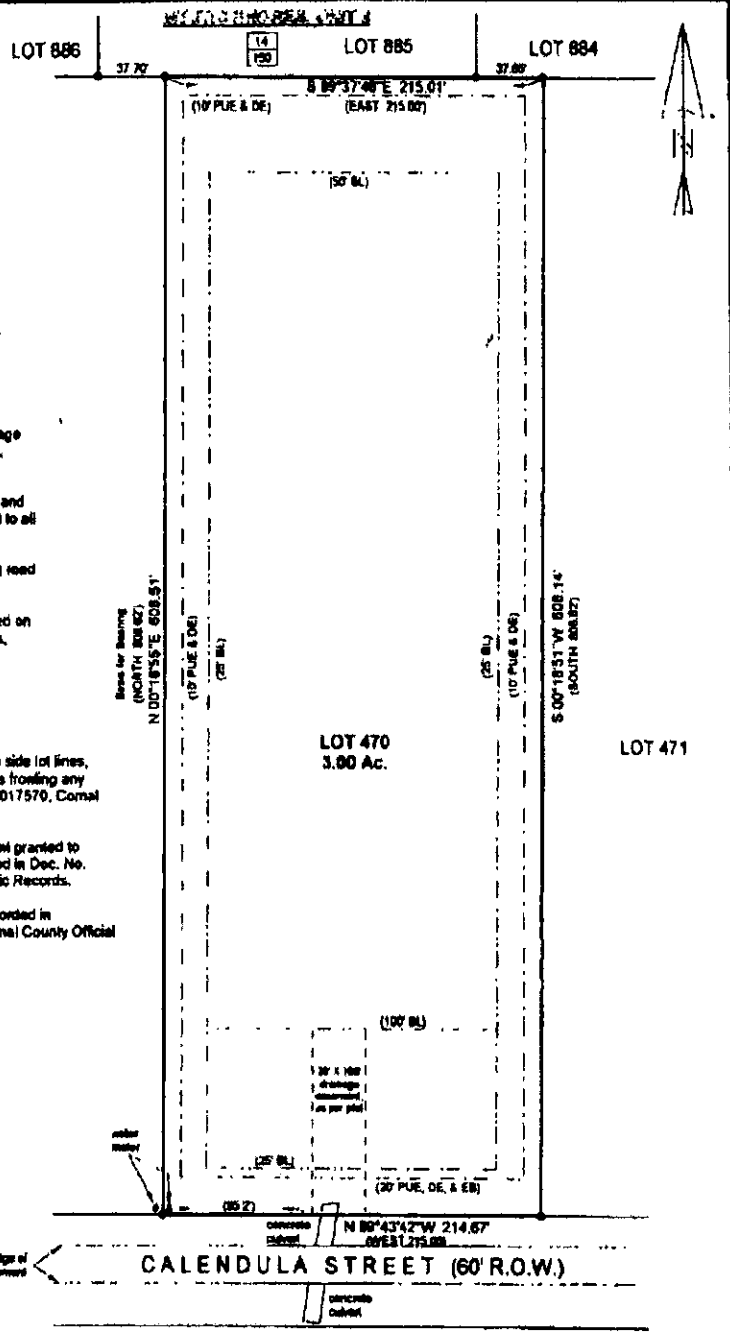


**BOUNDARY SURVEY**



**LEGEND**

- = 1/2" iron pin found with cap
- BL = building setback line
- PUE = public utility easement
- DE = drainage easement
- EB = embankment/backslope easement
- (XXXX) = recorded data
- = Comal County Plat Records

Reference a 10' wide public utility and drainage easement adjacent to all non-street lot lines, as per plat.

Reference a 20' wide public utility, drainage and embankment/backslope easement adjacent to all street right-of-way lines, as per plat.

Reference a 25' wide building setback along road frontage, as per plat.

Reference a 30' drainage easement centered on all natural runoff channels, creeks or swales, as per plat.

LOT 469

Reference building setback lines of 25' from side lot lines, 50' from rear lot lines, and 100' from lot lines fronting any public road as recorded in Doc. No. 200106017570, Comal County Official Public Records.

Reference a right-of-way and utility easement granted to Padarnates Electric Cooperative, as recorded in Doc. No. 200106019834, Comal County Official Public Records.

Reference restrictions as described and recorded in Doc. No. 200208027138, Pages 30-38, Comal County Official Public Records.

See attached Surveyor's Report.

LOT 470  
3.00 Ac.

LOT 471

CALENDULA STREET (60' R.O.W.)

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CLIENT: Hal Holloman and Dianne Holloman	TITLE COMPANY: Gracy Title Company	DATE: August 17, 2006
G.F. No.: 814577		SCALE: 1" = 60' 470MYST4.ZAK

**LEGAL DESCRIPTION:** All of Lot 470, MYSTIC SHORES, UNIT FOUR, a subdivision in Comal County, Texas, according to the map or plat thereof recorded in Volume 13, Pages 363-387, Plat Records of Comal County, Texas. See attached Surveyor's Report.

**ADDRESS:** 178 Calendula Street, Spring Branch, Texas 78070

Subject property does not lie within a 100 year flood hazard zone as determined from FIRMA Hazard Map, Community Panel No. 485483 0020 C, dated September 28, 1988.



**EAGLE LAND SURVEYING**  
(512) 847-1079  
P.O. Box 2284 Wintersville, TX 76078

I hereby certify that this plat correctly represents a survey made upon the ground under my supervision, on August 16, 2006, and there are no visible or apparent encroachments upon this property, except as above-mentioned.

*Clyde Barruso*  
Clyde Barruso, R.P.L.S., 95404, State of Texas

JOB NUMBER: 88256 M