

LEGEND:

- ⊙ = 1/2" IRON BAR FOUND W/CAP WCR LAND
 SURVEYING UNLESS OTHERWISE NOTED
 ○ = FND. 1" IRON PIPE UNLESS OTHERWISE NOTED
 ● = SET 1/2" IRON BAR w/
 SOLIS-KANAK CAP
 △ = SET 60D NAIL w/ SOLIS-KANAK
 DISK UNLESS OTHERWISE NOTED
 () = DENOTES BEARINGS & DISTANCES
 PER RECORD
 x = WIRE FENCE
 OPRCCT = OFFICIAL PUBLIC RECORDS
 COMAL COUNTY, TEXAS
 SCPS = SET COTTON PICKER SPINDLE

LINE TABLE		
L1	S44°43'52"E	100.46'
(L1)	N45°W	102.8'
(L2)	S37°03'E	85.80'
(L3)	S38°20'E	17.00'

[illegible]

NOTES:

THIS PROPERTY DESCRIBED APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP: FIRM NO. 48091C0120F EFFECTIVE DATE 09-02-09. THIS PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FIRM NO. 140 FIRM MAP NOT AVAILABLE-NO SPECIAL FLOOD HAZARD AREAS. NO WARRANTY EXPRESSED OR IMPLIED IS MADE REGARDING THE ACCURACY OF THE NATIONAL INSURANCE PROGRAM MAP.

NOTES:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, CERTAIN EASEMENTS, SETBACKS AND/OR RESTRICTIONS MAY APPLY.

METES AND BOUNDS DESCRIPTIONS TO ACCOMPANY SURVEY.

BEARINGS BASED ON TEXAS STATE PLANE COORDINATES SOUTH
CENTRAL ZONE (NAD 83).

ADDRESS: 804 ESTRELLITA RANCH RD, CANYON LAKE, TX 78133



SURVEY OF:

A 25.31 ACRE TRACT OF LAND (TRACT 1) AND A 25.31 ACRE TRACT OF LAND (TRACT 2) OUT OF A CALLED 50.58 ACRE TRACT OF LAND IN DEED TO FRANCIS SADLER PERRIN AND MICHAEL DEE SADLER, JR., RECORDED IN DOCUMENT NO. 202206000636 OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS (OPRCCT), SITUATED IN THE C.E. BORDER SURVEY NO. 959, ABSTRACT NO. 896, COMAL COUNTY, TEXAS.

CLINTON L. KANAK, R.P.L.S.
TEX. REG. NO. 4499



Solis-Kanak & Associates, Inc.

Professional Surveyors

FIRM LICENSE NO. 10140200

17500 FM 306

CANYON LAKE, TX 78133

(830) 935-4011 FAX (830) 935-4012

DATE:03/16/22
REV.:

DRAWN BY:
M

GF NUMBER:

JOB NUMBER:
22-0019