

LOT 18, BLOCK J, COPPER RIDGE PHASE 3B, RECORDED IN DOCUMENT NO. 201406018590, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NA2011) EPOCH 2010.00.

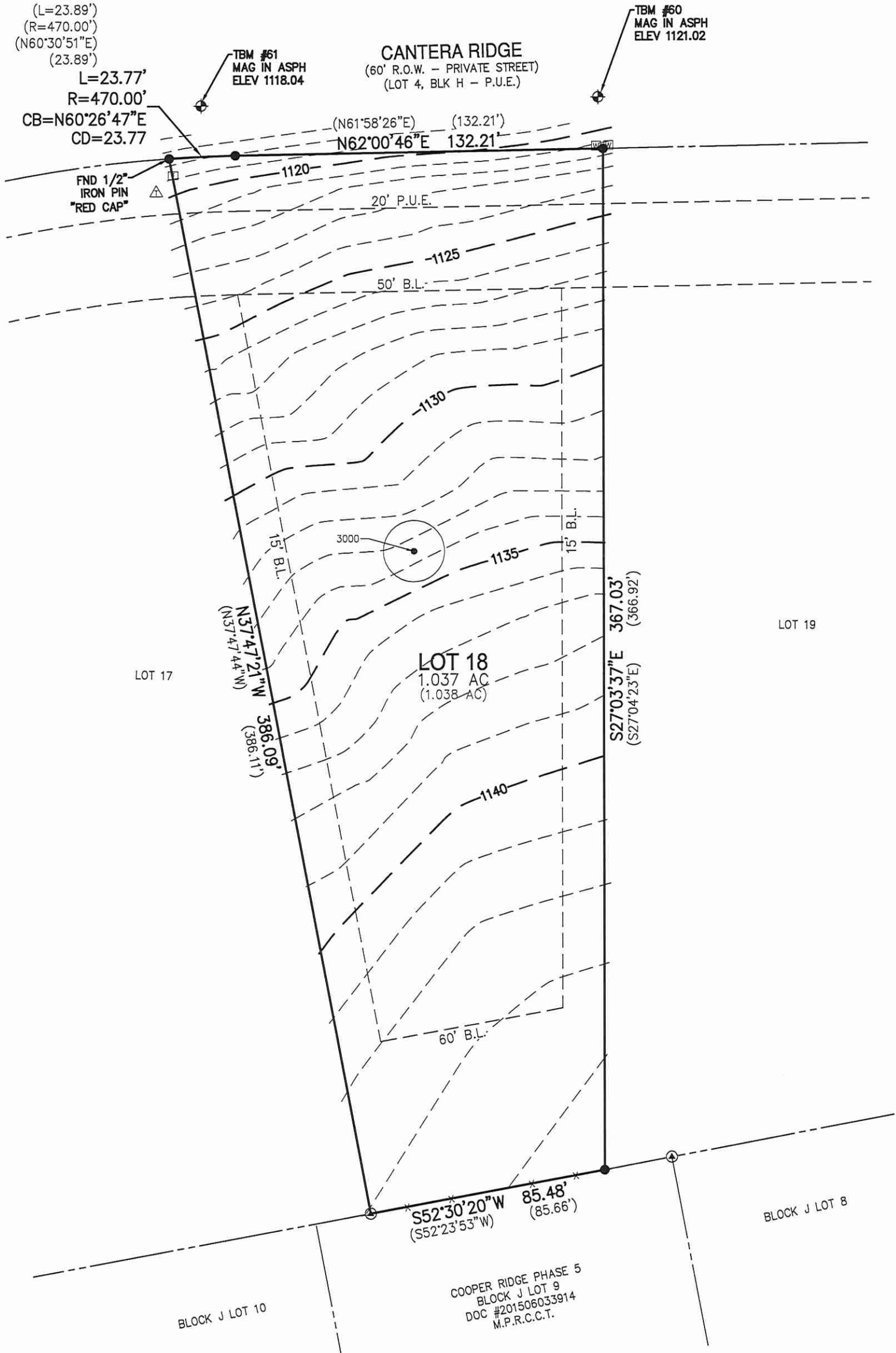
ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

TREE SYMBOLS SHOWN HEREON ONLY REPRESENT THE LOCATION OF THE TREE. THE ACTUAL DRIP-LINE OF THE TREE(S) ARE NOT REPRESENTED ON THIS SURVEY. TREES LOCATED BY SURVEY CREW, NOT ARBORIST.

LEGEND:

- = FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- ⊙ = FND PK NAIL
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- ( ) = RECORD CALLS
- ⊕ = TEMPORARY BENCHMARK
- ⊞ = WATER METER
- ⊞ = ELECTRIC JUNCTION BOX
- ⊞ = TELEPHONE PEDESTAL
- M.P.R.C.C.T. = MAP & PLAT RECORDS OF COMAL COUNTY, TEXAS



SCALE: 1"=40'



537 CANTERA RIDGE  
NEW BRAUNFELS, TEXAS

THIS SURVEY IS CERTIFIED TO:  
KEITH WING CUSTOM BUILDERS

DRAWN BY: AG  
FIELD CREW: JG



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

Tree Table	
Point #	Description
3000	11" OAK

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION

THIS 12TH DAY OF SEPTEMBER 2022

  
DOUGLAS B. COTTLE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149

22-0813