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

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

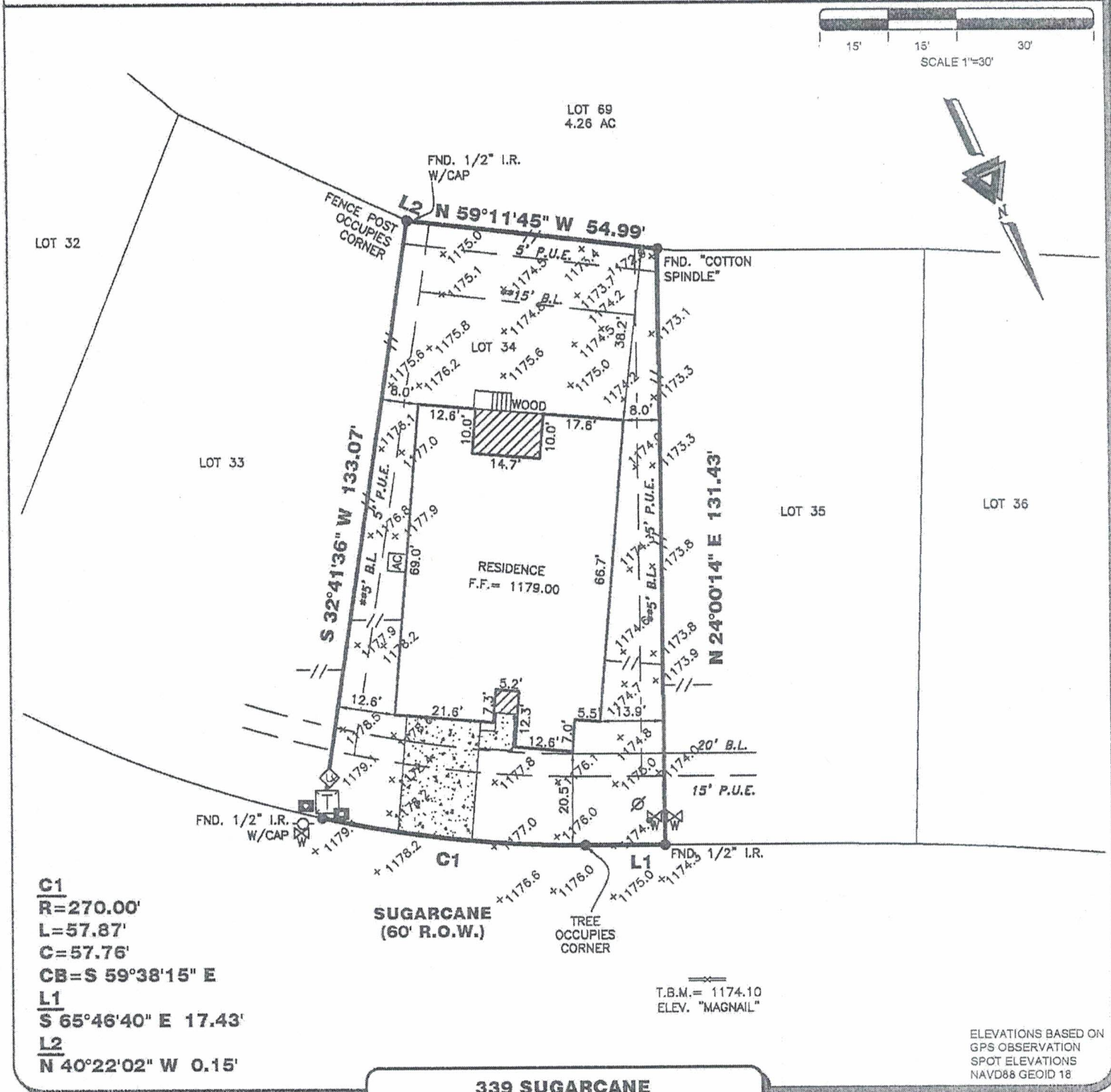
FND. = FOUND
FNC. = FENCE
P.U.E. = PUBLIC UTILITY ESMT.
P.A.E. = PERMANENT ACCESS ESMT.

LEGEND

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

IRON FENCE
WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
BUILDING LINE (B.L.)
EASEMENT LINE
AERIAL EASEMENT (A.E.)

CONCRETE | COVERED | SOD | BRICK | A/C PAD | ELEC. BOX | UTIL. PED. | FIRE HYDRANT | GAS MARKER | WATER VALVE | WATER METER | PAD MOUNTED TRANSFORMER



C1
R=270.00'
L=57.87'
C=57.76'
CB=S 59°38'15" E

L1
S 65°46'40" E 17.43'

L2
N 40°22'02" W 0.15'

T.B.M.= 1174.10
ELEV. "MAGNAIL"

ELEVATIONS BASED ON GPS OBSERVATION SPOT ELEVATIONS NAVD88 GEOID 18

339 SUGARCANE

PROPERTY INFORMATION

LOT 34

SUBDIVISION:
VINTAGE OAKS AT THE VINEYARD, UNIT 29

RECORDING INFO:
DOC. NO. 202106018739, PLAT RECORDS, COMAL COUNTY, TEXAS

BORROWER:
RYAN CRAIN & CHEYENNE COX

TITLE CO.
ALAMO TITLE COMPANY

G.F.# 2726571 **G.F. DATE:** 09-02-25

NOTES:

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

ALL ROD CAPS ARE STAMPED "SHERWOOD", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 202106018739, P.R.C.C.TX. AND DOC. NOS. 200706000771, 200706000772, 200706015464, 200706027104, 200706018929, 201106044284, 201206016339, 201206032310, 201606052083, 201406037322, 201606000890, 201706014985, 201706025668, 201706050096, 201706050099, 201706050125, 201806013767, 202006016349, 202106026921, 202106055935, 202106055948, 202106053172, 202106058260, 202206012657, 202206035765, 202206053304, 202206053376, 202206053377, 202206053398, 202206053399, 202306002766, 202306023082, 202406038939, 202406037796, 202406039670, 202506002038, 202506005950, O.P.R.C.C.TX.

THE FOLLOWING MAY AFFECT THIS LOT: 201806011941, 201806011942, 201806046773, 201806046774, 201806046774, 201606020343, 201706008119, 201606034595, 201706050104, 200806028266, 201406023164, 201806011941, 201806004134, 201606004195, 202206040479, 202406037794, 202406037792, 202506002512, O.P.R.C.C.TX.

THE FOLLOWING DO NOT AFFECT THIS LOT: VOL. 73, PG. 101, VOL. 667, PG. 539, O.R.C.C.TX.

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

TRI-TECH
SURVEYING COMPANY, L.P.
155 Riverwalk Drive
San Marcos, Texas 78666
Phone: 512-440-0222
www.tritechtx.com TBPLS #10115900

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.