

- NOTE
1. BEARINGS AND DISTANCES IN PARENTHESIS ARE PER RECORDED PLAT.
 2. All bearings are based on Texas State Plane Coordinates NAD83 (central zone). Convergence angle of 0°22'02", and all distances are GRID distances. Combining scale factor of 1.00015.
 3. All road ROWs are private streets.
 4. ● 1/2" IRON BARS FOUND/ CAP "MDS"
 5. These lots lie within the Edwards Aquifer Recharge Zone.
 6. Comal County requires a minimum twenty foot (25') road frontage building set back
 7. A 20' wide public utility, drainage and embankment/backslope easement adjacent to all street Right-of-Way lines, DOC NO. 20070600394, Map and Plat Records of Comal County.
 8. A 10' wide public utility and drainage easement adjacent to all non-street lot lines
 9. DOC NO. 20070600394, Map and Plat Records of Comal County.
 10. These lots are on a restricted sensitive recharge feature WPAP NO. S-40 and S-46. A Water Pollution Abatement Plan (WAP) has been conducted by M & S engineering for these lots. A letter of approval from Texas Commission on Environmental Quality (TCEQ) has been recorded in DOC. NO. 200606050791 and a modification dated DEC. 3, 2007, the Official Records of Comal County Texas.
 11. Electric and telephone easement as recorded in Volume 75, Page 101, of the Deed Records of Comal County.
 11. Electric Easement recorded in Doc. No. 980025937 of the Official Public Records of Comal County.

VINTAGE OAKS AT THE VINEYARD, UNIT 2, AS RECORDED IN DOCUMENT NO. 200706040713 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

Bordeaux
Blanc

86
4.94 ac
(net 2.39 acres)
No Improvements

85

N 43°44'03"E
(Called N 43°44'15"E)

(Called 630.53')

629.90'

RESTRICTED SENSITIVE
RECHARGE FEATURE
2.55 acres
A WATER POLLUTION ABATEMENT PLAN (WAP) HAS BEEN CONDUCTED
BY M & S ENGINEERING FOR THESE LOTS.
HAS BEEN RECORDED IN DOC. NO. 200606050791 AND MODIFICATION DATED DEC. 3, 2007 OF THE OFFICIAL
RECORDS OF COMAL COUNTY TEXAS.

(Called N 43°44'15"E)

(Called 572.34')
572.24'
N 28°16'20" W
(Called N 28°18'03" W)

253

(Called 378.17')
378.70'
S 10°49'34" W
(Called S 10°40'05" W)

220.20'

Richard J. Souls, R.L.S.
RICHARD J. SOULS, R.P.L.S. TEX. REG. 4602

SURVEY PLAT OF:
LOT 86 OF VINTAGE OAKS AT THE VINEYARD, UNIT 1, AS
RECORDED IN DOCUMENT NO. 20070600394 OF THE MAP
AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY
OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A
CATEGORY 1A, CONDITION III SURVEY.

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