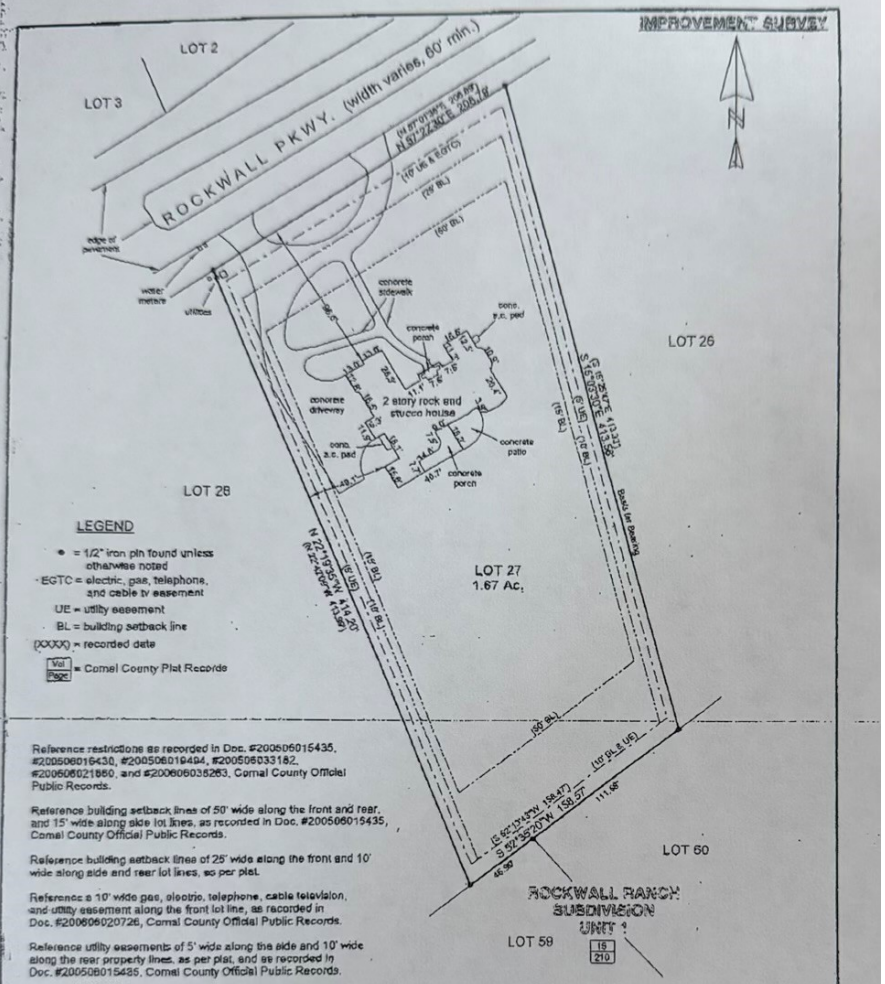
TUE-JUL-14-2009 12:32 PM

GF 53750

IMPROVEMENT SURVEY



LEGEND

- ● = 1/2" iron pin found unless otherwise noted
- EGTC = electric, gas, telephone, and cable tv easement
- UE = utility easement
- BL = building setback line
- (XXXX) = recorded date
- Vol / Page = Comal County Plat Records

Reference restrictions as recorded in Doc. #200606015435, #200606016430, #200606019494, #200606033182, #200606021660, and #200606036263, Comal County Official Public Records.

Reference building setback lines of 50' wide along the front and rear, and 15' wide along side lot lines, as recorded in Doc. #200606015435, Comal County Official Public Records.

Reference building setback lines of 25' wide along the front and 10' wide along side and rear lot lines, as per plat.

Reference a 10' wide gas, electric, telephone, cable television, and utility easement along the front lot line, as recorded in Doc. #200606020726, Comal County Official Public Records.

Reference utility easements of 5' wide along the side and 10' wide along the rear property lines, as per plat, and as recorded in Doc. #200606015435, Comal County Official Public Records.

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CLIENT: Stephen Doering and Carmen Doering	TITLE COMPANY: Gracy Title Company sm G.F. No.: 703173	DATE: April 28, 2008 SCALE: 1" = 50' 27ROCKNL.ZAK

LEGAL DESCRIPTION: All of Lot 27, ROCKWALL RANCH SUBDIVISION, UNIT 3, a subdivision in Comal County, Texas, according to the map or plat thereof recorded in Document No, 200606020726, Public Records of Comal County, Texas.

ADDRESS: 27107 Rockwall Parkway, New Braunfels, Texas 78132

Subject property does not lie within a Special Flood Hazard Area as determined from FIRM Hazard Map, Community Panel No. 485463 0100 C, dated September 29, 1986.

STATE OF TEXAS — CLYDE BARROSO — 5404 — REGISTERED — LAND SURVEYOR

EAGLE LAND SURVEYING
(512) 847-1079
P.O. Box 2264 Wimberley, TX. 78676

I hereby certify that this plat correctly represents a survey made upon the ground under my supervision, on April 25, 2008, and there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso, R.P.L.S. #5404, State of Texas

JOB NUMBER: 80112 bb/br

THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED BY: