



TBPELS FIRM No. 10194244
 18410 US Hwy 281 N, Suite 109
 San Antonio, TX 78259
 (210) 369-9509

BUYER/OWNER: RANDY ROBBINS AND ANNE ROBBINS
 ADDRESS: 584 BLACKBIRD DRIVE
 CITY, STATE, ZIP: SPRING BRANCH, TEXAS 78070
 TITLE COMPANY: INDEPENDENCE TITLE
 GF NUMBER: 2327953-SBSA
 EFFECTIVE DATE: JULY 18, 2023
 ISSUE DATE: JULY 27, 2023



LAND TITLE SURVEY

LOT 711, MYSTIC SHORES, UNIT 7, SITUATED IN COMAL COUNTY, TEXAS,
 ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 14,
 PAGES 91-95 OF THE MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

LEGEND

- BOUNDARY
- - - SETBACK LINE
- - - EASEMENTS
- EDGE OF ASPHALT
- 1/2" IRON ROD FOUND W/CAP "PRO-TECH ENG"
- ⊙ 1/2" IRON ROD SET W/CAP STAMPED: "ALLIANCE LAND SURVEYORS RPLS 6500"
- ▽ CALCULATED POINT
- () RECORD INFORMATION
- { } SCHEDULE B REFERENCE
- 000/000 VOLUME/PAGE
- DOC. DOCUMENT NUMBER
- MPR MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE AND EMBANKMENT/BACKSLOPE EASEMENT
- U.E.E. UNIVERSAL EASEMENT FOR ENCROACHMENTS
- P.R.O.W. PRIVATE RIGHT-OF-WAY
- B.S.L. BUILDING SETBACK LINE
- ⓔ ELECTRIC METER
- Ⓦ WATER METER
- Ⓣ TRANSFORMER
- ⓧ TELEPHONE PEDESTAL
- Ⓥ WATER VALVE
- Ⓜ FIRE HYDRANT



NOTES

- BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.
 - PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED HEREON, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:
 - {1} RESTRICTIONS RECORDED IN VOLUME 14, PAGES 91-95, MAP AND PLAT RECORDS; DOCUMENT NO. 200206027138, DOCUMENT NO. 200406026218, DOCUMENT NO. 200406026220, DOCUMENT NO. 200206006911, DOCUMENT NO. 200606021273, DOCUMENT NO. 200906011419, DOCUMENT NO. 200906011422, DOCUMENT NO. 20106009684, DOCUMENT NO. 201106039454, DOCUMENT NO. 201206001788, DOCUMENT NO. 201206041105, DOCUMENT NO. 201306014464, DOCUMENT NO. 201306014469, DOCUMENT NO. 201406013825, DOCUMENT NO. 201406041261, DOCUMENT NO. 201606014792, DOCUMENT NO. 201806027644, DOCUMENT NO. 201906008017, DOCUMENT NO. 202206003990, AND DOCUMENT NO. 202206018898 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
 - {10} 30-FOOT DRAINAGE EASEMENT CENTERED ON NATURAL RUNOFF CHANNELS, CREEK OR SWALES AS NOTED ON PLAT OF RECORD IN VOLUME 14, PAGES 91-95 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS. (NOT LOCATED BY THIS SURVEY)
- ACCORDING TO FEMA MAP NUMBER 48091C0090F WITH AN EFFECTIVE DATE OF 09/02/2009, THIS PROPERTY LIES WITHIN ZONE 'X' AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.



SCALE
 1" = 100'



I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.

CORY BLAKE SILVA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6500

JOB NO. 230715221

CREW: B.B.III
 DATE: 07/26/2023

DRAWN:
 JTD

REVIEW:
 C.B.S.

REVISION DATE: --/--/----

DATE: 08/09/2023