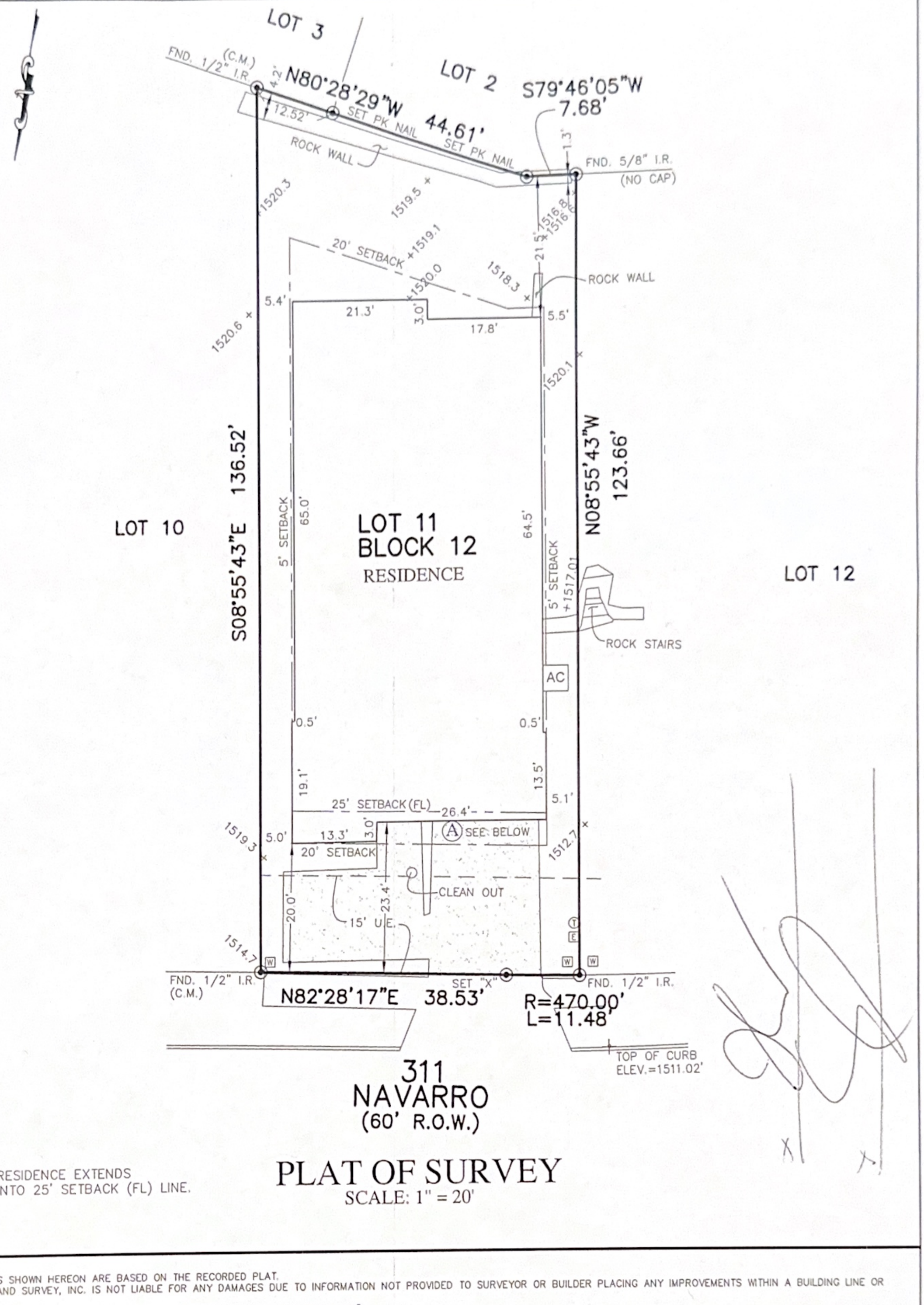
TEXAS ALLPOINTS SURVEYING

FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT		MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT		GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	LIGHT POLE	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	ELECTRIC BOX	
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	FIBER OPTIC	
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	TELEPHONE PEDESTAL	MANHOLE & INLET / INLET
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE	GAS METER	
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	CABLE PEDESTAL	VAULT
	PROP. PROPOSED	PVT. PRIVATE I.R. IRON ROD	MONUMENT	WATER METER	
	C.M. CONTROL MONUMENT	FND. FOUND I.P. IRON PIPE	POWER POLE	GUY ANCHOR	



(A) RESIDENCE EXTENDS INTO 25' SETBACK (FL) LINE.

PLAT OF SURVEY

SCALE: 1" = 20'

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
3. ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "TEXAS ALLPOINTS SURVEYING CO."
4. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "KHA" UNLESS OTHERWISE NOTED.
5. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE CO. UNDER G.F. NO. -ETS2305071.
6. ALL ELEVATIONS SHOWN HEREON BASED ON NAVD88.
7. PORCHES, PATIOS, DECKS, & BALCONIES MAY ENCROACH INTO THE FRONT/REAR SETBACK UP TO 7'.

FOR: HENRIK JOHN CLAESON AND CYAANDI RHONE DOVE
ADDRESS: 311 NAVARRO
ALLPOINTS JOB#: PR308072 BY: AS
G.F.: -ETS2305071
JOB: 140057

FLOOD ZONE: X

COMMUNITY PANEL: 48259C0415F

EFFECTIVE DATE: 12/17/2010

LOMR: DATE:

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

LOT 11, BLOCK 12,
ESPERANZA, PHASE 2F,
DOC. NO. 2021-359818, OFFICIAL RECORDS
KENDALL COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 16TH DAY OF JUNE, 2023.

STATE OF TEXAS
REGISTERED
JAY DEAN CANINE
4345
PROFESSIONAL
LAND SURVEYOR

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