



SCALE:
1"=80'

LEGEND
EM = ELEC. METER
WM = WATER METER
AM = AIR CONDITIONER
GM = GAS METER
MR = MAP RECORDS

LITTLE PONDEROSA DR. EAST

THE LITTLE PONDEROSA UNIT 1
2/31 M&PR

LOT 2

LOT 3

LOT 1
0.351 AC.
TRACT 1
831/777 OR

0.925 AC.

0.574 AC.
TRACT 4
831/777 OR

DOC. 171 NC39862
201006039862

1/2" REBAR
UNDER FOOT

ADDRESS: 2001 PONDEROSA DR.

PONDEROSA DRIVE

CHRISTENSEN SCENIC RIVER PROPERTIES

LOT 1A

PONDEROSA CROSSING

POINT OF BEGINNING

TELE. PED. BRIDGE

TRACT 2
0.160 AC.
TRACT 3
0.053 AC.
TRACT 4
0.351 AC.
TRACT 5
0.053 AC.
TRACT 6
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TRACT 7
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TRACT 8
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TRACT 97
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TRACT 98
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TRACT 99
0.053 AC.
TRACT 100
0.053 AC.

GUADALUPE RIVER



SURVEY OF 0.925 AC. AND 0.213 AC. COMPOSED OF TRACT 1, 0.351 AC., TRACT 2, 0.160 AC., TRACT 3, 0.053 AC. AND TRACT 4, 0.674 AC., SITUATED IN THE E. VELES SUR. (AKA J. VILLAREAL SUR.) NO. 295, A-639 AND THE FRANCISCO URON SUR. NO. 294, A-632, COMAL COUNTY, TEXAS, BEING THE SAME TRACTS RECORDED IN VOL. 831, PG. 777, OFFICIAL RECORDS, COMAL COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF COMAL:

I, FRED L. MCMICHAEL, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY SUPERVISION.

FRED L. MCMICHAEL
SURVEYED: OCTOBER 20, 2017
PROJECT: 171926

R.P.L.S. NO. 3682

memichaellandsurveying.com

MEMICHAEL LAND SURVEYING

907 DIVINE WAY, NEW BRAUNFELS, TX 78130

EMAIL: memichaellandsurveying@juno.com

(830) 832-6269 FIRM NO. 10193990

NOTES:

IMPROVEMENTS NOT SHOWN ON 0.925 AC. TRACT. ② = 1/2" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "MCMLS 3682".

③ = GEAR SET

④ = MAG NAIL SET

⑤ = 1/2" REBAR FOUND

⑥ = 1/2" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "MCMLS 3682".

⑦ = GEAR SET

⑧ = MAG NAIL SET

⑨ = 1/2" REBAR FOUND

⑩ = 1/2" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "MCMLS 3682".

⑪ = GEAR SET

⑫ = MAG NAIL SET

⑬ = 1/2" REBAR FOUND

⑭ = 1/2" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "MCMLS 3682".

⑮ = GEAR SET

⑯ = MAG NAIL SET

⑰ = 1/2" REBAR FOUND

⑱ = 1/2" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "MCMLS 3682".

⑲ = GEAR SET

⑳ = MAG NAIL SET

㉑ = 1/2" REBAR FOUND

㉒ = 1/2" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "MCMLS 3682".

㉓ = GEAR SET

㉔ = MAG NAIL SET

㉕ = 1/2" REBAR FOUND

㉖ = 1/2" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "MCMLS 3682".

㉗ = GEAR SET

㉘ = MAG NAIL SET

㉙ = 1/2" REBAR FOUND

㉚ = 1/2" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "MCMLS 3682".

㉛ = GEAR SET

㉜ = MAG NAIL SET

㉝ = 1/2" REBAR FOUND

㉞ = 1/2" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "MCMLS 3682".

㉟ = GEAR SET

㊱ = MAG NAIL SET

㊲ = 1/2" REBAR FOUND

㊳ = 1/2" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "MCMLS 3682".

㊴ = GEAR SET

㊵ = MAG NAIL SET