

Rancho Del Lago  
Phase XII

202  
Carmen Pena  
Doc# 200306000549

91  
Rancho Del Lago  
Phase XI

92  
ERSAT LLC.  
Doc# 201806032629

N.01°08'01"E.

5' Utility Easement

5' Setback Line

100.09'

N.86°30'23"E.  
271.77'

5' Utility Easement  
5' Setback Line

LOT 201

0.619 Acre

5' Setback Line  
5' Utility Easement

267.65'  
S.86°30'27"E.

200  
Ralph & Karen Hotchkiss  
Doc# 201606040172

1/2" Iron Rod  
Found

1/2" Iron Rod  
Found

30' Setback Line  
100.00'  
5' Utility Easement

S.03°29'37"E.

60.0'

PINON PASS

93  
NORTH

**SURVEY PLAT**  
OF  
LOT 201,  
RANCHO DEL LAGO, PHASE XII,  
COMAL COUNTY, TEXAS

SCALE 1" = 60'  
DECEMBER 4, 2018

ADDRESS: 1220 PINON PASS  
FISCHER, TEXAS 78623

RANCHO DEL LAGO, PHASE XII, IS RECORDED IN VOLUME 8,  
VOLUME 293, PLAT AND MAP RECORDS OF COMAL COUNTY,  
TEXAS

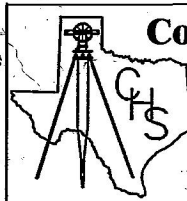
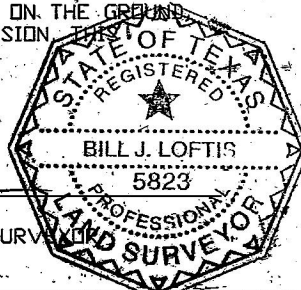
THIS PROPERTY DOES NOT FALL WITHIN A "SPECIAL  
FLOOD HAZARD AREA" AS SHOWN ON FEMA MAP  
NO. 48091C0105F  
EFFECTIVE DATE SEPT. 2, 2009

RESTRICTIVE COVENANTS RECORDED IN VOLUME 526,  
PAGE 310, DEED RECORDS OF COMAL COUNTY, TEXAS  
AND COUNTY CLERK NO'S 201506036905 AND 201706022965,  
OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

PEDERNALES ELECTRIC COOP. UTILITY EASEMENT RECORDED  
IN VOLUME 714, PAGE 871 AND VOLUME 302, Page 770,  
DEED RECORDS OF COMAL COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE  
AND CORRECT TO THE BEST OF MY KNOWLEDGE,  
AND IS BASED ON A SURVEY DONE ON THE GROUND  
UNDER MY DIRECTION AND SUPERVISION ON  
THE 4TH DAY OF DECEMBER, 2018

*Bill J. Loftis*  
BILL J. LOFTIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER 5823



**Comal Hills Surveying**

3200 Puter Creek Road  
Spring Branch, Texas  
78070

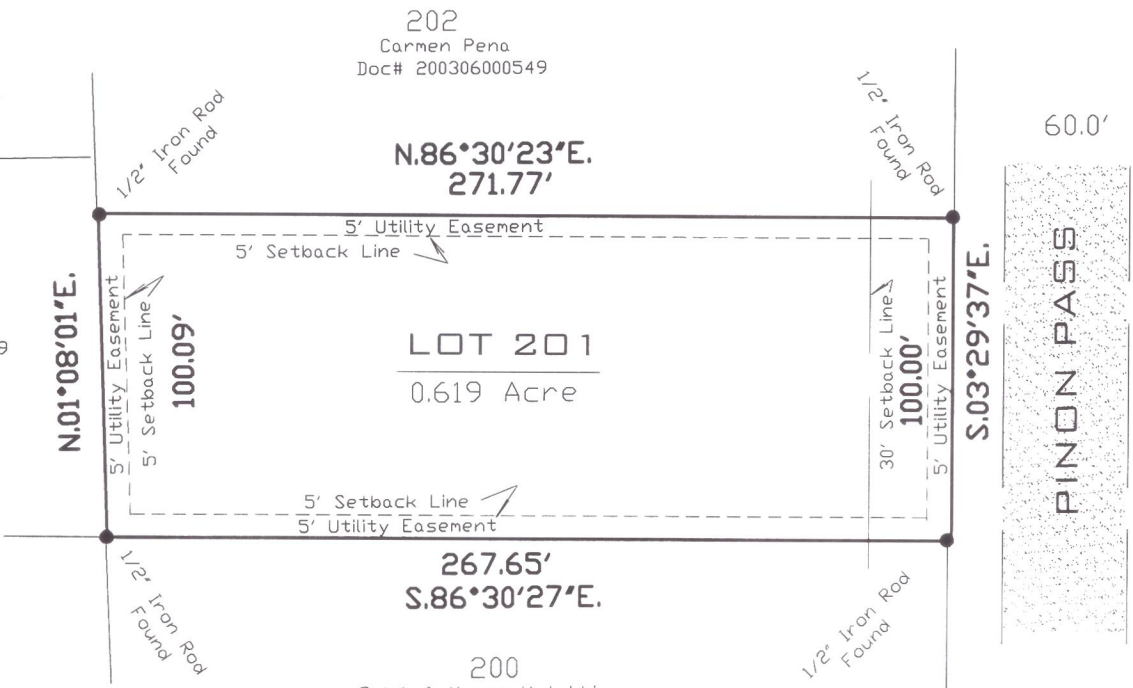
(830) 228-5571  
chs@gvtc.com

DWN: BL
CHK: BL
Job # 19003-1
12/4/2018
FB # '41

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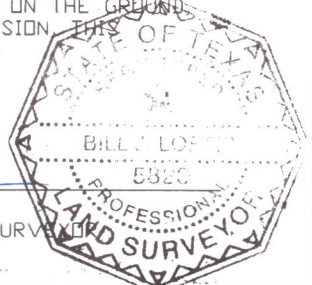
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