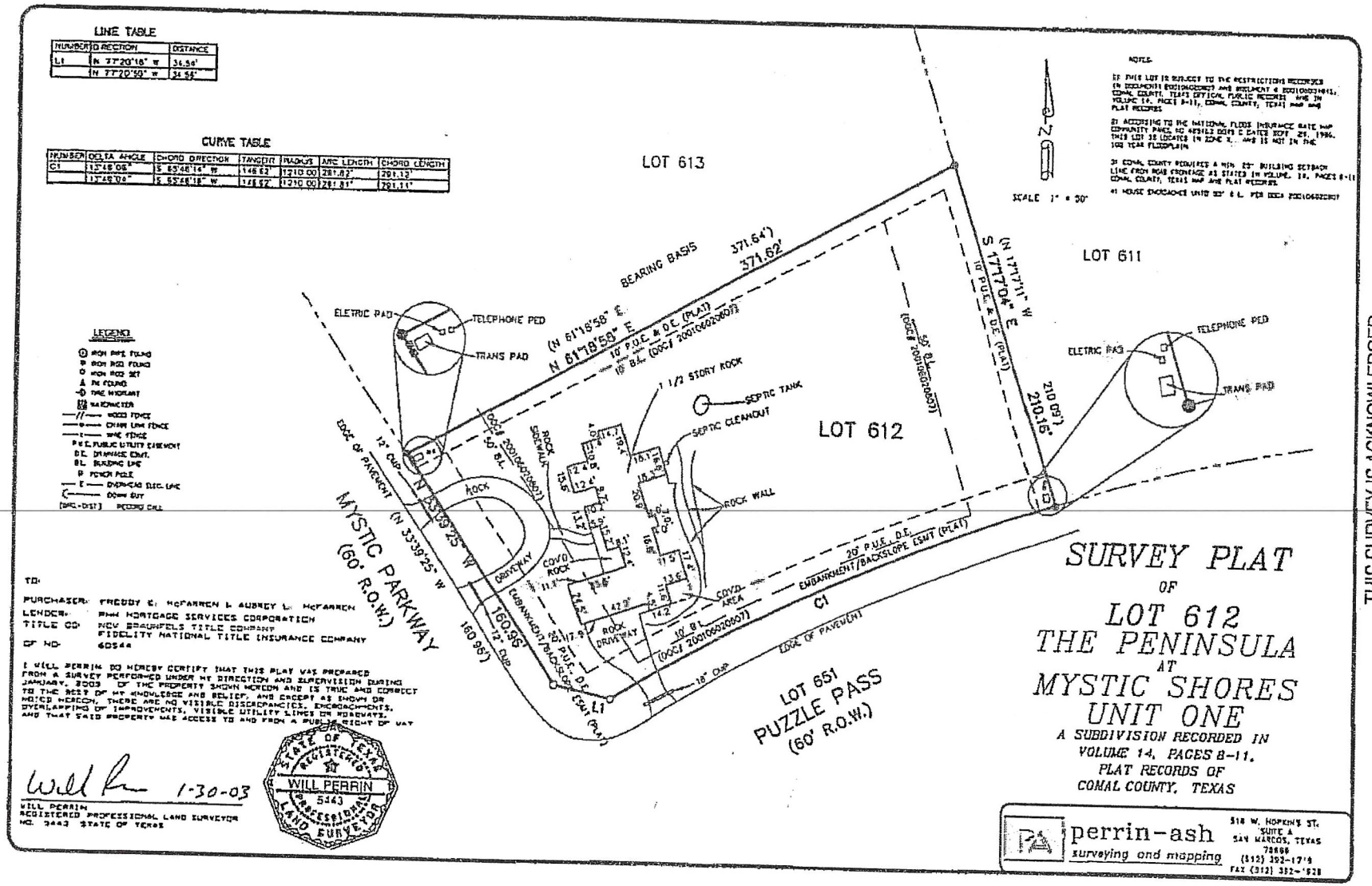
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 77°20'16" W	36.56'
	(N 77°20'59" W	36.55'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	13°48'06"	S 83°48'14" W	146.62'	1210.00'	291.82'	291.12'
	13°48'04"	(S 83°48'18" W	146.62'	1210.00'	291.81'	291.11'



LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- PK FOUND
- FIRE HYDRANT
- WATER METER
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE ESMT.
- B.L. BUILDING LINE
- P POWER POLE
- E OVERHEAD ELEC. LINE
- CONC CUT
- (MEAS.-DIST.) RECORD CALL

NOTES:

1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN DOCUMENTS 200106020607 AND AMENDMENT # 200106020615, COMAL COUNTY, TEXAS OFFICIAL PUBLIC RECORDS AND IN VOLUME 14, PAGES 8-11, COMAL COUNTY, TEXAS PLAT RECORDS

2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 485463 0005 C DATED SEPT. 29, 1996, THIS LOT IS LOCATED IN ZONE X, AND IS NOT IN THE 100 YEAR FLOODPLAIN

3) COMAL COUNTY REQUIRES A MIN. 25' BUILDING SETBACK LINE FROM ROAD FRONTAGE AS STATED IN VOLUME 14, PAGES 8-11 COMAL COUNTY, TEXAS MAP AND PLAT RECORDS.

4) 1 HOUSE ENCROACHES UNTO 50' B.L. PER DOC# 200106020607

TO:

PURCHASER: FREDDY C. MCFARREN & AUDREY L. MCFARREN
LENDER: RMH MORTGAGE SERVICES CORPORATION
TITLE CO: NEW BRAUNFELS TITLE COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
GF NO: 60544

I, WILL PERRIN DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING JANUARY, 2003 OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT AS SHOWN OR NOTED HEREON, THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY

Will Perrin 1-30-03

WILL PERRIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5443 STATE OF TEXAS

STATE OF TEXAS
REGISTERED
WILL PERRIN
5443
PROFESSIONAL
LAND SURVEYOR

SURVEY PLAT
OF
LOT 612
THE PENINSULA
AT
MYSTIC SHORES
UNIT ONE

A SUBDIVISION RECORDED IN VOLUME 14, PAGES 8-11, PLAT RECORDS OF COMAL COUNTY, TEXAS

perrin-ash
surveying and mapping
518 W. HOPKINS ST. SUITE A SAN MARCOS, TEXAS 78666
(512) 392-1716
FAX (512) 392-1928

THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED BY: