Document # 59840

SUBDIVISION PLAT FILING

NAME OF SUBDIVISION:

Canyon Lake Estates

UNOFFICIAL

NOTE: This plat was originally recorded in

Volume 118, Page 147

of the **Deed Records** of Comal County but later moved to

Vol. 1, Pg. 17

of the **Map and Plat Records** of Comal County, Texas for easier access.

Recorded Date: October 17, 1959

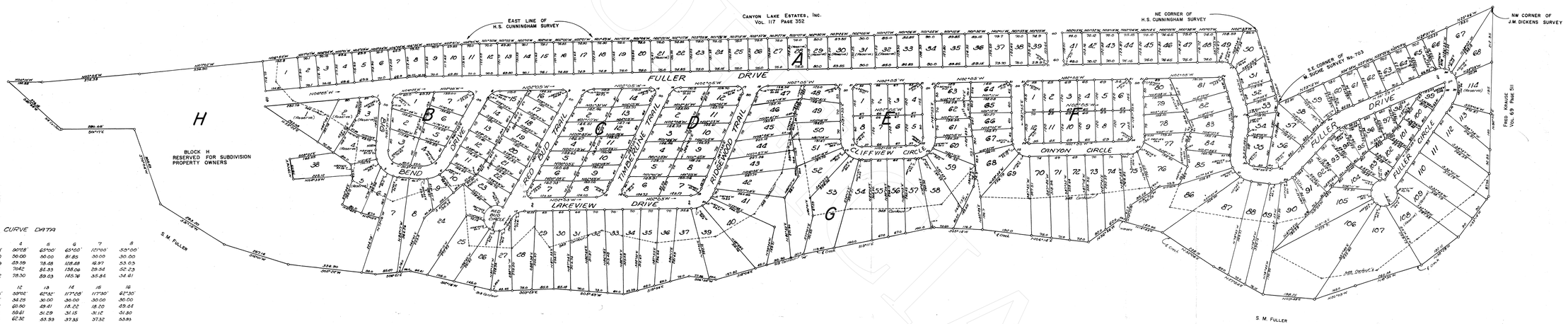
#59840

Vol. 1, Pg. 17

CANYON LAKE ESTATES

SECTION ONE

J.M. DICKENS SURVEY
COMAL COUNTY, TEXAS



CURVE DATA

	1	2	3	4	5	6	7	8
Δ	100°41'	78°13'	90°08'	90°08'	65°00'	65°00'	127°00'	55°00'
T	30.00'	30.00	100.40	50.00	50.00	81.85	30.00	30.00
R	26.85	36.25	99.99	49.99	78.48	128.68	92.97	53.03
C	46.76'	46.72	141.41	70.42	84.33	138.06	29.34	52.23
A	43.88	50.42	157.22	78.50	89.03	145.78	35.84	54.81

	9	10	11	12	13	14	15	16
Δ	125°00'	53°00'	120°06'	53°00'	62°53'	117°06'	117°30'	62°30'
T	30.00'	30.00	30.00'	34.29	30.00	36.00	30.00	30.00
R	18.97	53.03	16.98	60.50	49.41	18.22	18.20	49.44
C	29.54	52.23	29.55	59.61	51.29	31.15	31.12	51.80
A	33.84	54.61	35.85	62.32	53.93	37.35	37.32	53.93

	17	18	19	20	21	22	23	24
Δ	114°30'	63°30'	63°32'	63°32'	90°00'	90°00'	90°00'	90°00'
T	30.00'	30.00	30.00	62.18	15.00	30.00	60.00	15.00
R	18.30	48.68	48.41	96.81	15.00	30.00	60.00	15.00
C	35.86	50.88	50.45	104.57	21.21	42.43	113.14	21.21
A	38.57	53.32	53.31	110.50	23.56	47.12	125.66	23.56

	25	26	27	28	29	30	31	32
Δ	90°00	70°00'	70°00	127°00'	127°00'	58°00'	88°00	50°00'
T	60.00	15.00	50.00	38.34	30.00	30.00	67.94	30.00
R	60.00	19.55	85.16	197.23	237.23	31.07	91.06	57.63
C	91.92	23.80	79.33	73.27	58.18	53.70	152.51	53.22
A	102.16	25.59	85.29	75.73	58.77	47.12	139.66	53.32

	33	34	35	36	37	38
Δ	53°00'	33°26'	53°06	90°00'	58°00'	58°00'
T	61.23	42.78	30.31	60.00	57.71	30.00
R	117.83	104.13	146.13	60.00	104.12	54.10
C	106.83	83.72	55.35	84.85	100.96	52.48
A	112.92	84.30	55.77	94.25	105.46	54.79

NOTE:
LAND LYING BELOW THE 948 CONTOUR WILL BE SUBJECT TO A FLOODING EASEMENT.

EASEMENTS:
AN EASEMENT OF 10 FEET (10') ALONG THE BACK LINE OF "BLOCK A", LOTS 1 THRU 50 AND AN EASEMENT OF 5 FEET (5') ALONG THE SIDE LINE OF ALL LOTS AND 5 FEET (5') OFF THE REAR OF ALL LOTS IS HEREBY DEDICATED FOR PUBLIC UTILITIES.

SURVEYED: SEPTEMBER 14, 1959
BY: Oscar W. Holmes
OSCAR W. HOLMES
REGISTERED PROFESSIONAL ENGINEER
AUSTIN, TEXAS

SCALE 1" = 200'