

NOTE:
BEARINGS SHOWN HEREON ARE BASED
ON ACTUAL GPS OBSERVATIONS,
TEXAS STATE PLANE COORDINATES,
SOUTH CENTRAL ZONE, GRID.

NOTE:
THIS PROPERTY IS SUBJECT TO
RESTRICTIVE COVENANTS, EASEMENTS,
AGREEMENTS, AND/OR SETBACK LINES (IF
ANY) AS FOLLOWS: VOLUME 225, PAGE
843, VOLUME 258, PAGE 534, VOLUME
259, PAGE 43, VOLUME 259, PAGE 846,
AND VOLUME 265, PAGE 719. DEED
RECORDS, COMAL COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	S 47°56'47\" W	4.90'
	(S 48°07\" W)	(5.0')

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	364.41'	15.82' (16.0')	15.81'	N 41°20'51\" W	02°29'12\"

MOSS ROCK DRIVE (60' R.O.W.)

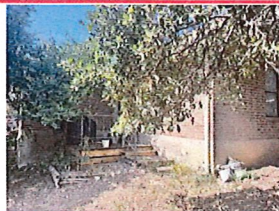
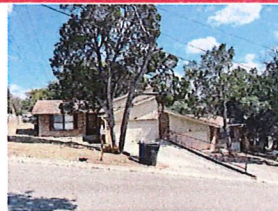
I, Beata Angelika Nickel, M.D., Ph.D., the property owner of 13 Moss Rock Dr., New Braunfels, TX 78130, acknowledge that this site plan submitted for the purposes of recording this property is in accordance with all applicable provisions of the Texas Ordinance. Additionally, I understand that City Council approval of this site plan is in conjunction with a zoning resolution and release me from all other City and State Code provisions at the time of plan submitted for building permits. No claim is released me from adherence to any/all state or federal rules and regulations.

Beata Angelika Nickel, M.D., Ph.D.

SCALE: 1"=20'

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48091C, Panel No. 0439G, which is Dated 05/08/2024. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address:

13 MOSS ROCK DRIVE

Property Description:

LOT 11, BLOCK 14, VACATING AND RESUBDIVISION PLAT OF
A PORTION OF MISSION OAKS SUBDIVISION, UNIT FIVE,
SITUATED IN THE CITY OF NEW BRAUNFELS, COMAL
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF, RECORDED IN VOLUME 5, PAGE 192, MAP AND
PLAT RECORDS, COMAL COUNTY, TEXAS.

Owner:

BEATA ANGELIKA NICKEL MD, PhD

FIRM REGISTRATION NO.
1011700

**Westar
Alamo**

LAND SURVEYORS, LLC.

P.O. BOX 1845 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = FOUND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊕ = POWER POLE
 - ⊖ = OVERHEAD ELECTRIC
 - ⊙ = ELECTRIC METER
 - ⊗ = WATER METER
 - ⊘ = CHAIN LINK FENCE
 - ⊙ = WOOD FENCE
 - = GUY WIRE



I, MARK J. EWALD, Registered Professional
Land Surveyor, State of Texas, certify that
the above plat represents an actual survey
made on the ground under my supervision,
and that my professional opinion is that
there are no discrepancies, conflicts,
shortages in area or boundary lines, or any
encroachment or overlapping of
improvements, except as may appear herein,
to the best of my knowledge and belief.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 2433642-SGSA

JOB NO. 127730

TITLE COMPANY: INDEPENDENCE TITLE

DATE: 10/7/2024

DWG: AMS RVD: CC

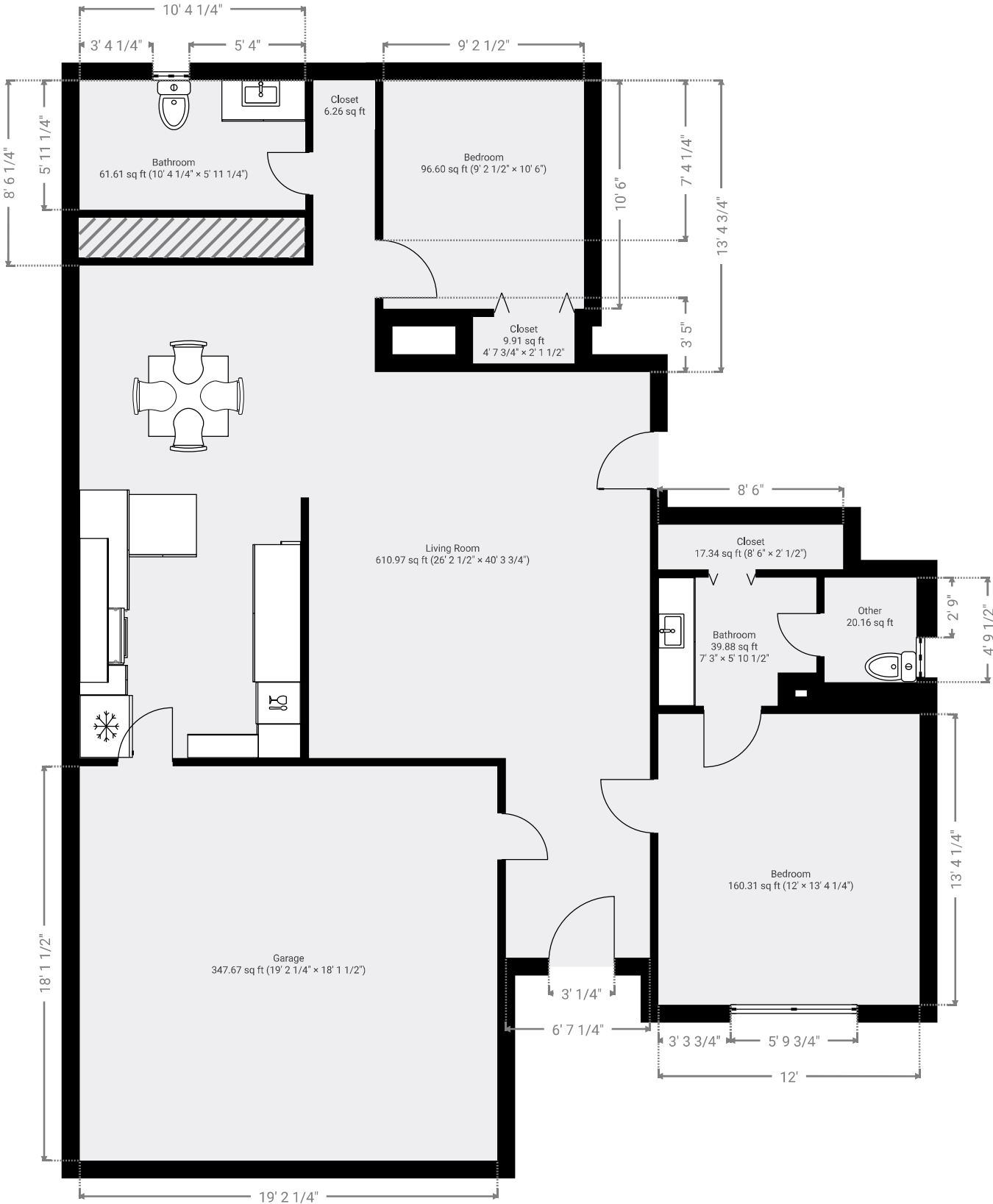
My New Project

13 Moss Rock Drive, 78130 New Braunfels, Texas, US
TOTAL AREA: 1604.56 sq ft • LIVING AREA: 1218.32 sq ft • FLOORS: 1 • ROOMS: 10



▼ 1st Floor

TOTAL AREA: 1604.56 sq ft • LIVING AREA: 1218.32 sq ft • ROOMS: 10



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

My New Project

15 Moss Rock Drive, 78130 New Braunfels, Texas, US
TOTAL AREA: 1574.52 sq ft • LIVING AREA: 1281.47 sq ft • FLOORS: 1 • ROOMS: 15



▼ 1st Floor

TOTAL AREA: 1574.52 sq ft • LIVING AREA: 1281.47 sq ft • ROOMS: 15

