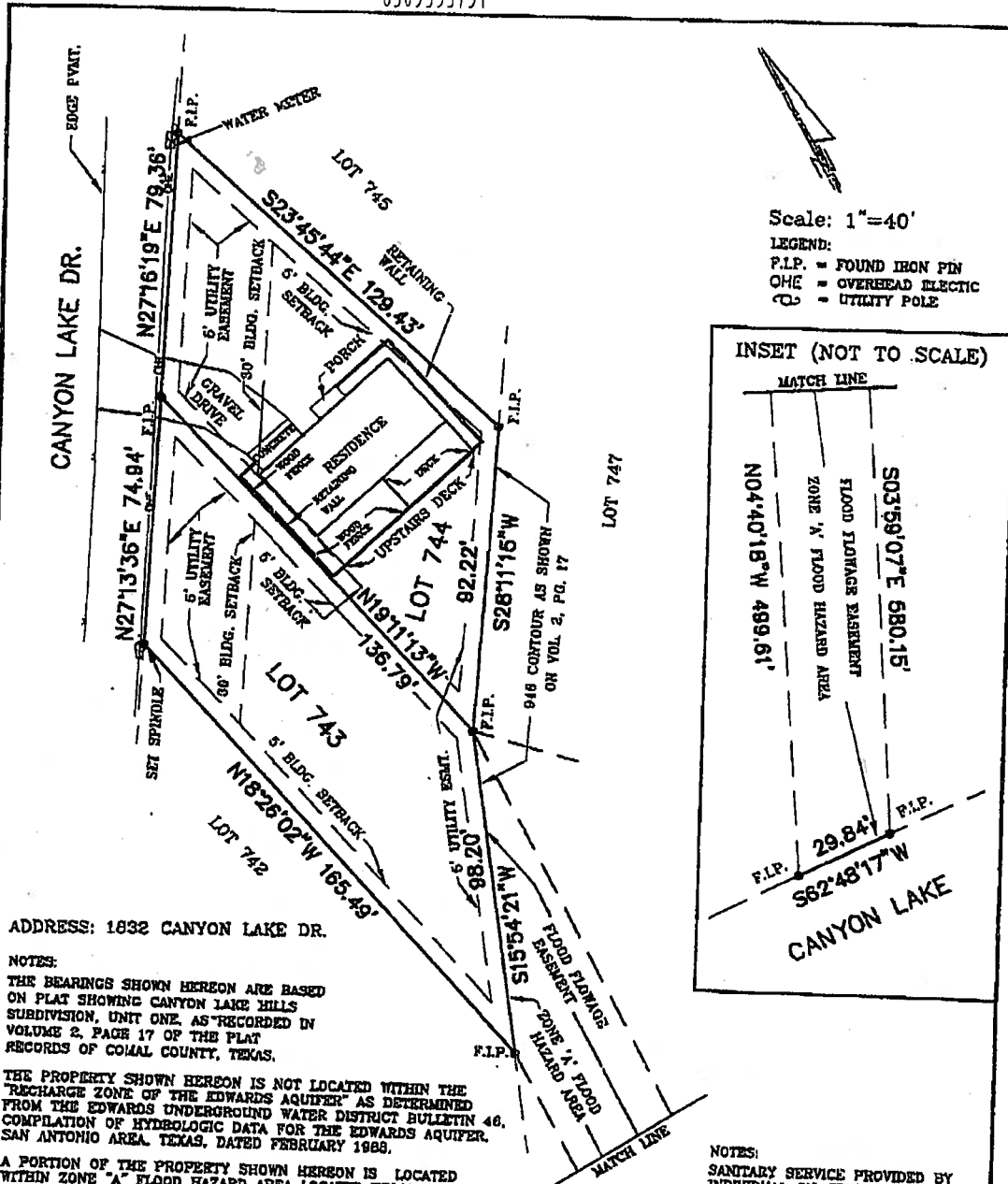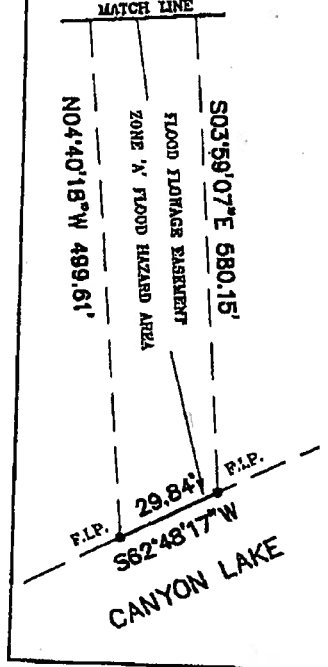Scale: 1"=40'

LEGEND:
P.I.P. = FOUND IRON PIN
OHE = OVERHEAD ELECTRIC
⌀ = UTILITY POLE

INSET (NOT TO SCALE)

CANYON LAKE DR.

LOT 745

LOT 747

LOT 744

LOT 743

LOT 742

RESIDENCE

UPSTAIRS DECK

N27°16'19"E 79.36'
S23°45'44"E 129.43'
N27°13'36"E 74.84'
N19°11'13"W 136.79'
S28°11'15"W 92.22'
N18°26'02"W 165.49'
S15°54'21"W 98.20'
S03°59'07"E 580.15'
N04°40'18"W 499.61'
S62°48'17"W 29.84'

CANYON LAKE

ADDRESS: 1832 CANYON LAKE DR.

NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON PLAT SHOWING CANYON LAKE HILLS SUBDIVISION, UNIT ONE, AS RECORDED IN VOLUME 2, PAGE 17 OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE "RECHARGE ZONE OF THE EDWARDS AQUIFER" AS DETERMINED FROM THE EDWARDS UNDERGROUND WATER DISTRICT BULLETIN 46, COMPILATION OF HYDROLOGIC DATA FOR THE EDWARDS AQUIFER, SAN ANTONIO AREA, TEXAS, DATED FEBRUARY 1988.

A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "A" FLOOD HAZARD AREA LOCATED BELOW THE 948 CONTOUR AS DETERMINED FROM PLAT RECORDED IN VOLUME 2, PAGE 17 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

NO WARRANTY EXPRESSED OR IMPLIED IS MADE REGARDING THE ACCURACY OF THE 948 CONTOUR AS SHOWN IN VOLUME 2, PAGE 17.
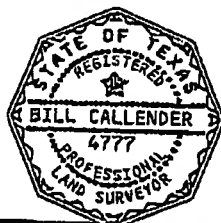
REFERENCES:
VOL. 2,   PG. 17   PLAT
VOL. 281, PG. 309 LOT 743 DEED AND RESTRICTIONS
VOL. 392, PG. 65   LOT 744 DEED AND RESTRICTIONS
VOL. 140, PG. 383 ELECTRIC EASEMENT
VOL. 333, PG. 869 TRANSFER OF MAINTENANCE ASSESSMENTS
VOL. 333, PG. 866 DESIGNATION OF COMMITTEE

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY EXCEPT AS SHOWN ABOVE.

THIS 17th DAY OF OCTOBER, 2008

NOTES:
SANITARY SERVICE PROVIDED BY INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEM

30' BUILDING SETBACK ON FRONT.
5' BUILDING SETBACK ON SIDES.
0' UTILITY EASEMENT ALONG THE SIDES, FRONT AND REAR BOUNDARY LINES.

SURVEY OF:

LOTS 743 AND 744, CANYON LAKE HILLS SUBDIVISION, UNIT ONE, AS RECORDED IN VOL. 2, PAGE 17 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
BILL CALLENDER
4777
PROFESSIONAL LAND SURVEYOR

BILL W. CALLENDER, R.P.L.S.
LAND SURVEYING
1017 HARRIET
CANYON LAKE, TEXAS 78133
(830) 899-3260