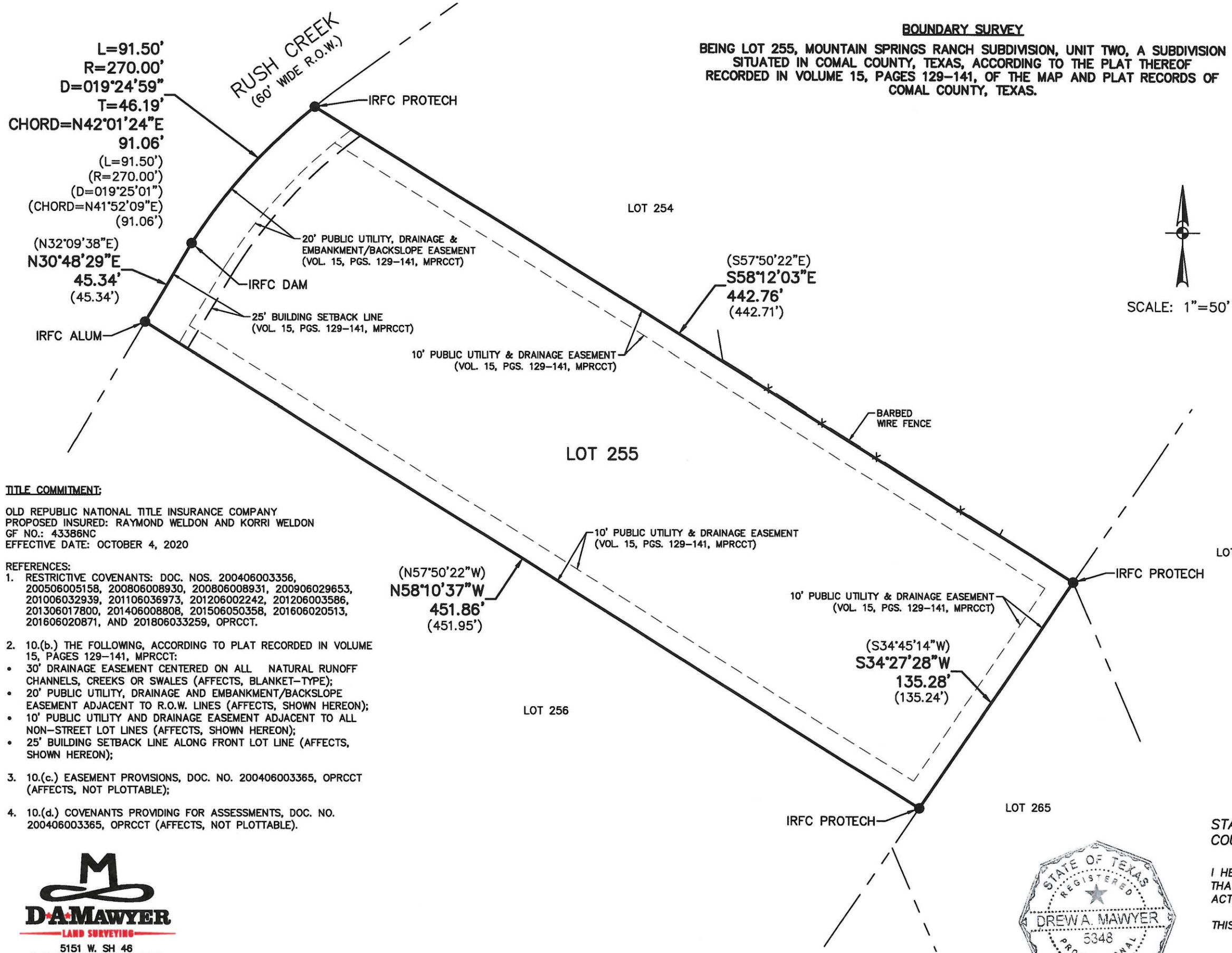
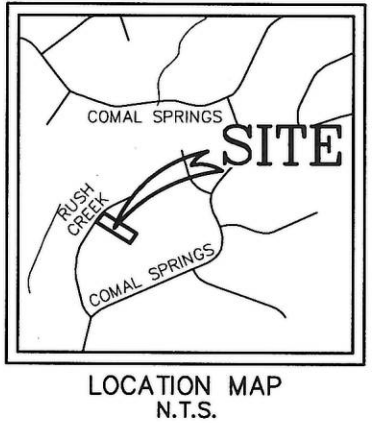


Drawing Name: C:\Users\Jeff\Dropbox (DAM Survey)\Jeff\PROJECTS\MIS\MIS561- 1860 Rush Creek\MISS561- 1860 RUSH CREEK.dwg User: Jeff Oct 12, 2021 - 11:00am



BOUNDARY SURVEY
BEING LOT 255, MOUNTAIN SPRINGS RANCH SUBDIVISION, UNIT TWO, A SUBDIVISION
SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 15, PAGES 129-141, OF THE MAP AND PLAT RECORDS OF
COMAL COUNTY, TEXAS.



- LEGEND:**
- = (IRFC) FOUND 1/2" IRON PIN WITH CAP, UNLESS OTHERWISE NOTED
 - R.O.W. = RIGHT-OF-WAY
 - () = RECORD INFORMATION
 - MPRCCT = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - OPRCCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

- TITLE COMMITMENT:**
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
PROPOSED INSURED: RAYMOND WELDON AND KORRI WELDON
GF NO.: 43386NC
EFFECTIVE DATE: OCTOBER 4, 2020
- REFERENCES:**
1. RESTRICTIVE COVENANTS: DOC. NOS. 200406003356, 200506005158, 200806008930, 200806008931, 200906029653, 201006032939, 201106036973, 201206002242, 201206003586, 201306017800, 201406008808, 201506050358, 201606020513, 201606020871, AND 201806033259, OPRCCT.
 2. 10.(b.) THE FOLLOWING, ACCORDING TO PLAT RECORDED IN VOLUME 15, PAGES 129-141, MPRCCT:
 - 30' DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS OR SWALES (AFFECTS, BLANKET-TYPE);
 - 20' PUBLIC UTILITY, DRAINAGE AND EMBANKMENT/BACKSLOPE EASEMENT ADJACENT TO R.O.W. LINES (AFFECTS, SHOWN HEREON);
 - 10' PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-STREET LOT LINES (AFFECTS, SHOWN HEREON);
 - 25' BUILDING SETBACK LINE ALONG FRONT LOT LINE (AFFECTS, SHOWN HEREON);
 3. 10.(c.) EASEMENT PROVISIONS, DOC. NO. 200406003365, OPRCCT (AFFECTS, NOT PLOTTABLE);
 4. 10.(d.) COVENANTS PROVIDING FOR ASSESSMENTS, DOC. NO. 200406003365, OPRCCT (AFFECTS, NOT PLOTTABLE).

- NOTES:**
1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.

DAMAWYER
LAND SURVEYING
5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: 830.730.4449
DREW@DAM-TX.COM
FIRM #10191500

DATE: OCTOBER 2021 JOB: MIS561

ADDRESS:
1860 RUSH CREEK
CANYON LAKE, TX 78133



STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF
THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS 11th DAY OF October 2021

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348