



0 100 200
GRAPHIC SCALE
1" = 100'

JOHN H. COCKE SURVEY, A-104
COMAL COUNTY, TX

LEGAL DESCRIPTION
LOTS 1-5 AND AN UNNUMBERED
ACREAGE TRACT, BLOCK 1
SCENIC TERRACE, SECTION 1
VOL. 2, PG. 84
PLAT RECORDS, COMAL COUNTY, TX

LAKESHORE DEVELOPMENT CO.
DOCUMENT NO. 20110608712
OFFICIAL PUBLIC RECORDS
COMAL COUNTY, TX

CRAIG A. HARDY AND PATRICIA S. HARDY
DOCUMENT NO. 20110608712
OFFICIAL PUBLIC RECORDS
COMAL COUNTY, TX

SCENIC TERRACE
(60' WIDTH ROW PER PLAT)
SCENIC TERRACE SECTION 1
BLOCK 2
LOT 1
LOT 2
LOT 3
LOT 4
LAVACA
(LAKE VIEW DRIVE PER PLAT)
(60' WIDTH ROW PER PLAT)
60.00'

LOT 6

SCENIC TERRACE SECTION 1
BLOCK 1

UNNUMBERED
ACREAGE TRACT

CALCULATED
ACREAGE = 31.30

CANYON LAKE
U.S. ARMY CORPS OF ENGINEERS

CANYON LAKE
U.S. ARMY CORPS OF ENGINEERS

CANYON LAKE
U.S. ARMY CORPS OF ENGINEERS

LEGEND
● 1/2" IRON ROD FOUND
○ FENCE POST FOUND
□ BRASS DISC IN CONCRETE FOUND
▲ CALCULATED POINT
—X—X— WIRE FENCE
- - - ADJOINER TRACT BOUNDARY
———— SUBJECT TRACT BOUNDARY

SURVEYOR'S NOTES:

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. ELEVATIONS ARE BASED ON NAVD 88 (GEOID 12B). UNITS - US SURVEY FEET
2. EXISTING FENCES WERE THE ONLY VISIBLE IMPROVEMENTS LOCATED AT THE TIME OF SURVEY. SUBJECT TRACT CONTAINS OTHER IMPROVEMENTS WHICH ARE NOT DETAILED OR SHOWN HEREON.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.

PAGE 1
OF 1

PROJECT NAME: 1621 LAVACA
CLIENT: DOUGLAS DAVIDSON
JOB NUMBER: 2200113
SURVEY DATE: FEBRUARY 1, 2022
SURVEYOR: WH
TECHNICIAN: WH, LH

**LOCATIVE
SURVEY**
1621 LAVACA
CANYON LAKE, TX 78133

**WHITECAP
SURVEY COMPANY**

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