



TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: JOHN WEBER & MARILYN WEBER
ADDRESS: 23375 N CRANES MILL ROAD
CITY, STATE, ZIP: CANYON LAKE, TEXAS 78133



LAND SURVEY

LOT 198, MYSTIC SHORES, UNIT ONE, ACCORDING TO MAP OR PLAT
RECORDED IN VOLUME 13, PAGES 202-211, MAP AND PLAT RECORDS OF
COMAL COUNTY, TEXAS.



SCALE
1" = 40'

LOT 196

LOT 197

LOT 148

LOT 198
1.010 ACRES
< VACANT >

LOT 140

LOT 141

- LEGEND**
- BOUNDARY
 - SETBACK LINE
 - EASEMENTS
 - OVERHEAD ELECTRIC
 - EDGE OF ASPHALT
 - FOUND 1/2" IRON ROD
 - CAPPED "PRO TECH ENG"
 - SET 1/2" IRON ROD
 - W/CAP "RPLS 6500"
 - CALCULATED POINT
 - RECORD INFORMATION
 - VOLUME/PAGE
 - 000/000
 - HMT
 - CAP STAMPED "HMT"
 - UNKNOWN UTILITY BOX
 - POWER POLE
 - GUY WIRE ANCHOR
 - WATER METER
 - CABLE PEDESTAL
 - TELEPHONE PEDESTAL
 - MPR
 - MAP AND PLAT RECORDS
 - OF COMAL COUNTY, TEXAS
 - R.O.W.
 - RIGHT-OF-WAY
 - B.S.L.
 - BUILDING SETBACK LINE
 - P.U.D.E.
 - PUBLIC UTILITY AND
 - DRAINAGE EASEMENT
 - E./B.E.
 - EMBANKMENT/BACKSLOPE
 - EASEMENT

(N 78°53'41" E 281.26')
(N 78°54'09" E 281.26')

10' P.U.D.E.
(PER PLAT)

20' P.U.D.E. & E./B.E.
(PER PLAT)

(N 11°05'47" W 183.24')
(N 11°06'19" W 183.11')

HMT

(S 62°16'37" W)
(S 62°20'11" W)
28.02'(28.08')

RECORD DATA

	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	120.32'	870.00'	7°55'26"	N 20°01'41" W	120.22'
C2	157.82'	870.00'	10°23'37"	N 10°52'09" W	157.60'

FIELD DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	120.27'	870.00'	7°55'15"	N 20°01'27" W	120.18'
C2	158.01'	870.00'	10°24'22"	N 10°57'15" W	157.79'

NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.

ACCORDING TO FEMA MAP NO. 48091C0095F WITH AN EFFECTIVE DATE OF 09/02/2009, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.



I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500

JOB NO. 240416736

CREW: B.B.
DATE: 04/11/2024

DRAWN:
E.A.

REVIEW:
C.B.S.

REVISION DATE: ---/---/---

DATE: 04/12/2024