

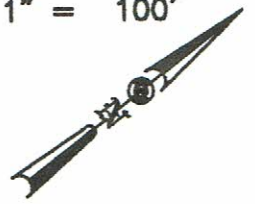
# INTERSTATE HIGHWAY 35

Scale: 1" = 100'

ROW VARIES  
NORTHBOUND ACCESS LANES

## LEGEND:

POB	POINT OF BEGINNING
CC	COVERED CONCRETE
W	WATER METER BOX
E	ELECTRIC METER
G	GAS METER
FC	FACE OF CURB
PP	POWER POLE
OU	OVERHEAD UTILITIES
P	PEDESTAL
MB	MAILBOX
AC	AIR CONDITIONER
UB	UTILITY BOX
---	WOOD FENCE
-X-	WIRE FENCE
-◇-	CHAINLINK FENCE
○	FOUND 1/2" IRON ROD
●	SET 1/2" IRON ROD



\* THIS SETBACK LINE REFLECTS THE 25' SETBACK SHOWN ON THE PLAT MINUS THE 10' ROW TAKE BY THE STATE OF TEXAS. OTHER REQUIREMENTS MAY APPLY

### CURVE DATA: "C-1"

D = 2'11'36"  
R = 6715.49  
A = 257.08  
A CALLED 257.17 (TxDOT)  
Ch = 257.06  
CB = N 39°07'59" E

The undersigned hereby acknowledge that this survey has been reviewed and accepted.

*Edw. H. C.*  
8/21/06

3.924  
ACRES

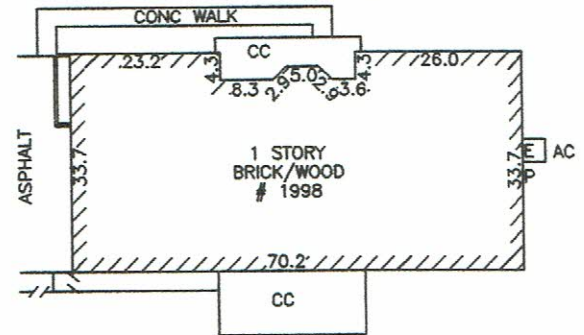
CALLED  
1.961  
ACRE  
TRACT

CALLED  
2.024  
ACRE  
TRACT

MARBACH  
RESIDUE OF 4.177 ACRES  
308/532 DR

SNIDER  
RESIDUE OF 3.745 ACRES  
918/484 OPR

### HOUSE DETAIL NOT TO SCALE



THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE B OF TITLE CO.: NEW BRAUNFELS TITLE COMPANY G.F. # 073644NBT DATED: 1-10-06 THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

### REFERENCES:

DOC. #9906021574 OPR  
DOC. #9906021575 OPR  
VOL. 5, PG. 103 M&PR  
VOL. 69, PG. 186 DR  
VOL. 241, PG. 31 DR

REFERENCE BEARING:  
OBTAINED FROM SUBDIVISION PLAT

ADDRESS: 1998 INTERSTATE HIGHWAY  
35 NORTH

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

*Donald Duane Hyatt*  
DONALD DUANE HYATT  
REGISTERED PROFESSIONAL LAND SURVEYOR

# 5215  
TEXAS REGISTRATION NO.  
SURVEY NOT VALID UNLESS ORIGINAL  
SIGNATURE IS IN RED INK  
JOB # 06-0478  
DATE: 8-17-06



ALTHOUGH SHOWN AS ONE TRACT ON THIS PLAT, THIS PROPERTY IS STILL TWO LOTS. ALL APPLICABLE ZONING ORDINANCES APPLY TO EACH LOT AS SHOWN ON THE SUBDIVISION PLAT

NOTE: THERE IS AN AERIAL EASEMENT 5' ON EACH SIDE OF ALL EASEMENTS AND STREETS AND EXTENDING VERTICALLY AS REQUIRED (PER PLAT)

PLAT SHOWING: A 3.924 ACRE TRACT OF LAND, BEING THE RESIDUE OF THE 1.961 ACRE TRACT AND THE 2.024 ACRE TRACT SHOWN ON THE PLAT OF SOEJIE SUBDIVISION AS RECORDED VOL. 5, PG. 103, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS  
LEGAL DESCRIPTION PREPARED

M.D.S. LAND SURVEYING CO.  
618 COMAL STREET  
NEW BRAUNFELS, TEXAS 78130  
PHONE: (830) 625-0337

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