

MANSFIELD SURVEYING  
 P.O. BOX 3111  
 BANDERA, TX 78003  
 830-688-2786

# SURVEY PLAT

## LOT 1559, UNIT THREE

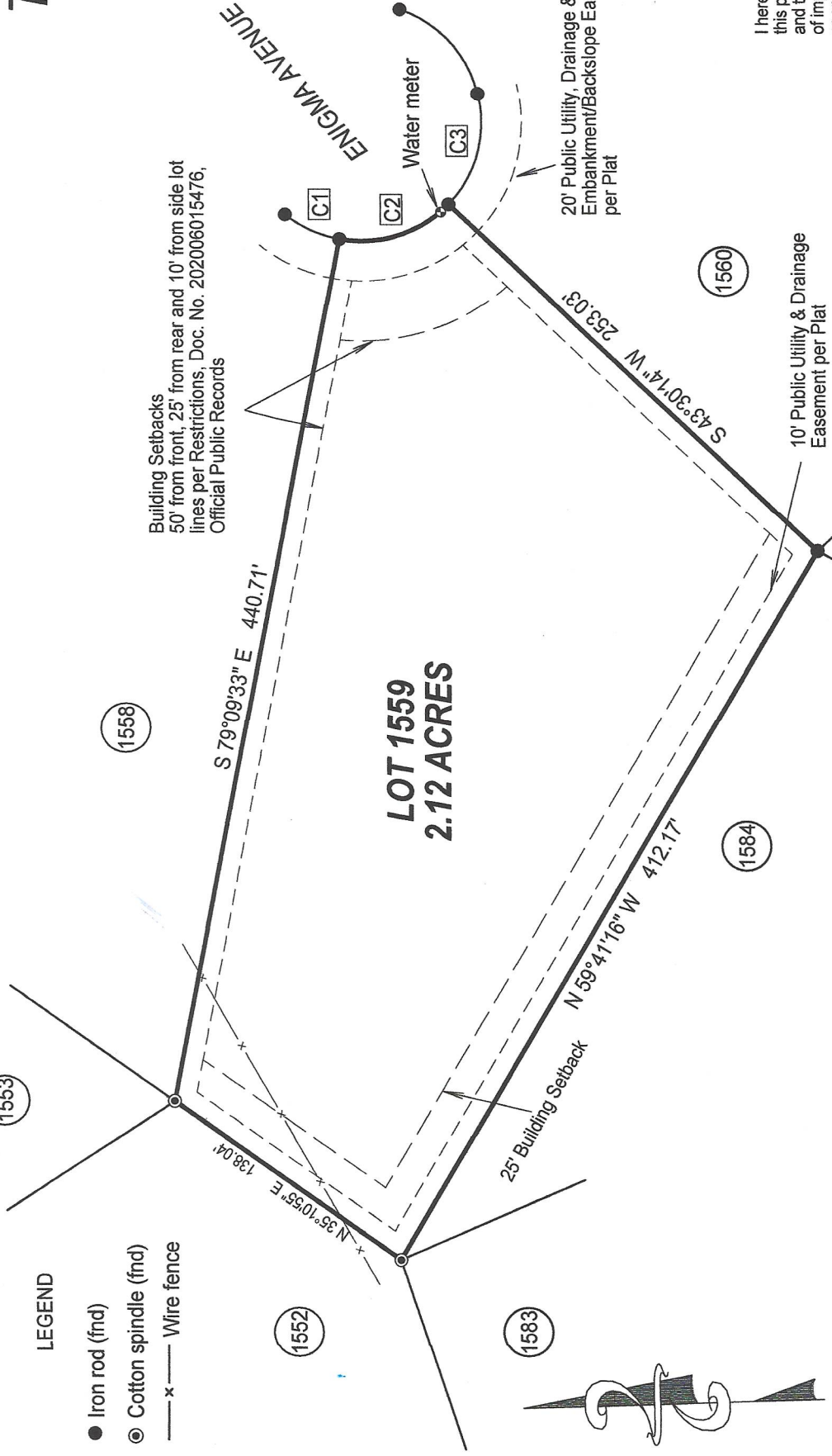
### THE PENINSULA AT MYSTIC SHORES

COMAL COUNTY, TEXAS

VOLUME 15, PAGES 154-159, MAP & PLAT RECORDS



Curve Table				
Id	Delta	Radius	Arc Length	Ch Bear
C1	28°42'52"	60.00'	30.07'	S 24°44'40" W
C2	56°57'11"	60.00'	59.64'	S 17°56'59" E
C3	57°20'12"	60.00'	60.04'	S 75°09'57" E



Building Setbacks  
 50' from front, 25' from rear and 10' from side lot lines per Restrictions, Doc. No. 202006015476, Official Public Records

NOTES:  
 All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD 83.

There is a 30' Drainage Easement centered on all natural channels, creeks and swales per Plat.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of the survey, and that to the best of my knowledge there are no visible overlapping of improvements, visible easements of rights of way, boundary line conflicts, or encroachments except as shown hereon.

Scale 1" = 80'  
 April 1, 2021

228 ENIGMA AVENUE  
 SPRING BRANCH, TX 78070

Bo Mansfield RPLS No. 6278 FIRM No. 10193736

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