

LOT 1960

LOT 1961

LOT 1962

SCALE
1" = 20'



S 89°05'00" E
60.00'

FOUND 1/2" IRON PIN

FOUND 1/2" IRON PIN

100.00'

100.00'

LOT 1976



5.0'

5' BUILDING SETBACK PER RESTRICTIONS

5' BUILDING SETBACK PER RESTRICTIONS

A/C

29.9'

LOT 1977

LOT 1975

N 00°55'00" E

S 00°55'00" W

ONE STORY HARI-PLANK RESIDENCE #1041

COVERED AREA

42.0'

5.0'

30' BUILDING SETBACK PER RESTRICTIONS

COVERED CONCRETE

10' BUILDING SETBACK PER RESTRICTIONS

UTILITY POLE & ELECTRIC METER

FOUND 1/2" IRON PIN

N 89°05'00" W

SET 1/2" IRON PIN

60.00'

EDGE OF ASPHALT

WATER METER

GRAVEL DRIVE

MAIL BOX

451.4' TO THE INTERSECTION OF PARADISE DR & RIVIERA DR

OHU

PARADISE DR
(60' R.O.W.)

NOTES:

- 1.) BASIS OF BEARING IS THE NORTH RIGHT OF WAY LINE OF PARADISE DR AS FOUND MONUMENTED ON THE GROUND.
- 2.) NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF THE FINAL SURVEY THEREFORE OTHER EASEMENTS AND OR RESTRICTIONS MAY EXIST.
- 3.) BLANKET EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 148, PAGE 243 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.
- 4.) THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE ACCORDING TO FEMA MAP NO. 48091C0095F, REVISED SEPTEMBER 2, 2009.
- 5.) NO IMPROVEMENTS SHALL BE ERECTED OR CONSTRUCTED NEARER THAN 30 FEET TO THE FRONT PROPERTY LINE NOR NEARER THAN 5 FEET TO THE SIDE PROPERTY LINE, IF LOT IS 100 FEET OR LESS IN DEPTH, THE 30 FOOT SETBACK CAN BE 10 FEET PER RESTRICTIONS.

SURVEY OF LOT 1976 SITUATED IN COMAL COUNTY, TEXAS AND BEING OUT OF CANYON LAKE HILLS, UNIT NO. 4 AS RECORDED IN VOLUME 2, PAGE 37 OF THE MAP AND PLAT RECORDS OF COMAL

STATE OF TEXAS
COUNTY OF COMAL