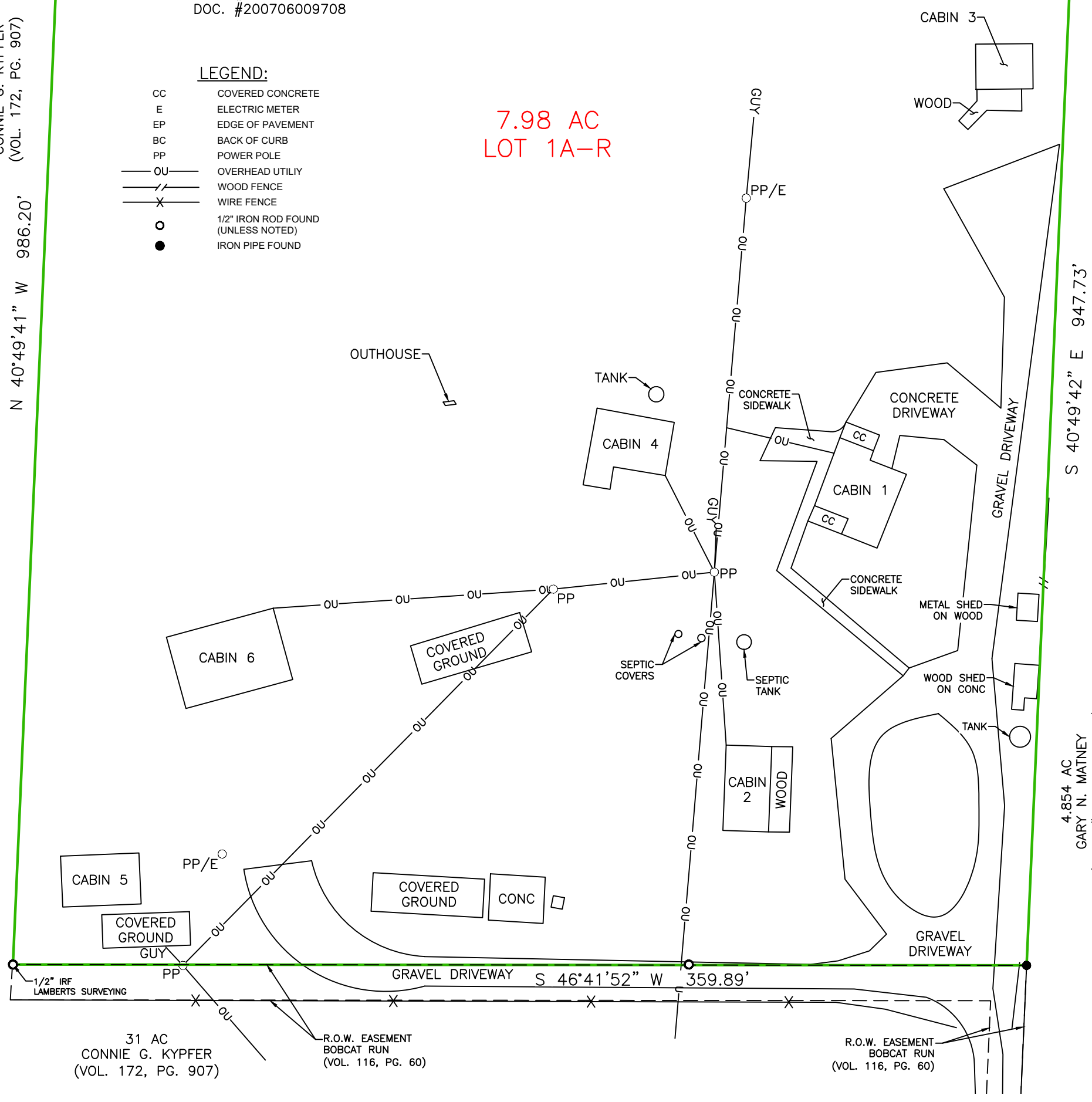
- LEGEND:**
- CC COVERED CONCRETE
 - E ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - BC BACK OF CURB
 - PP POWER POLE
 - OU OVERHEAD UTILITY
 - WOOD FENCE
 - X WIRE FENCE
 - 1/2" IRON ROD FOUND (UNLESS NOTED)
 - IRON PIPE FOUND

7.98 AC
LOT 1A-R

31 AC
CONNIE G. KYPFER
(VOL. 172, PG. 907)
N 40°49'41" W 986.20'

S 40°49'42" E 947.73'

4.854 AC
GARY N. MATNEY
(DOC. #202206043627)



SURVEY PLAT SHOWING LOT 1A-R,
SCENIC VALLEY SUBDIVISION NO. 2,
AS RECORDED IN DOCUMENT NO.
200706009708, MAP AND PLAT
RECORDS, COMAL COUNTY, TEXAS.

THIS PLAT SHOWS THE LOCATION
OF EASEMENTS, RESTRICTIONS, AND
BUILDING SETBACK LINES AS SET
FORTH IN SCHEDULE B OF
TITLE CO.: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
G.F. #14931NB
DATED: OCTOBER 11, 2022
THE SURVEYOR HAS NOT ABSTRACTED
THE SUBJECT PROPERTY.

DATE OF FIELDWORK: 11/17/2022

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND
BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS
FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE
NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS
ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE
WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN
ABOVE.

Richard A. Goodwin

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR

4069
TEXAS REGISTRATION NO.

JOB # 202-200-272
DATE: 11/23/22



New Braunfels Branch Office
Texas Survey Firm 10194320
1672 Independence Dr., Ste 315
New Braunfels, Texas 78132
(P) 830/625.0337 (F) 830/626.3601

