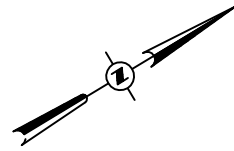


MYSTIC SHORES

UNIT NO. 18

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET



0 50 100
SCALE: 1" = 100'

STANLEY D. & ELOISE BROWN
CONNIE B. & ELAINE F. BROWN
316.223 ACRES

PLAT: N00°36'43"W 205.92'
FIELD: N00°36'43"W 205.92'
10' PUBLIC UTILITY AND
DRAINAGE EASEMENT (PLAT)

LOT 2064
(VACANT)

LOT 2063

LOT 2065

PLAT: N58°48'25"W 703.48'
FIELD: N58°48'25"W 703.48'
10' PUBLIC UTILITY AND
DRAINAGE EASEMENT (PLAT)

10' PUBLIC UTILITY AND
DRAINAGE EASEMENT (PLAT)
FIELD: S58°48'24"E 812.13'
PLAT: S58°48'25"E 812.00'

20' PUBLIC, UTILITY, DRAINAGE
AND BACKSLOPE/EMBANKMENT
EASEMENT (PLAT)

FIELD: N31°07'32"E 174.86' FIELD: N31°17'31"E 175.18'

25' BUILDING SETBACK LINE
(PLAT)

EDGE OF PVM'T

FIELD: N31°14'04"E 174.99'
PLAT: S31°11'35"W 175.00'

CANYON ROCK DRIVE
(60' RIGHT-OF-WAY)

**Cross Branch
SURVEYING**

2379 N.E. LOOP 410, No. 108
SAN ANTONIO, TEXAS 78217
(210) 828-1102

T.B.P.L.S. FIRM REG. NO. 10180700

CROSS BRANCH SURVEYING DOES NOT
MAKE OR WARRANT ANY FLOOD ZONE
DETERMINATION.

STATE OF TEXAS
COUNTY OF COMAL

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all corners have been located as indicated above on the date on this plat. Survey is not for architectural, landscaping, engineering, construction or development purposes. Declaration is made to original purchasers of and is not transferable to additional institutions or subsequent owners. Municipal records not researched. Surveyor has abstracted for boundary lines only. Other matters of record which may affect this tract have not been researched.

This 9th day of SEPTEMBER, 2021 A.D.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5904



NOTE: ONLY THOSE RESTRICTIONS, COVENANTS AND EASEMENTS LISTED IN SCHEDULE B OF TITLE RESOURCE GUARANTY COMPANY, TITLE COMMITMENT, G.F. NO. 2150984-CLF, BEARING AN EFFECTIVE DATE OF AUGUST 2, 2021, WERE CONSIDERED FOR THIS SURVEY. NO OTHER RESEARCH WAS PERFORMED.

*SCHEDULE B EXCEPTIONS

DOCUMENT NO. 200606046242
MAP AND PLAT RECORDS

DOCUMENT NO. 200206027138
DOCUMENT NO. 200406026218
DOCUMENT NO. 200606046400
DOCUMENT NO. 200906011417
DOCUMENT NO. 200906011419
DOCUMENT NO. 200906011422
DOCUMENT NO. 201006009684
DOCUMENT NO. 201006042987
DOCUMENT NO. 201206001750
DOCUMENT NO. 201206001788
DOCUMENT NO. 201306014464
DOCUMENT NO. 201406013825
DOCUMENT NO. 201406041261
DOCUMENT NO. 201506003266
DOCUMENT NO. 201506010439
DOCUMENT NO. 201506046205
DOCUMENT NO. 201606014792
DOCUMENT NO. 201606028381
DOCUMENT NO. 201706030535
DOCUMENT NO. 201706044532
DOCUMENT NO. 201706047588
DOCUMENT NO. 201806027644
DOCUMENT NO. 202106017143
DOCUMENT NO. 200606022911
DOCUMENT NO. 201706046477
DOCUMENT NO. 200406026220
DOCUMENT NO. 200606021273

OFFICIAL PUBLIC RECORDS

VOLUME 124 , PAGE 63
VOLUME 133 , PAGE 233
VOLUME 74 , PAGE 151

DEED RECORDS

BUYER: BRITTANY PHILLIPS

LOT 2064

SUBDIVISION MYSTIC SHORES UNIT 18

DOCUMENT NO. 200606046242 MAP & PLAT RECORDS

ADDRESS: 532 CANYON ROCK DRIVE

COMAL COUNTY, TEXAS.

TITLE INFORMATION PROVIDED BY: TITLE RESOURCE

(G.F.) REFERENCE: 2150984-CLF

D.B. G.S. S.B. P.R.

WORK ORDER NO. 21-8-4E