

Scale: 1" = 20'

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

CANYON LAKE U.S.A.
(121/803)

DAVID A. ROBERTS
REGISTERED PROFESSIONAL LAND SURVEYOR
4767
TEXAS REGISTRATION NO.
SURVEY NOT VALID UNLESS ORIGINAL
SIGNATURE IS IN RED INK
JOB # 05-0428
DATE: 08-12-05 (2025) 08-12-05 (DRAFT)



N 25°32'58" E 72.91'
N 64°45'12" W 280.27'

0.553 AC.

REMAINING PORTION
OF LOT 21

SMITH
0.217 ACRE
(200306036785)

LEGEND:
--- 0.4' R.O.W.
--- 4' R.O.W.
--- 10' R.O.W.
--- 15' R.O.W.
--- 20' R.O.W.
--- 30' R.O.W.
--- 40' R.O.W.
--- 50' R.O.W.
--- 60' R.O.W.
--- 75' R.O.W.
--- 100' R.O.W.
--- 125' R.O.W.
--- 150' R.O.W.
--- 200' R.O.W.
--- 250' R.O.W.
--- 300' R.O.W.
--- 400' R.O.W.
--- 500' R.O.W.
--- 600' R.O.W.
--- 750' R.O.W.
--- 1000' R.O.W.

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT WILL BE SHOWN ON SAID REPORT. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

REFERENCE BEARINGS
OBTAINED FROM SUBDIVISION PLAT

ADDRESS: NOT POSTED

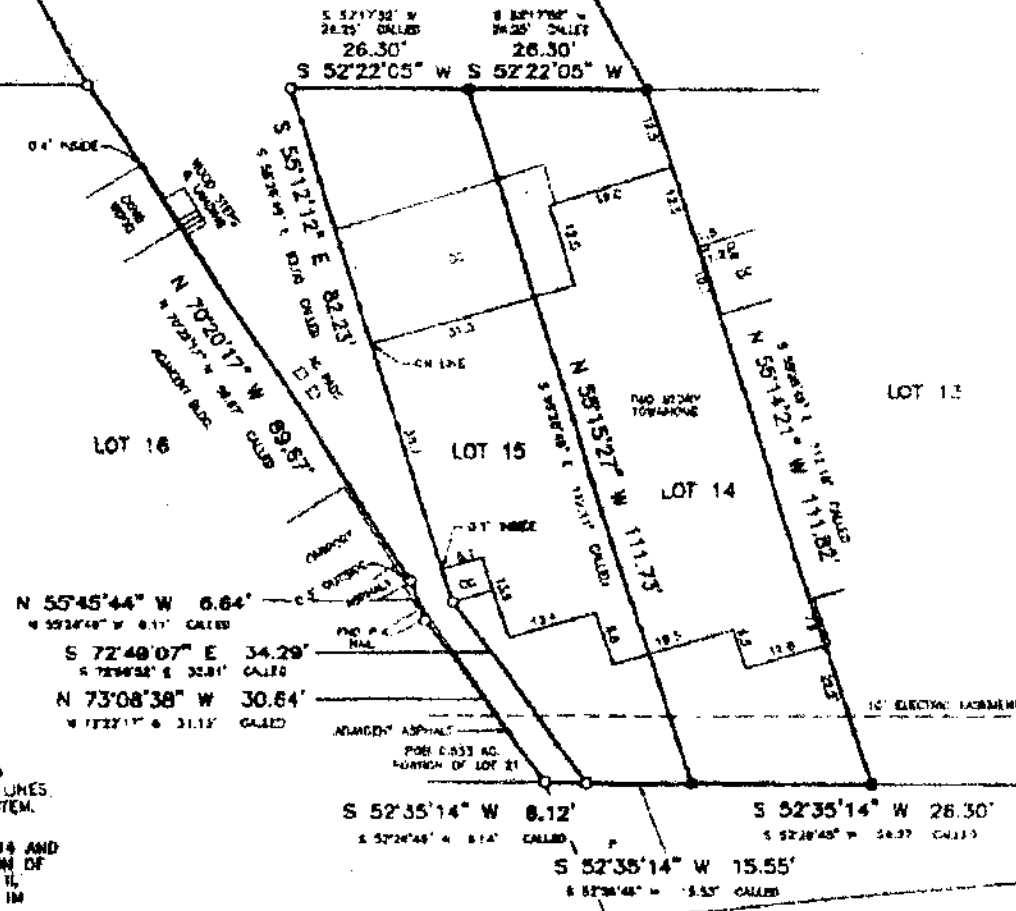
REFERENCES:

- VOL. 7, PG. 148
- VOL. 202, PG. 601
- VOL. 212, PG. 656
- VOL. 240, PG. 642
- VOL. 182, PG. 403
- VOL. 224, PG. 575-578 *
- VOL. 240, PG. 638 **
- VOL. 116, PG. 159-161
- VOL. 116, PG. 45-44
- VOL. 1, PG. 149-202 CR
- VOL. 2, PG. 35 CR
- DOC #200206038468

CR - CONDOMINIUM RECORDS
* = CALLED A STRIP ALONG EXISTING SYSTEM (NOT DESCRIBED OR DEFINED)
** = A 5' STRIP CENTERED ON MAIN LINES SERVICE LINES AND PORTIONS OF SYSTEM.

SURVEY PLAT SHOWING ALL OF LOTS 14 AND 15, AND A 0.553 OF AN ACRE PORTION OF LOT 21, CANYON PARK ESTATES, UNIT II, COMAL COUNTY, TEXAS, AS RECORDED IN VOLUME 7, PAGE 148, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS. (LEGAL DESCRIPTION PREPARED FOR 0.553 OF AN ACRE PORTION OF LOT 21)

M.D.S. LAND SURVEYING CO.
618 COMAL STREET
NEW BRITAIN, TEXAS 78652



PARKVIEW DRIVE (60' R.O.W.)