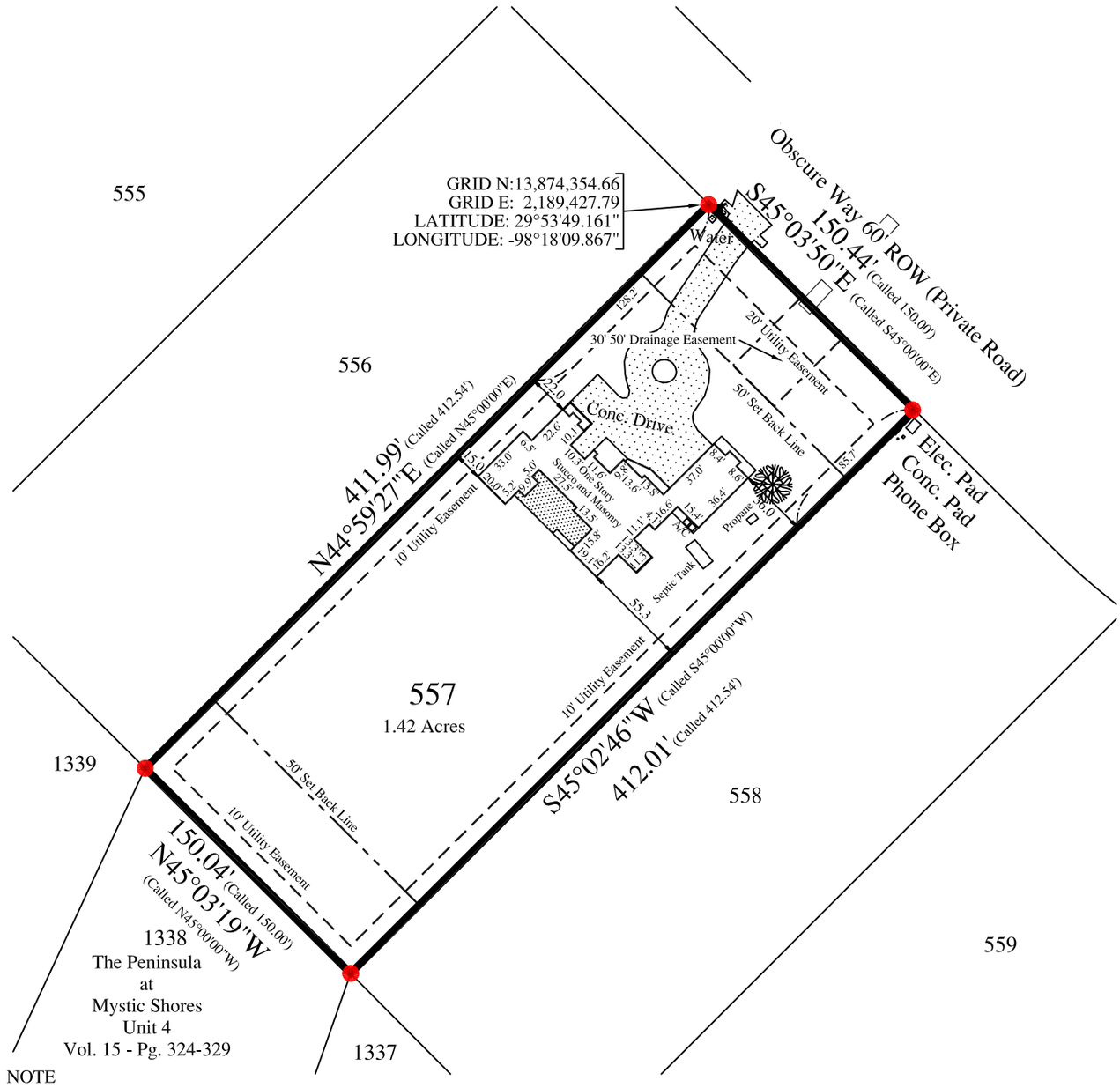

NOTE

1. BEARINGS AND DISTANCES IN PARENTHESIS ARE PER RECORDED PLAT.
2. All bearings are based on Texas State Plane Coordinates NAD83 (South Central Zone).
3. ● 1/2" IRON BARS FOUND
4. There is hereby dedicated a thirty (30) foot wide drainage Easement centered on all natural runoff channels, creeks, or swales unless noted otherwise on this plat. Property owners are advised that they are responsible for maintenance of dedicated easements on their property and may not utilize these easements for any purpose detrimental to their intended use (i.e. no structures, spetic tank fields, etc.) Grantees of said dedicated easements reserve the right of access to such easements.
5. There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope easement adjacent to all street right-of-way lines.
6. There is hereby dedicated a ten (10) foot wide Public Utility and Drainage Easement adjacent to all non-street lot lines.
7. Comal County requires a minimum twenty-five (25) foot front building setback line from road frontage.
8. Construction activities below 948 NGVD including, but not limited to the placement of buildings, structures, road, earthwork and rock work, require prior written approval by the U.S. Army Corps of Engineers. Permit requests must be submitted to the Canyon Lake Office at 601 COE Road, Canyon Lake, Texas 78133-4112.

SURVEY PLAT OF: THE PENINSULA AT MYSTIC SHORES UNIT 1, LOT 557, AS RECORDED IN VOLUME 14, PAGES 8,9,10 and 11, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

I RICHARD J. SOLIS, A REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4602, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY ACTUALLY MADE ON THE GROUND BY ME AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard J. Solis, R.P.L.S.

RICHARD J. SOLIS, R.P.L.S. TEX. REG. 4602

STATE OF TEXAS REGISTERED RICHARD J. SOLIS 4602 PROFESSIONAL LAND SURVEYOR

JOB NO.	Comal
DATE:	2023/05/30
DRAWN BY:	RJS
SCALE:	1"= 80'
REVISIONS	
DATE:	
DATE:	
DATE:	

Geomatics of Texas, Inc.
Professional Surveyors
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Fischer, Texas 78623
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