

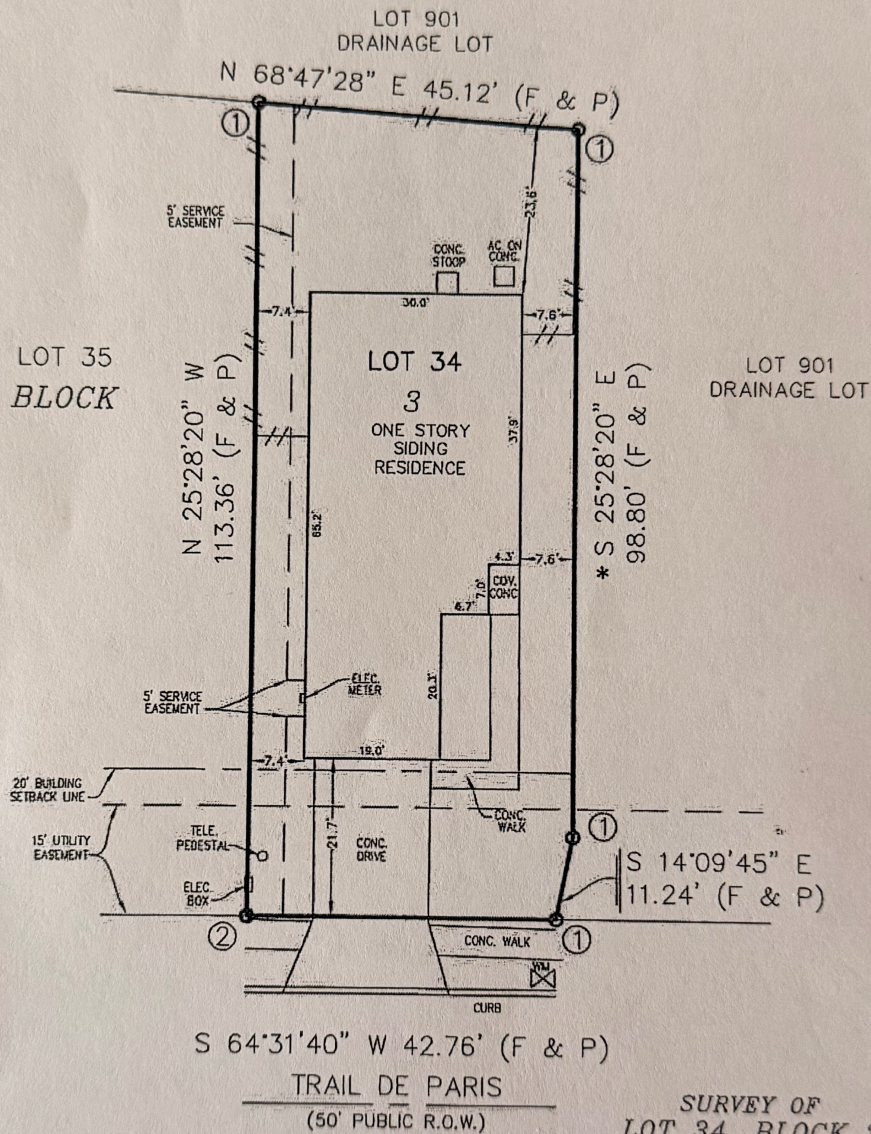
* REFERENCE BEARING FROM
SUBDIVISION PLAT (SEE TITLE)
ALL OTHER BEARINGS ARE
RELATIVE TO THIS BEARING.

NOTE 1:
UTILITIES WILL POSSESS A 5' WIDE
SERVICE EASEMENT TO THE DWELLING
ALONG THE SERVICE LINE TO THE
SERVICE ENTRANCE. THIS EASEMENT
WILL VARY DEPENDING UPON LOCATION
OF DWELLING AND SERVICE.

NOTE 2:
SINCLAIR LAND SURVEYING, INC.
LOCATED THE ORIGINAL MONUMENTS
OF THIS SUBDIVISION. ALL SET
MONUMENTS ARE BASED OFF OF
THOSE ORIGINAL MONUMENTS.

NORTH
SCALE: 1" = 20'

- LEGEND:
- ① = 1/2" IRON BAR WITH A
YELLOW CAP MARKED
"PAPE-DAWSON" FOUND
SET IN THE GROUND
 - ② = 1/2" IRON BAR WITH
AN ORANGE CAP MARKED
"SLS RPLS 5142" FOUND
SET IN THE GROUND
 - == WOOD FENCE
 - (F) = FIELD BEARING
 - (P) = PLAT BEARING
 - R.O.W. = RIGHT-OF-WAY
 - ELEC. = ELECTRIC
 - TELE. = TELEPHONE
 - WM. X = WATER METER
 - COV. = COVERED
 - CONC. = CONCRETE
 - AC = AIR CONDITIONER



AREA: 0.115 ACRES
(5,013 SQUARE FEET)

STATE OF TEXAS
COUNTY OF COMAL

WE, SINCLAIR LAND SURVEYING, INC. HAVE MADE A SURVEY ON
THE GROUND OF THE FOREGOING PROPERTY AND WE CERTIFY
THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR
ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

ADDRESS: 4146 TRAIL DE PARIS

DATE: SEPTEMBER 8, 2022

DRAWN BY: A.M. CREW CHIEF; G.R.

SURVEY OF
LOT 34, BLOCK 3
MORNINGSIDE TRAILS,
UNIT 3A
COMAL COUNTY &
GUADALUPE COUNTY, TEXAS
(PROPERTY LIES WHOLLY WITHIN COMAL COUNTY)

DOC. NO.: 202106050093, COMAL COUNTY MAP AND PLAT RECORDS
VOL. 9, PG. 527-530, GUADALUPE COUNTY PLAT RECORDS



SINCLAIR LAND
SURVEYING, INC.

3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPPLS FIRM NO. 10089000
JOB NUMBER: S-202266169