

RICHARD PHILBRICK  
 1053 PARADISE DRIVE  
 CANYON LAKE, TEXAS

Flood Statement:  
 According to the Flood Insurance Rate Map (FIRM) No. 48091C0095F, dated SEPTEMBER 02, 2009, this property is located in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

SURVEY OF LOT 1975, CANYON LAKE HILLS, UNIT 4, ACCORDING TO PLAT RECORDED IN VOLUME 2, PAGE 37, PLAT RECORDS, COMAL COUNTY, TEXAS AS CONVEYED TO TERRY S. AND LORI LAWSON IN DEED RECORDED IN VOLUME 741, PAGE 674, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

SURVEY NOTES:

- Bearing based on State Plane Coordinates NAD83, South Central Zone(4204).
- Surveyor has not investigated existence of Design Guidelines or other unrecorded document as may be promulgated by an Architectural Control Committee.
- Property is subject to CCR's recorded in Volume 2, page 37, Map and Plat Records; Volume 333, Page 686, Volume 379, Page 51, Volume 333, Page 689, Volume 340, Page 775 and County Clerk's File No. 201006008433, 201206026893 and 201306034199, Official Public Records, Comal County, Texas.
- Electric easement granted to Pedernales Electric Cooperative, Inc. recorded in Volume 148, Page 243, Deed Records of Comal County, Texas.
- Per Volume 340, Page 775, Deed Records, Comal County, Texas:  
 30 Foot Building Set Back - front  
 5 Foot Building Set Back - sides
- 6 Foot Utility Easement, all lot lines, per Volume 297, Page 474, Deed Records, Comal County, Texas.
- Per Volume 340, Page 775 and Page 297, Page 474, Official Public Records, Comal County, Texas, in reference to the front building set back "In lots 100 feet or less in depth, the 30 foot setback may be 10 feet."

CERTIFICATION:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND ON AUGUST 7, 2016, OF THE PROPERTY SHOWN HEREON:

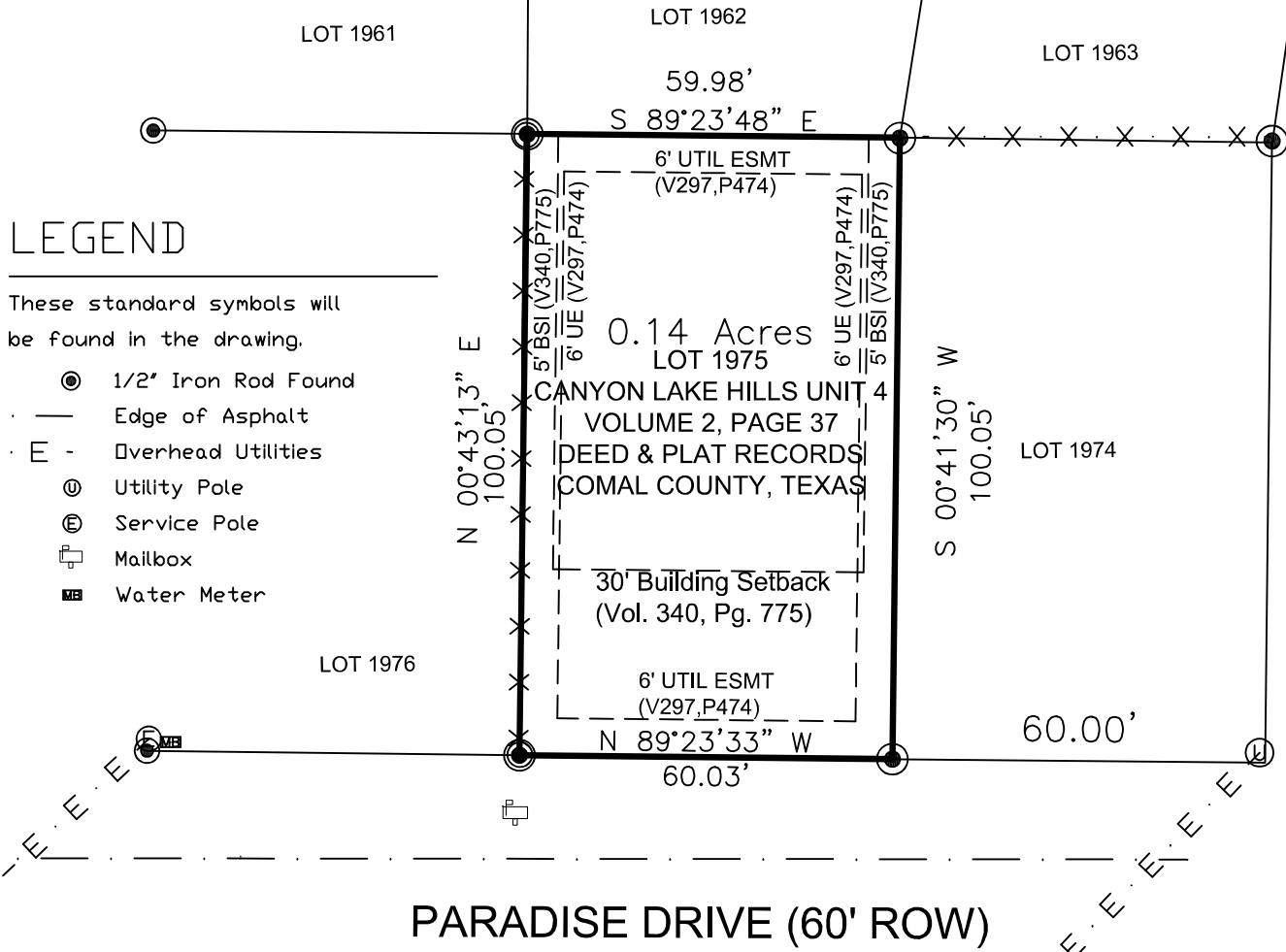
*J. Derrick Rickman*

J. Derrick Rickman, RPLS No. 5826



**Rickman Land Surveying**

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**LEGEND**

These standard symbols will be found in the drawing.

- 1/2" Iron Rod Found
- · — Edge of Asphalt
- E · E - Overhead Utilities
- ⊙ Utility Pole
- ⊕ Service Pole
- ☐ Mailbox
- Water Meter

