NOTE: UTILITIES WILL POSSESS A 6' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON THE LOCATION OF BUILDING STRUCTURE AND SERVICE.

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

LEGEND:
(1) = FOUND 1/2" IRON BAR WITHOUT A CAP
(2) = 1/2" IRON BAR WITH A BLUE CAP MARKED "KFW SURVEYING" FOUND SET IN THE GROUND
(3) = 1/2" IRON BAR WITH A RED CAP MARKED "MATKIN HOOVER" FOUND SET IN THE GROUND
(F) = FIELD BEARING
(P) = PLAT BEARING
\\ = WOOD FENCE
R.O.W. = RIGHT-OF-WAY
COV. = COVERED
CONC. = CONCRETE
AC = AIR CONDITIONER
TELE. = TELEPHONE
ELEC. = ELECTRIC
WM. = WATER METER
Δ = DELTA ANGLE
CHD BRG = CHORD BEARING
CHD DIST = CHORD DISTANCE

COPPER RIDGE PHASE 1
(DOCUMENT NUMBER: 200806018524)

LOT 57
N 52°44'23" E
90.16' (F & P)
LOT 58
N 40°32'51" E
51.11' (F & P)

30' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE
60' BUILDING SETBACK LINE
15' BUILDING SETBACK LINE
15' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE
25' DRAINAGE EASEMENT

*N 63°59'20" W 500.04' (F & P)

S 63°59'20" E 461.13' (F & P)

NORTH
SCALE: 1" = 50'

AREA: 1.428 ACRES
(62,182 SQUARE FEET)

LOT 29
BLOCK

LOT 28

LOT 27
E

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

AC ON CONC.
SEPTIC AREA
COV. CONC.
DETAIL B
DETAIL A
ELEC. METER
CONC. WALK
CONC. STEPS
CONC. DRIVE
TELE. PEDESTAL
ELEC. BOX
WM.
50' BUILDING SETBACK LINE
20' PUBLIC UTILITY DRAINAGE & GRADING EASEMENT
CURB
PUBLIC UTILITY EASEMENT

HIGH FOREST DR.
(60' PRIVATE STREET)
(LOT 900)

Δ =7°43'56"
R=970.00'
L=130.90'
CHD BRG=
S 32°21'52" W
CHD DIST=130.80'

SURVEY OF
LOT 28, BLOCK E
COPPER RIDGE,
PHASE 1B
COMAL COUNTY, TEXAS

DOCUMENT NUMBER: 201406036336, MAP AND PLAT RECORDS

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 5142
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

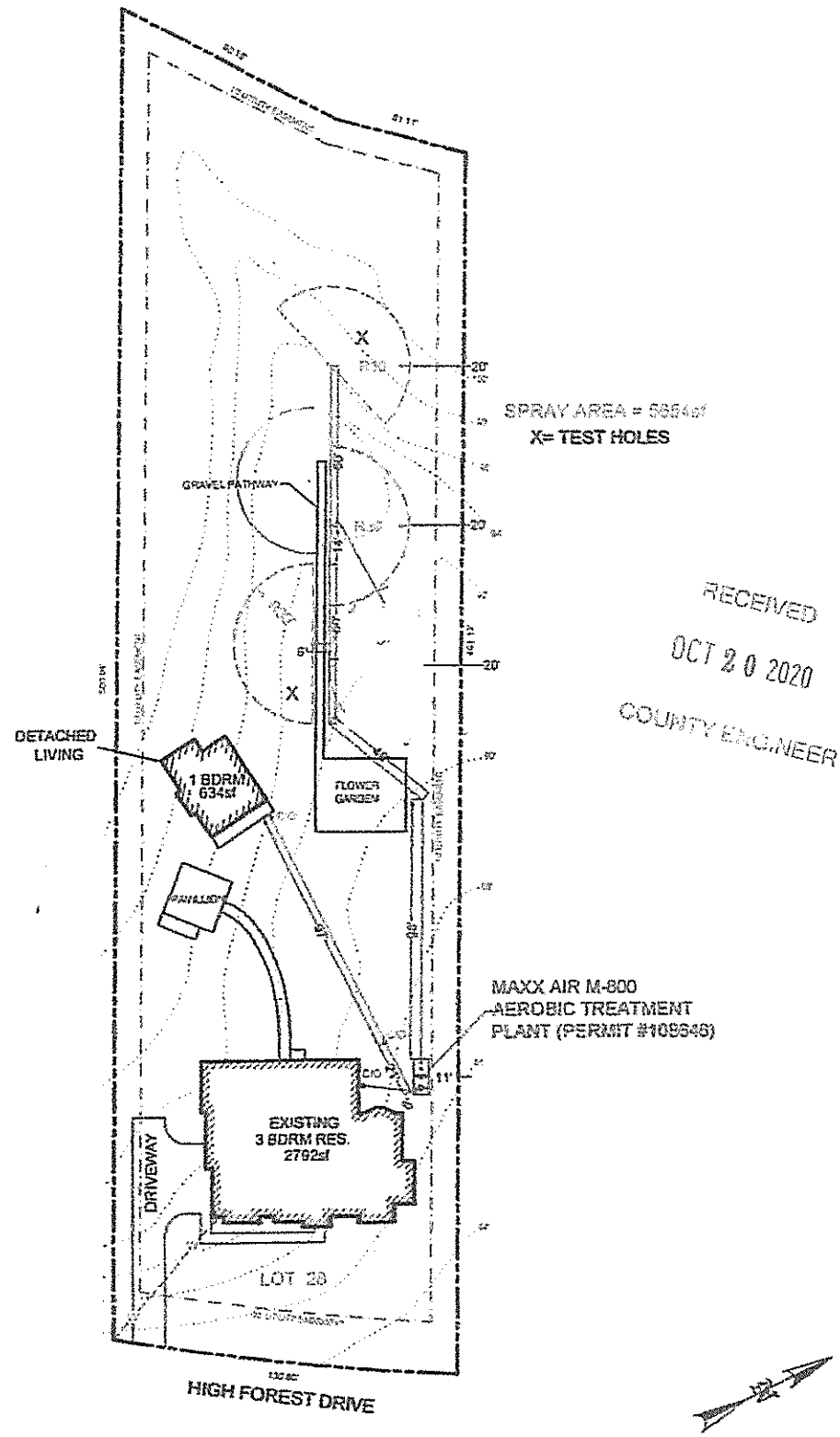
DATE: MAY 31, 2019

ADDRESS: 5747 HIGH FOREST DR.

DRAWN BY: C.A. CREW CHIEF: B.C.

SINCLAIR LAND SURVEYING, INC.
5000 NW INDUSTRIAL
LEON VALLEY, TEXAS 78238
210-341-4518
TBPLS FIRM NO.10089000

JOB NUMBER: S-201841714



RECEIVED
OCT 20 2020
COUNTY ENGINEER

STATE OF TEXAS
GREG W. JOHNSON
97587
REGISTERED PROFESSIONAL ENGINEER

OWNER: JOHN L. & GABRIELA P. MAHANY					DRAWN BY: EJS III/GWJ
STREET ADDRESS: 5747 HIGH FOREST DRIVE					
LEGAL DESC: COPPER RIDGE	UNIT/SECTION/PHASE: 1B	BLOCK: E	LOT: 28		
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=60'	DATE: 10/17/2020	REVISED:		