

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3599.30'	121.30'	121.28'	S 43°35'57" E 1°55'51"	(1°55'50")
C2	1170.00'	151.45'	151.34'	S 41°27'22" W 1°55'51"	(72°41')

SCALE: 1"=40'

CAMINO WAY (60' R.O.W.)

INGRESS/EGRESS, PUBLIC UTILITY & DRAINAGE EASEMENT
PRIVATE STREET, LOT 205

(S 44°36'17" E 145.32')
(S 44°35'34" E 145.32')

(S 03°26'16" E 32.91')
(S 03°28'22" E 32.94')

CONC. CULVERT

CORDOVA BEND
(60' R.O.W.)
INGRESS/EGRESS, PUBLIC UTILITY & DRAINAGE EASEMENT
PRIVATE STREET, LOT 104

LOT 166R
(DOC. NO. 201606024160)

(N 51°20'59" E 134.92')
(N 51°24'55" E 135.05')

10' PUBLIC UTILITY & DRAINAGE ESM'T. (PER PLAT)
10' PUBLIC UTILITY & DRAINAGE ESM'T. (PER PLAT)

LOT 165
46,048 SQ. FT.
1.057 ACRES
(VACANT)

50' B.S.
(200606024485)

15' B.S.
(200606024485)
(N 37°17'55" W 318.55')
(N 37°18'55" W 318.37')

LOT 164

NOTE: THIS SUBDIVISION IS SUBJECT TO A 30' WIDE DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS AND SWALES UNLESS OTHERWISE NOTED ON PLAT.

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS:
20060602170, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS; DOCUMENT NO. 200606024485, DOCUMENT NO. 200606033402, DOCUMENT NO. 200606041537, DOCUMENT NO. 201506050392, DOCUMENT NO. 201606031377, DOCUMENT NO. 201606018894, AND DOCUMENT NO. 202006017735, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED: