

Reference Fidelity National Title Commitment, CF# 07-41003247.

Reference Restrictions recorded in Doc# 200208027138, Doc# 200208006887, Doc# 200208006881 and Doc# 200408028218.

Reference a 30' wide drainage easement centered on all natural runoff channels, creeks or swales, unless noted otherwise on plat in Vol. 14, Pgs. 91-95.

1/2" IPF (PRO-TECH) S 18°07'42"E 222.12' 1/2" IPF (PRO-TECH)

LEGEND	
P.F.C.	P.F.C. MAY MEANDER
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
I.P.S.	IRON PIN SET TAGGED 4089
I.P.F.	IRON PIN FOUND
—	FENCE
—	ELECTRIC LINE
—	SERVICE LINE

Reference easement to Federnales Electric Cooperative recorded in Doc# 200106011183.

This Surveyor has not conducted an independent Title Search to depict matters of record, such as easements, setbacks, restrictions, etc., that may affect this property.

SCALE 1"=100'

LOT 690

4.90 ACRES

695

689

1/2" IPF (PRO-TECH)



691

20' P.U.E., DRAINAGE, AND EMBANKMENT/BACKSLOPE ESM

688

1/2" IPF (PRO-TECH)

A=60.01'
R=60.00'

1/2" IPS

1/2" IPF (PRO-TECH)

This Survey is certified to:
Derek E. Nichols, Kim Nichols, Clayton H. Blanton, Margaret A. Blanton, and Fidelity National Title.
STATE OF TEXAS
COUNTY OF COMAL

S. CRAIG HOLMES INC
410 N. SHERIDAN
NEW BRAUNFELS TEXAS 78130
(830) 625-8555

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE ABOVE GROUND EVIDENCE OF BUILDINGS STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 3RD DAY OF OCTOBER 2007

RICHARD A. GOODWIN, RPLS # 4089

07825

Lot 690
MYSTIC SHORES
Unit Seven
Vol. 14, Pgs. 91-95
Map and Plat Records
Comal County, Texas
180 Kiwi Lane
Spring Branch, Texas

1/2" IPF (PRO-TECH)

1/2" IPF (PRO-TECH)

KIWI LANE