

KINGS POINT VOL. 6, PG. 86
MEDIAN
CURB

KINGS POINT DRIVE (PRIVATE)

F.I.P.

N00°12'06"W 232.77'
(N00°11'07"W RECORD)

CURB

WATER METER
FND. HOLE
DRILLED IN CURB

S79°02'25"E
154.57'

F.I.P.

CURB

S61°05'00"E
129.07'

F.I.P.

S21°40'50"W
(S21°36'00"W RECORD)
WIRE FENCE

LOT 2

WIRE FENCE

F.I.P.

S89°50'16"W 208.12'
(S89°51'50"W-208.35' RECORD)

LOT 1
KINGS POINT, UNIT 3

LOT 1
1.112 AC.

25' BLDG. SETBACK AND
UTILITY EASEMENT
30' BLDG. SETBACK

16' BLDG. SETBACK AND
UTILITY EASEMENT
5' BLDG. SETBACK



Scale: 1" = 50'

LEGEND:
F.I.P. = FOUND IRON PIN

NOTES:

SANITARY SERVICE PROVIDED BY
INDIVIDUAL ON-SITE WASTEWATER
TREATMENT SYSTEM.

25' BUILDING SETBACK ON FRONT (PLAT).
15' BUILDING SETBACK ON SIDES (PLAT).
25' UTILITY EASEMENT ON FRONT (PLAT).
15' UTILITY EASEMENT ON SIDES AND REAR (PLAT).
30' BUILDING SETBACK FROM ROAD (VOL. 281, PG. 94).
5' BUILDING SETBACK ON SIDES (VOL. 281, PG. 94).


THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE
"RECHARGE ZONE OF THE EDWARDS AQUIFER" AS DETERMINED
FROM THE EDWARDS UNDERGROUND WATER DISTRICT BULLETIN 46,
COMPILATION OF HYDROLOGIC DATA FOR THE EDWARDS AQUIFER,
SAN ANTONIO AREA, TEXAS, DATED: FEBRUARY 1988.

THE PROPERTY SHOWN HEREON IS NOT LOCATED
WITHIN ZONE "A" FLOOD HAZARD AREA AS
DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT
AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM)
COMAL COUNTY, TEXAS, UNINCORPORATED AREAS,
COMMUNITY PANEL NO. 485463 0045 C
DATED: REVISED SEPTEMBER 29, 1986.
NO WARRANTY EXPRESS OR IMPLIED IS MADE
REGARDING THE ACCURACY OF THE FEDERAL
EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THE ABOVE PLAT
IS A TRUE AND CORRECT REPRESENTATION
OF AN ACTUAL SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION AND THAT THERE ARE
NO VISIBLE EASEMENTS OR ENCROACHMENTS
OF BUILDINGS ON ADJOINING PROPERTY
EXCEPT AS SHOWN ABOVE.

THIS 19th DAY OF June, 2008



REFERENCES:

VOL. 14, PG. 218 PLAT
DOC. #200306005933 WARRANTY DEED
VOL. 281, PG. 94 RESTRICTIONS
VOL. 339, PG. 497 RESTRICTIONS
VOL. 488, PG. 17 AMENDED RESTRICTIONS

THE BEARINGS SHOWN HEREON ARE BASED
ON PLAT SHOWING KINGS POINT EAST
SUBDIVISION AS RECORDED IN VOL. 14,
PG. 218 OF THE MAP AND PLAT
RECORDS OF COMAL COUNTY, TEXAS.

SURVEY OF:

LOT 1, KINGS POINT EAST SUBDIVISION
AS RECORDED IN VOLUME 14, PAGE 218
OF THE MAP AND PLAT RECORDS OF
COMAL COUNTY, TEXAS



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