

*CITY ORDINANCES
**RESTRICTIVE COVENANTS
***BUILDER GUIDELINES

I.R. = IRON ROD
I.P. = IRON PIPE
P.L. = PROPERTY LINE
U.E. = UTILITY EASEMENT

FND. = FOUND
FNC. = FENCE
P.U.E. = PUBLIC UTILITY ESMT.
P.A.E. = PERMANENT ACCESS ESMT.

LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.
S.S.E. = SANITARY SEWER ESMT.
W.L.E. = WATERLINE EASEMENT
R.O.W. = RIGHT-OF-WAY

— I — IRON FENCE
— X — WIRE FENCE
— // — WOOD FENCE
— O — CHAIN LINK FENCE
— — — BUILDING LINE (B.L.)
— — — EASEMENT LINE
— . . . AERIAL EASEMENT (A.E.)

CONCRETE COVERED SOD BRICK A/C PAD ELEC. BOX UTIL. PED. MANHOLE

UNPLATTED 63.58 ACRE
OWNER: TIMOTHY F. ADAMS AND ALISON G. ADAMS
11490 SCHERTZ, TX 78154-4013
VOLUME 6442 PAGE 1971

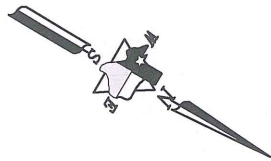
15' 15' 30'
SCALE 1"=30'

LOT 91
BLOCK 2

N 30°24'31" W 60.00'

FND. 1/2" I.R.
W/CAP

FND. 1/2" I.R.
W/CAP



LOT 80

LOT 81

LOT 83

LOT 84

C1
R=75.00'
L=6.33'
C=6.33'
CB=S 28°21'08" E

S 59°35'29" W 176.94'

N 59°35'29" E 176.83'

LOT 82
BLOCK 2

RESIDENCE

MONICAS CREEK
(50' R.O.W.)

10443 MONICAS CREEK

PROPERTY INFORMATION

LOT 82 BLOCK 2

SUBDIVISION:

WILLOW GROVE UNIT 3

RECORDING INFO:

VOL. 9695, PG. 195 OFFICIAL PUBLIC RECORDS,
BEXAR COUNTY, TEXAS.

TITLE CO.

NORTH AMERICAN TITLE CO.

G.F.# 14790-17-04064 G.F. DATE 09-13-17

SURVEYED FOR:

LENNAR HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-LR2049-16

CLIENT JOB NO: N/A

DRAWN BY: SS

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 5-19-17

FLOOD INFORMATION

F.I.R.M. NO: 48029C

PANEL: 0295F

REVISED DATE: 9-29-2010

ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE
SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD
BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO
IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE
F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT
UNLESS OTHERWISE NOTED.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, &
ORDINANCES, IF ANY.

RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOLUME 9695,
PAGE 195, D.P.R.B.C.TX., VOLUME 15827, PAGE 2208, VOLUME 15917, PAGE 578,
VOLUME 15954, PAGE 569, VOLUME 16367, PAGE 1900, VOLUME 16940, PAGE 2088,
VOLUME 16640, PAGE 2094, VOLUME 17726, PAGE 887, VOLUME 17741, PAGE 561,
O.P.R.B.C.TX.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND
CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT
CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF
RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP,
PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM
THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS,
BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES,
IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER
OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY
EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING
UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY
COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

ALL CAPS STAMPED "KFW" UNLESS OTHERWISE NOTED.

REVISIONS

NO.	DATE	REASON	BY
1	12-16-16	FORM	SS
2	05-19-17	FINAL	MR
3	9-22-17	TC	JFB



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San Marcos, Texas 78666
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TBPLS #10193729

CERTIFICATION

I, the undersigned registered professional land surveyor,
do hereby state that the plat shown hereon represents a
boundary survey made on the ground under my
supervision of the tract or parcel of land, according to the
map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
THIS SURVEY IS INVALID WITHOUT THE ORIGINAL
EMBOSSED SURVEYORS SEAL AND SIGNATURE.
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SURVEYOR REGISTRATION

02-28-17