



CATTAIL UTILITY. ESMT. (PLAT) (60' R.O.W. PER PLAT)

NOTES:

- 1) P.E.C. HAS RELEASED IT'S INTEREST IN THE PUBLIC UTILITY EASEMENT ALONG A PORTION OF THE COMMON LOT LINE OF LOT 407 AND LOT 409 IN DOCUMENT NO. 202406024396, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48091C0095F, DATED SEPTEMBER 2, 2009, THIS PROPERTY IS IN ZONE 'X', IS NOT IN A FEDERAL 100 YEAR FLOOD PLAIN.
- 3) ORIGINAL LOT 407 AND 409 HAS BEEN COMBINED TO CREATE LOT 407R IN DOCUMENT NO 202406019689, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
- 4) THESE LOT LINES AND STREETS ARE SUBJECT TO A UTILITY EASEMENT RECORDED ON VOLUME 119, PAGES 218-223, DEED RECORDS OF COMAL COUNTY, TEXAS. (NO WIDTH STATED ON RECORDED PLAT)
- 5) THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT TO IDENTIFY ANY EASEMENTS OR MATTERS OF RECORD NOT SHOWN HEREON. NO ADDITIONAL RESEARCH WAS PERFORMED OTHER THAN AS SHOWN HEREON.
- 6) THE WIRE FENCE LINE ALONG THE REAR LINE OF LOT 407R AND LOT 409 HAS BEEN DISTURBED BY FILL AND MEANDERS IN PLACES.

SURVEY PLAT
OF
LOT 406 AND LOT 409,
CANYON LAKE SHORES,
UNIT NO. 3

A SUBDIVISION RECORDED IN VOLUME 119,
PAGES 218-223, DEED RECORDS OF
COMAL COUNTY, TEXAS.

AND

LOT 407R,
CANYON LAKE SHORES,
UNIT NO. 3

RECORDED IN DOCUMENT NO. 202406019689,
OFFICIAL PUBLIC RECORDS OF
COMAL COUNTY, TEXAS.

ID.
PURCHASER: TBD
TITLE CD: TBD
GF. NO.: TBD
LENDER OR LIENHOLDER: TBD
ADDRESS: 1484 CATTAIL, CANYON LAKE, TEXAS 78133

CERTIFICATION
I, GARY F. PENNINGTON, DO HEREBY CERTIFY THAT THIS PLAT WAS PERFORMED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING A VISIT OF 2004 OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT SHOWN OR NOTED HEREON, THERE ARE NO VISIBLE UTILITY LINES, ROADS, OR ROADWAYS AND THAT SAID PROPERTY HAS ACCESS TO AND PUBLIC RIGHT OF WAY.

Gary F. Pennington
SOUTHWEST LAND CONSULTANTS
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