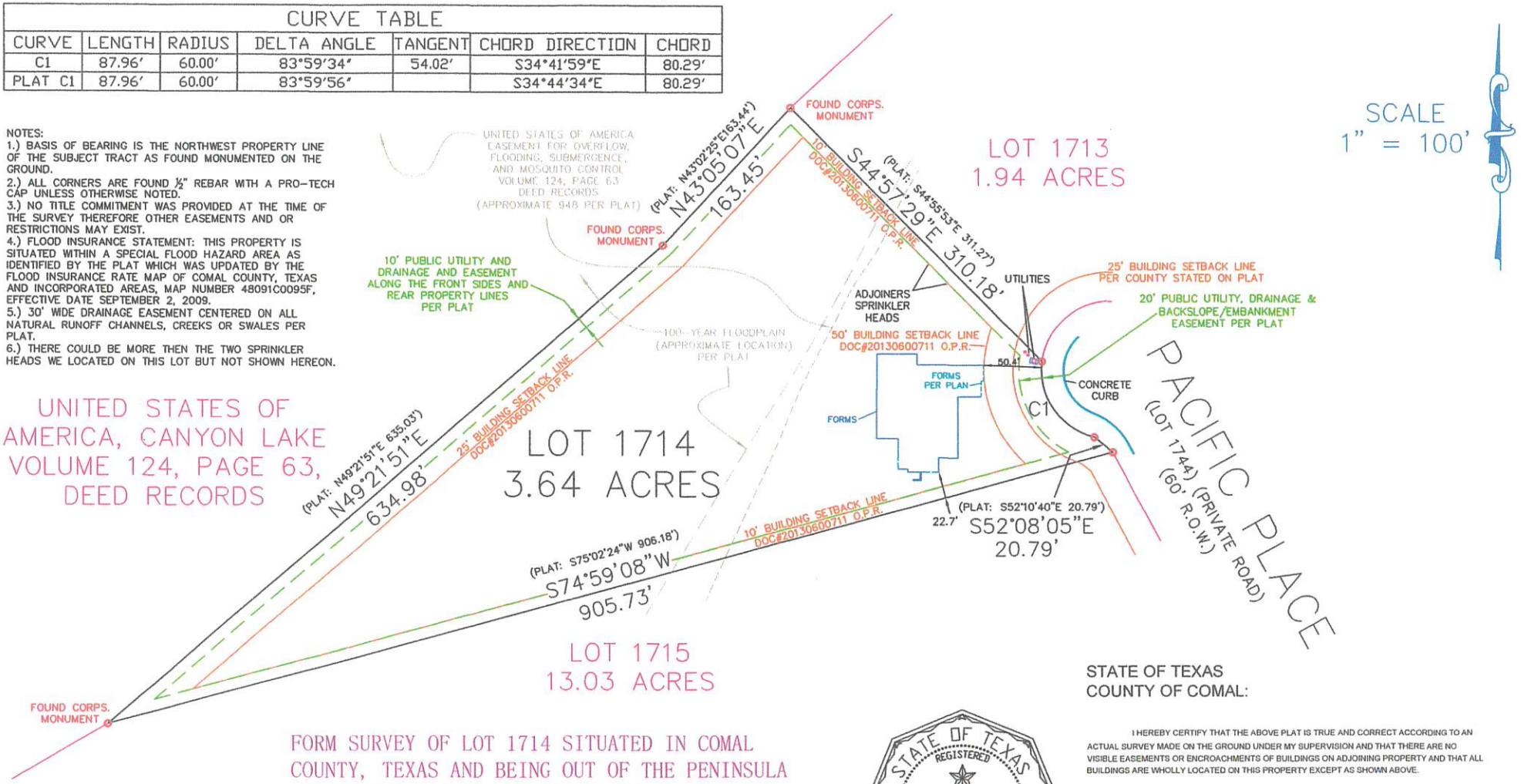
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD
C1	87.96'	60.00'	83°59'34"	54.02'	S34°41'59"E	80.29'
PLAT C1	87.96'	60.00'	83°59'56"		S34°44'34"E	80.29'

NOTES:
1.) BASIS OF BEARING IS THE NORTHWEST PROPERTY LINE OF THE SUBJECT TRACT AS FOUND MONUMENTED ON THE GROUND.
2.) ALL CORNERS ARE FOUND ½" REBAR WITH A PRO-TECH CAP UNLESS OTHERWISE NOTED.
3.) NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF THE SURVEY THEREFORE OTHER EASEMENTS AND OR RESTRICTIONS MAY EXIST.
4.) FLOOD INSURANCE STATEMENT: THIS PROPERTY IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE PLAT WHICH WAS UPDATED BY THE FLOOD INSURANCE RATE MAP OF COMAL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48091C0095F, EFFECTIVE DATE SEPTEMBER 2, 2009.
5.) 30' WIDE DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS OR SWALES PER PLAT.
6.) THERE COULD BE MORE THEN THE TWO SPRINKLER HEADS WE LOCATED ON THIS LOT BUT NOT SHOWN HEREON.



FORM SURVEY OF LOT 1714 SITUATED IN COMAL COUNTY, TEXAS AND BEING OUT OF THE PENINSULA AT MYSTIC SHORES, UNIT FOUR AS RECORDED IN VOLUME 15, PAGES 324-329 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF COMAL:

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION 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.

THIS 13th DAY OF JUNE, 2014 A.D.

STATE OF TEXAS REGISTERED JOSEPH H. CASH II 5753 PROFESSIONAL LAND SURVEYOR

JOSEPH H. CASH II, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5753

JOB NO. 14-037-1

THIRD GENERATION SURVEYING
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BULVERDE, TEXAS 78163
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