

Mystic Shores  
Unit Three

232 Carlos & Sylvia Colorado ID# 102223

233 Gerold & Karen Wilce ID# 102224

234 Calvin & Janet Elliott ID# 102225

235 Virginia & John Rose ID# 102226

NORTH

**MYSTIC SHORES UNIT 1**

5 Carlos & Sylvia Colorado ID# 102223

20' Public Utility, Drainage & Embankment/Backslope Easement

N65°58'25"E.  
623.19'

10' Utility & Drainage Easement  
10' Setback Line

**LOT 6**  
3.73 Acres

N03°52'48"W.  
302.92'

50' Setback Line

10' Setback Line  
10' Utility & Drainage Easement

S.58°45'48"W.  
776.20'

**SURVEY PLAT**

**LOT 6, MYSTIC SHORES, UNIT 1, COMAL COUNTY, TEXAS**

SCALE 1" = 100'  
FEBRUARY 3, 2020

7 Charles & Phyllis Clary ID# 38584

QUEST AVENUE

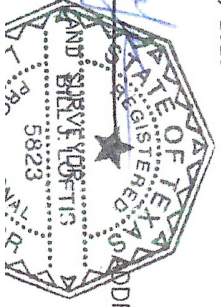
S36°50'11"E.  
197.72'

50' Setback Line

30' x 100' Drainage Easement

● = 1/2" Pro-Tech Cop Found

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND IS BASED ON A SURVEY DONE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, THIS THE 3RD DAY OF FEBRUARY, 2020



BILL J. LOFTIS  
REGISTERED PROFESSIONAL  
LICENSE NUMBER 5823

ADDRESS: 218 QUEST AVENUE  
SPRING BRANCH, TEXAS 78070

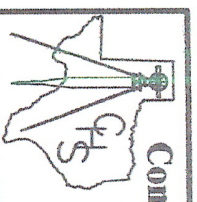
THIS PROPERTY DOES NOT FALL WITHIN A "SPECIAL FLOOD HAZARD AREA", AS SHOWN ON FIRM MAP # 48091C0095F, EFFECTIVE DATE SEPTEMBER 2, 2009

DRAINAGE EASEMENT 30' WIDE CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS AND SWALES

MYSTIC SHORES, UNIT 1, IS FILED IN VOLUME 13, PAGES 202-211, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS

RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS ARE RECORDED IN DOCUMENTS NO.20000609072, NO.200006018213, NO.200006018214, NO.200106012303, NO.200206027138, NO.200406026218 AND NO.200506013511, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

PEDERNALES ELECTRIC COOP. EASEMENT RECORDED IN DOCUMENT NO.200006019003, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS



**Comal Hills Surveying**

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Spring Branch, Texas  
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DWN: Bill Loftis
CHK: Bill Loftis
Job #200203-1
2/3/2020
FB # 41
myelshores1-Bldg