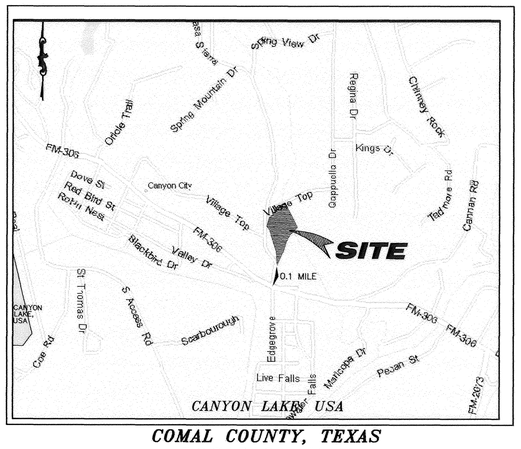
Doc# 200606006592

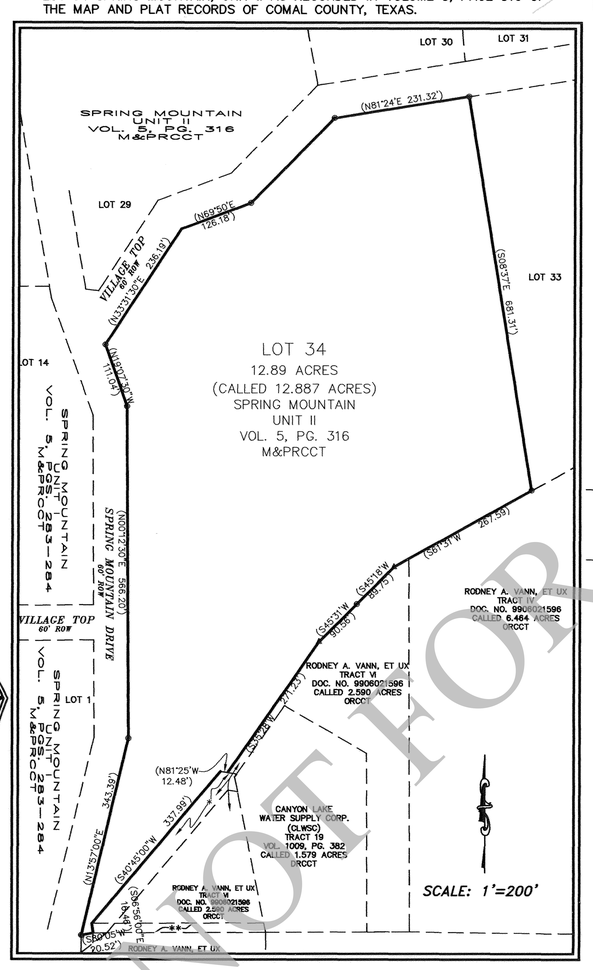
1) PLAT PREPARED AUGUST 2006.
2) ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES (SOUTH CENTRAL ZONE) NAD 83, SCALE FACTOR= 0.999866830
3) ● SET 1/2" IRON BAR WITH CAP (SOLIS-KANAK)
   ◉ FOUND 1/2" IRON BAR, UNLESS OTHERWISE NOTED.
   ▨ FOUND CONCRETE MONUMENT BRASS DISC, (NUMBERED AS NOTED)
4) △ DENOTES ANGLE POINT OR PK NAIL AS NOTED.
5) THIS PROPERTY WILL BE SERVED WITH WATER BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
6) THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON SITE SEWAGE FACILITIES.
7) DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
8) THIS PROPERTY DOES NOT LIE WITHIN AN EXTRATERRITORIAL JURISDICTION OF ANY CITY.
9) IT IS HEREBY UNDERSTOOD AND AGREED THAT PERPETUAL PUBLIC EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OF OR UNDERGROUND, ALONG AND WITHIN TEN (10) FEET OF THE REAR, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS BOULEVARDS, LANES AND ROADS OF THIS SUBDIVISION, AND TWENTY (20) FEET ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTER LINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE PUBLIC EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THE PUBLIC EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OF PUBLIC UTILITY COMPANY IS RESPONSIBLE PUBLIC UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT OF WAY AND PUBLIC EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITES. THE PUBLIC EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEDGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID PUBLIC EASEMENT WHEN DEEMED NECESSARY BY THE PUBLIC UTILITY TO SUPPORT EQUIPMENT WITHIN SAID PUBLIC EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SAME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID PUBLIC EASEMENT, SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.
10) THIS PROPERTY DESCRIBED APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP: FIRM NUMBER 48546300700C, EFFECTIVE DATE: 09-29-86. THIS PROPERTY DOES LIE PARTIALLY WITHIN ZONE "A", AREAS OF 100-YEAR FLOOD AND IN ZONE "C", AREAS OF MINIMAL FLOOD. NO WARRANTY EXPRESSED OR IMPLIED IS MADE REGARDING THE ACCURACY OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP.
11) EASEMENT STATEMENT - PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR DEDICATED EASEMENTS ON THEIR PROPERTY AND THEIR INTENDED USE (I.E., NO STRUCTURES, SEPTIC TANK FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
12) COMAL COUNTY REQUIRES A TWENTY-FIVE (25') FOOT FRONT BUILDING SETBACK.
13) EASEMENTS OF TWENTY (20') FEET IN WIDTH ALONG THE FRONT AND TEN (10') FEET IN WIDTH ALONG THE SIDE AND REAR ARE RESERVED FOR DRAINAGE AND PUBLIC UTILITES.
14) A DRAINAGE STUDY HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN DRAINAGE EASEMENTS.
15) ALL DRAINAGE AND UTILITY EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.
16) 20' WIDE PUBLIC UTILITY EASEMENT ON EXISTING POWER LINES AND EXISTING GUY WIRES.



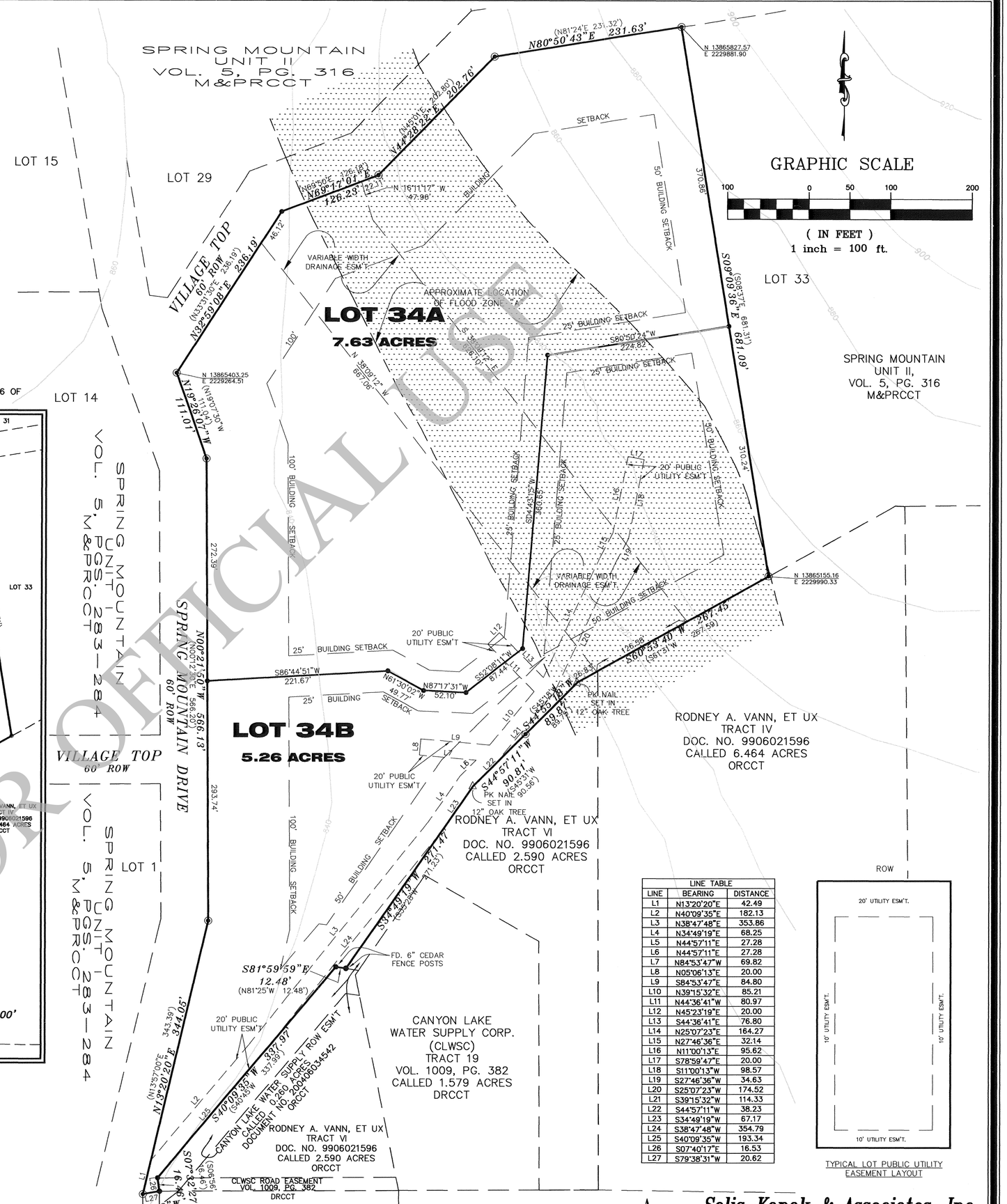
COMAL COUNTY, TEXAS
LOCATION MAP
Scale: 1"=2000'

VACATING

LOT 34 SPRING MOUNTAIN, UNIT II AS RECORDED IN VOLUME 5, PAGE 316 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



*=CANYON LAKE WATER SUPPLY ROW ESMT. CALLED 0.260 ACRES DOC. NO. 200406034542 ORCCT
**=CLWSC ROAD EASEMENT VOL. 1009, PG. 382 DRCCT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°20'20"E	42.49
L2	N40°09'35"E	182.13
L3	N38°47'48"E	353.86
L4	N34°49'19"E	68.25
L5	N44°57'11"E	27.28
L6	N44°57'11"E	27.28
L7	N84°53'47"W	69.82
L8	N05°06'13"E	20.00
L9	S84°53'47"E	84.80
L10	N39°15'32"E	85.21
L11	N44°36'41"W	80.97
L12	N45°23'19"E	20.00
L13	S44°36'41"E	76.80
L14	N25°07'23"E	164.27
L15	N27°46'36"E	32.14
L16	N11°00'13"E	95.62
L17	S78°59'47"E	20.00
L18	S11°00'13"W	98.57
L19	S27°46'36"W	34.63
L20	S25°07'23"W	174.52
L21	S39°15'32"W	114.33
L22	S44°57'11"W	38.23
L23	S34°49'19"W	67.17
L24	S38°47'48"W	354.79
L25	S40°09'35"W	193.34
L26	S07°40'17"E	16.53
L27	S79°38'31"W	20.62

TYPICAL LOT PUBLIC UTILITY EASEMENT LAYOUT

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: Joseph D. Williams, Billye S. Williams
JOSEPH D. & BILLYE S. WILLIAMS and wife BILLYE S. WILLIAMS
201 HIGH OAKS DRIVE
CANYON LAKE, TEXAS 78133

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH D. & BILLYE S. WILLIAMS (OWNERS) KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF

NOTARY PUBLIC THIS 10th DAY OF February A.D., 2006.

NOTARY PUBLIC Debbie Jean Mann NAME Debbie Jean Mann

MY COMMISSION EXPIRES: 9-14-2008

DEBBIE JEAN MANN
MY COMMISSION EXPIRES
September 14, 2008

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT CONSISTS OF A TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS, AND, DRAINAGE LAYOUT.

BY: Clinton L. Kanak
CLINTON L. KANAK, R.P.L.S
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REG. 4499

STATE OF TEXAS REGISTERED CLINTON L. KANAK 4499 PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 10th DAY OF February A.D., 2006.

NOTARY PUBLIC Debbie Jean Mann

MY COMMISSION EXPIRES: 9-14-2008

DEBBIE JEAN MANN
MY COMMISSION EXPIRES
September 14, 2008

STATE OF TEXAS
COUNTY OF COMAL

THIS PLAT OF A VACATE AND REPLAT OF LOT 34 SPRING MOUNTAIN SUDIVISION, UNIT II, ESTABLISHING LOTS 34A AND 34B HAS BEEN SUBMITTED AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS AND CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH APPROVAL IS REQUIRED, AND IS HEREBY APPROVED BY SUCH COURT.

DATED: THIS 16 DAY OF February A.D., 2006.

COUNTY JUDGE: Sonny Schuel

ATTEST: Cynthia Jaquez
COUNTY CLERK, COMAL COUNTY, TEXAS Deputy

COMMISSIONERS' COURT COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I, JOY STREATER, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 16 DAY OF February A.D., 2006, AT 1:07p M., AND DULY RECORDED THE 16 DAY OF February A.D., 2006, AT 1:07p. M., IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NO. 200606006592

TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 16 DAY OF February A.D., 2006.

COUNTY CLERK
COMAL COUNTY, TEXAS
BY: Cynthia Jaquez DEPUTY

COUNTY COURT OF COMAL COUNTY, TEXAS

LEGEND:

◉	= 1/2" IRON BAR FOUND/UNLESS OTHERWISE NOTED
( )	= DENOTES BEARINGS & DISTANCES PER PLAT
●	= SET 1/2" IRON BAR w/ SOLIS-KANAK CAP UNLESS OTHERWISE NOTED
M&PRCCT	= MAP & PLAT RECORDS COMAL COUNTY, TEXAS
DRCCT	= DEED RECORDS COMAL COUNTY, TEXAS
ORCCT	= OFFICIAL RECORDS COMAL COUNTY, TEXAS

VACATE AND REPLAT OF LOT 34, SPRING MOUNTAIN, UNIT II, ESTABLISHING LOTS 34A AND 34B, COMAL COUNTY, TEXAS

Solis-Kanak & Associates, Inc.
Professional Surveyors
CANYON LAKE, TX
(830) 935-4011
17500 HIGHWAY 306
78133
FAX (830) 935-4012

Sheet 1 of 1

JOB NO. 06-0103

NOT FOR OFFICIAL USE