

CURVE	LENGTH	RADIUS	CHORD	BEARING
L1	75.00'			S38°24'43"W
L2	37.50'			S51°35'17"E
L3	37.50'			S51°35'17"E
L4	75.00'			N38°24'43"E
L5	40.00'			S51°35'17"E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	11.81	196.26'	11.81	S53°11'03"E
C2	102.41	196.26'	101.25	S69°51'22"E
C3	71.17	196.26'	70.78	N84°48'25"E
C4	169.45	196.26'	164.24	S81°05'55"E

RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED HEREIN: VOLUME 6, PAGE 45, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS; AND THOSE RECORDED IN VOLUME 298, PAGE 655, VOLUME 426, PAGE 640, VOLUME 538, PAGE 406, VOLUME 664, PAGE 800, VOLUME 950, PAGE 32, AND COUNTY CLERK'S FILE NO. (S) 199400434279, 201106021465, 201306045580, 201306043581, REAL PROPERTY RECORDS, COMAL COUNTY, TEXAS.
(DOES AFFECT THIS TRACT)

A EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE AS RECORDED IN VOLUME 117, PAGE 138, REAL PROPERTY RECORDS, COMAL COUNTY, TEXAS.
(BLANKET EASEMENT--DOES AFFECT THIS TRACT)

A EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE AS RECORDED IN VOLUME 532, PAGE 298, REAL PROPERTY RECORDS, COMAL COUNTY, TEXAS.
(DOES NOT AFFECT THIS TRACT)

A EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE AS RECORDED IN DOCUMENT NO. 19980604807, REAL PROPERTY RECORDS, COMAL COUNTY, TEXAS.
(DOES NOT AFFECT THIS TRACT)

BEARING BASIS DERIVED FROM TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 DATUM.

- LEGEND**
- = IRON ROD FOUND
 - = IRON ROD SET
 - () = RECORD PER PLAT
 - = WOOD FENCE
 - = WIRE FENCE
 - = CHAIN LINK FENCE
 - PLUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - BL = BUILDING LINE
 - W/M = WATER METER
 - A/C = AIR CONDITIONER
 - G/M = GAS METER
 - E/M = ELECTRIC METER
 - ⚡ = POWER POLE
 - = GUY WIRE ANCHOR

CERTIFICATION

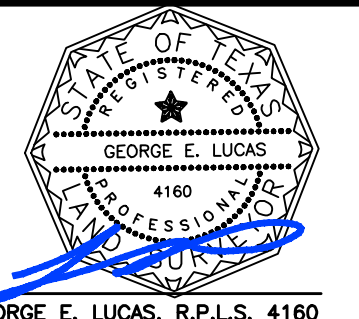
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: DENISE CHRISTINE CORBIN
TITLE: CO. CAPITAL TITLE
PLAN No.: 2022-2042

LENDER: SOUTHSTAR BANK
G.F.#: 21-648496-BV
SURVEY DATE: JANUARY 8, 2021

ADDRESS: 6160 CHIMNEY ROCK, CANYON LAKE, TEXAS

LEGAL DESCRIPTION:
LOTS 35RA, 35RB, 35RC, 35RD, EMERALD VALLEY SUBDIVISION, COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 45 AND VACATED AND VACATED AND REPLATTED IN COUNTY CLERK'S FILE NO. 202106055307, MAP AND PLAT OF COMAL COUNTY, TEXAS.



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SURVEY PLAT

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