



SCALE
1" = 100'

STALLION ESTATES- UNIT 2, BOOK 1, PAGES 261-264
PLAT RECORDS, BLANCO COUNTY, TEXAS 144-147
LOT 74
(PLAT: N 43°17'0" E 220.11'
44°13'58" E 220.41')

LOT 73



16" DRAINAGE & PUBLIC UTILITIES
ALONG THE SIDE AND REAR
PROPERTY LINES PER PLAT

LOT 176
2.54 ACRES
(PLAT: N 88°48'36" E 811.82')
N 88°48'36" E 805.40'

LOT 177
3.15 ACRES
(PLAT: 3.18 ACRES)

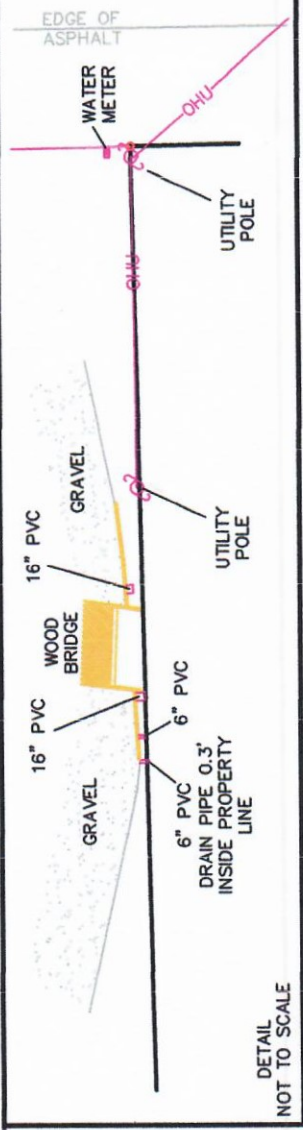
60' BUILDING SETBACK LINE
DOC# 200206029031 O.P.R.

25' BUILDING SETBACK LINE
DOC# 200206029031 O.P.R.

S 88°53'19" W 962.41'
(PLAT: S 88°51'20" W 967.84')

LOT 178
2.60 ACRES

(PLAT: S 01°11'24" E 156.02')
S 01°11'24" E
156.02'



DETAIL
NOT TO SCALE

MUSTANG LANE
(60' R.O.W.)
25' DRAINAGE & PUBLIC UTILITIES PER PLAT

"PRIVATE" LOT 500
PER PLAT

STATE OF TEXAS
COUNTY OF COMAL:



I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION 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.

THIS 18th DAY OF SEPTEMBER, 2015 A.D.

Joseph H. Cash II
JOSEPH H. CASH II, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5753

NOTES:
1.) BASIS OF BEARING IS THE NORTH PROPERTY LINE OF THE SUBJECT TRACT AS FOUND MONUMENTED ON THE GROUND.
2.) TITLE COMMITMENT WAS PROVIDED BY TRINITY TITLE OF TEXAS, GF NO. 2391NB, EFFECTIVE DATE: AUGUST 18, 2015, ISSUED AUGUST 31, 2015.
3.) ALL CORNERS ARE FOUND 1/2" REBAR.
4.) COMAL COUNTY REQUIRES A 25' MINIMUM FRONT SETBACK, PER PLAT.
5.) THE MINIMUM FRONT BUILDING SETBACK IS 150 FEET PER PLAT, AND THE MINIMUM SIDE BUILDING SETBACK IS 50 FEET PER PLAT IS
CORRECTED TO A 50 FOOT FRONT BUILDING SETBACK AND A 25 FOOT SIDE BUILDING SETBACK IN DOCUMENT NO. 200206010292 OF THE OFFICIAL
PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

THIRD GENERATION
SURVEYING
5950 TEMERITY WAY
BULVERDE, TEXAS 78163
(210) 496-1175
SURVEY OF LOT 177 BEING SITUATED IN COMAL COUNTY, TEXAS
AND BEING OUT OF STALLION ESTATES, UNIT 2, RECORDED IN
VOLUME 13, PAGES 290-293 OF THE MAP AND PLAT RECORDS OF
COMAL COUNTY, TEXAS.

JOB NO. 15-165