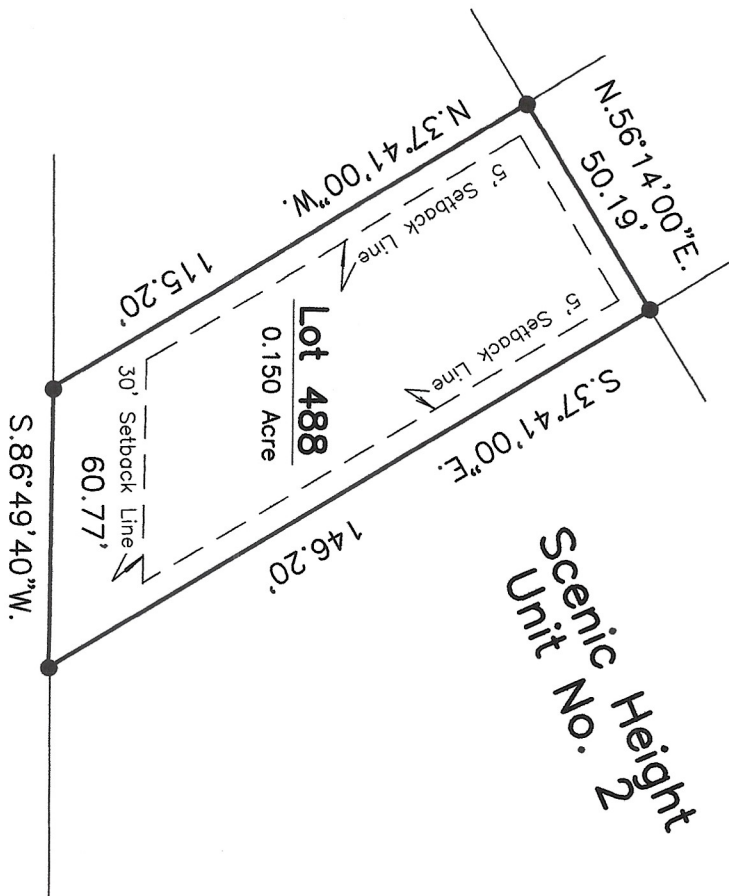


Scenic Heights
Unit No. 2

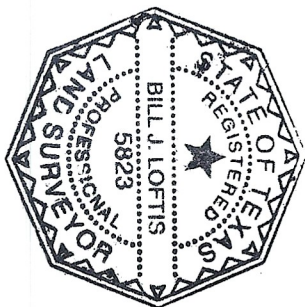


Ledgeview Drive

Calchic

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND IS BASED ON A SURVEY DONE ON THE GROUND
UNDER MY DIRECTION AND SUPERVISION, THIS
THE 7TH DAY OF MARCH, 2023

BILL J. LOFTIS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 5823



Address: 583 LEDGEVIEW DRIVE
CANYON LAKE, TEXAS
78133

This Property does not fall within a "Special Flood
Hazard Zone" as shown on FIRM map panel number
48091C0235F Comal County, Texas
Effective Date, September 2, 2009

- = 1/2" Iron Rod Found
- ⊙ = 1/2" Iron Rod Set

There is an undefined Utility & Drainage Easement
along Front, Sides and Rear Property Lines
Volume 229, Page 826. & Doc. No. 200506019535

Scenic Heights, Unit No. 2 is recorded in Volume 2, Pages
35-36, Map and Plat Records of Comal County, Texas

Restrictions recorded in Volume 229, Page 462, Volume
229, Page 826 and Volume 887, Page 891, Deed Records
Of Comal County, Texas, and Document Numbers 199500466973,
200506019535, 200606048476, 200706039421, 200906043762,
201406034855, and 201506017969, Official Public Records Of
Comal County, Texas

Pedernales Electric Coop. Easement Recorded in Volume 152,
Page 304, Deed Records of Comal County, Texas

Survey Plat
of

Lot 488,
Scenic Heights,
Unit No. 2,
Comal County, Texas

SCALE 1" = 40'
MARCH 7, 2023

Comal Hills Surveying
3200 Puter Creek Road
Spring Branch, Texas
76070
(830) 228-5571
chs@gytc.com

DRAWN: Bill Loftis
CHECK: Bill Loftis
JOB #230307-1
3/7/2023
PB # 12