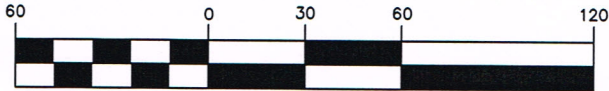


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH BEARING	CHORD
C1	105°49'54"	60.00'	110.83'	79.38'	N76°44'32"E	95.73'
(C1)	105°50'22"	60.00'	110.83'	----	N76°45'36"E	95.73'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N34°58'56"E	35.36'
(L1)	N35°00'00"E	35.36'
L2	S75°17'09"E	20.79'
(L2)	S75°09'37"E	21.00'

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



SAGA STREET
60' ROW

FD. 1/2" IRON BAR
WITH PRE-TECK CAP
N 13877820.87
E 2190187.15

SET MAG NAIL WITH
SOLIS-KANAK DISK

N80°00'55"E
(N80°00'00"E
218.40')

SPIRITUAL PASS
60' ROW

BEARING BASIS
N77°13'16"W 545.10'
(N77°12'12"W 545.00')

LOT 596
CALLED 1.70 ACS.

LEGEND:

- = 1/2" IRON BAR FOUND/UNLESS OTHERWISE NOTED
- = SET 1/2" IRON BAR w/ SOLIS-KANAK CAP UNLESS OTHERWISE NOTED
- () = DENOTES BEARINGS & DISTANCES PER RECORD
- ⊗ = WATER VALVE
- ⊙ = WATER METER

THE PENINSULA AT MYSTIC SHORES, UNIT ONE
VOL. 14, PGS. 8-11 MPRCCT

LOT 597
1.72 ACS.
CALLED 1.71 ACS.

LOT 598
CALLED 2.42 ACS.

FD. 1/2" IRON BAR
WITH PRE-TECK CAP
N 13877700.30
E 2190718.74

UNITED STATES OF AMERICA
CANYON LAKE
VOL. 124, PG. 63 DRCCT

FD. BRASS DISK
IN CONCRETE

S27°04'59"W 48.47'
(S26°49'38"W 47.68')

NOTES:
THIS PROPERTY DESCRIBED APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP: FIRM NO. 48091C0095F EFFECTIVE DATE 09-02-09. THIS PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED. NO WARRANTY EXPRESSED OR IMPLIED IS MADE REGARDING THE ACCURACY OF THE NATIONAL INSURANCE PROGRAM MAP.

NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, CERTAIN EASEMENTS, SETBACKS AND/OR RESTRICTIONS MAY APPLY.

BEARINGS BASED ON TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE (NAD 83).

ADDRESS: 119 SPIRITUAL PASS, SPRING BRANCH, TX. 78070.

SURVEY AND PARTIAL TOPOGRAPHIC SURVEY OF:

LOT 597 OF THE PENINSULA AT MYSTIC SHORES, UNIT ONE AS RECORDED IN VOLUME 14, PGS. 8-11 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, SITUATED IN THE JUAN J.M. ARREDONDO SURVEY NO. 1, ABSTRACT NO. 7, COMAL COUNTY, TEXAS.

Clinton L. Kanak

CLINTON L. KANAK, R.P.L.S.
TEX. REG. 4499



Solis-Kanak & Associates, Inc.
Professional Surveyors

17500 F.M. 306
CANYON LAKE, TX 78133
(830) 935-4011 FAX (830) 935-4012

DATE: 05 /08 /13
REV.:

DRAWN BY:
S.D.

GF NUMBER:

JOB NUMBER:
13-0178

