

LOT 50

LOT 51

Scale: 1" = 30'

LOT 52

S 81°14'52" E 104.19' CALLED
S 81°19'31" E 104.43'

LEGEND:

CC COVERED CONCRETE
WM WATER METER BOX
EP ELECTRIC METER
PP EDGE OF PAVEMENT
OU POWER POLE
AC OVERHEAD UTILITIES
AIR CONDITIONER
FOUND 1/2" REBAR
SET 1/2" REBAR

LOT 49

LOT 48

LOT 47

N 08°45'03" E 220.00' CALLED
N 08°37'57" E 219.77'

15' DRAINAGE & UTILITY EASEMENT

15' BLDG. SETBACK LINE

15' DRAINAGE & UTILITY EASEMENT

15' BLDG. SETBACK LINE

S 08°40'00" W 219.91'

S 08°45'03" W 220.00' CALLED

SEPTIC COVERS

ONE STORY RESIDENCE #244

CONC DRIVE

N 81°14'57" W 104.30'
N 81°14'57" W 104.19' CALLED
REFERENCE BEARING

25' BLDG. SETBACK LINE
25' DRAINAGE & UTILITY EASEMENT

REFERENCE BEARING:
OBTAINED FROM SUBDIVISION PLAT

BLUEBONNET BREEZE (60' R.O.W.)

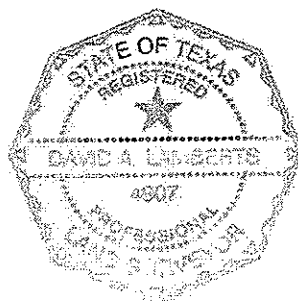
ADDRESS: 244 BLUBONNET BREEZE

REFERENCES: VOL. 12, PGS. 272-273
DOC. #9806012218
DOC. #9806013673
DOC. #200706010394
DOC. #201706006608
DOC. #201706015194
DOC. #201906037312
DOC. #9906001688
DOC. #9906020169
DOC. #202006012462

SURVEY PLAT SHOWING LOT 48, THE SUMMIT NORTH, PHASE 1, COMAL COUNTY TEXAS, AS RECORDED IN VOLUME 12, PAGES 272-273, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE B OF TITLE CO.: ALAMO TITLE C.F. #4000142000321 DATED: 03/31/20 THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.



David A. Lamberts
DAVID A. LAMBERTS
REGISTERED PROFESSIONAL LAND SURVEYOR

4907
TEXAS REGISTRATION NO.
SURVEY NOT VALID UNLESS ORIGINAL SIGNATURE IS IN RED INK
JOB # 202-000-126
DATE: 04/24/20



New Braunfels Branch Office

Texas Survey Firm 10194320
1011 West County Line Road
New Braunfels, Texas 78130
(P) 830/625.0337 (F) 830/626.3601