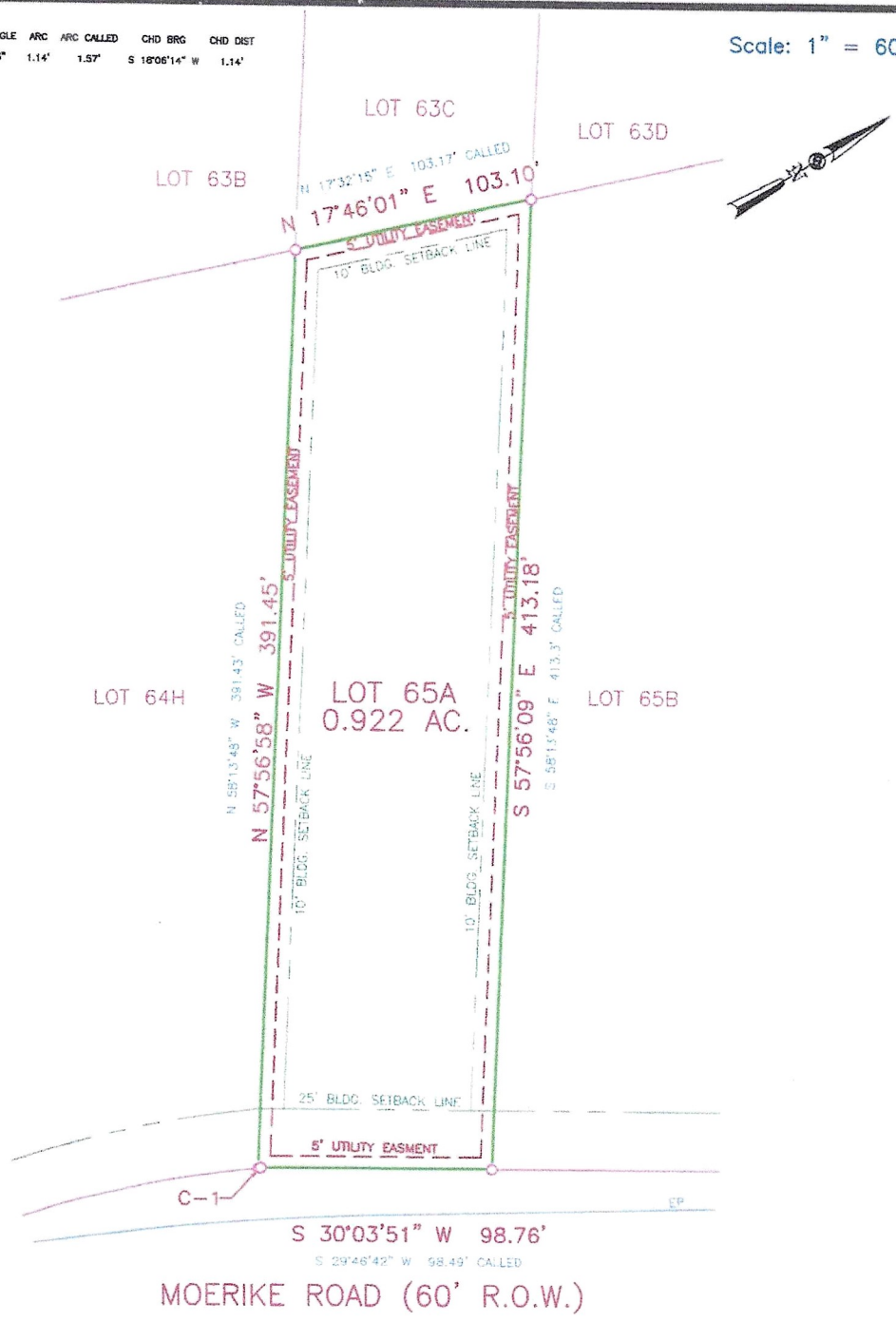


CURVE	RADIUS	DELTA ANGLE	ARC	ARC CALLED	CHD BRG	CHD DIST
C-1	451.07'	0°08'43"	1.14'	1.57'	S 10°06'14" W	1.14'

Scale: 1" = 60'



BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL
 ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL
 POSITIONING SYSTEM (GPS)

ADDRESS: 1600 MOERIKE ROAD (VACANT)

REFERENCES: VOL. 6, PGS. 187-188

SURVEY PLAT SHOWING LOT 65A, CLEAR WATER
 ESTATES SUBDIVISION, COMAL COUNTY, TEXAS, AS
 RECORDED IN VOLUME 6, PAGES 187-188, MAP
 AND PLAT RECORDS, COMAL COUNTY, TEXAS.

LEGEND:

EP EDGE OF PAVEMENT
 ○ FOUND 1/2" REBAR

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

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
 GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND
 BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS
 FOUND AT THE TIME OF THIS SURVEY 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.



New Braunfels Branch Office
 Texas Survey Firm 10194320
 1011 West County Line Road
 New Braunfels, Texas 78130
 (P) 830/625.0337 (F) 830/626.3601



Abel P. Stendahl
 ABEL P. STENDAHL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 # 6754
 TEXAS REGISTRATION NO.
 JOB # 202-100-029
 DATE: 2/11/21