*COUNTY ORDINANCES
**RESTRICTIVE COVENANTS
***BUILDER GUIDELINES

WIRE FENCE —X—
CHAIN LINK FENCE —O—
IRON FENCE —I—
WOOD FENCE —//—
OVERHEAD UTILITIES —U—

BUILDING LINE
ESMT LINE
AERIAL ESMT

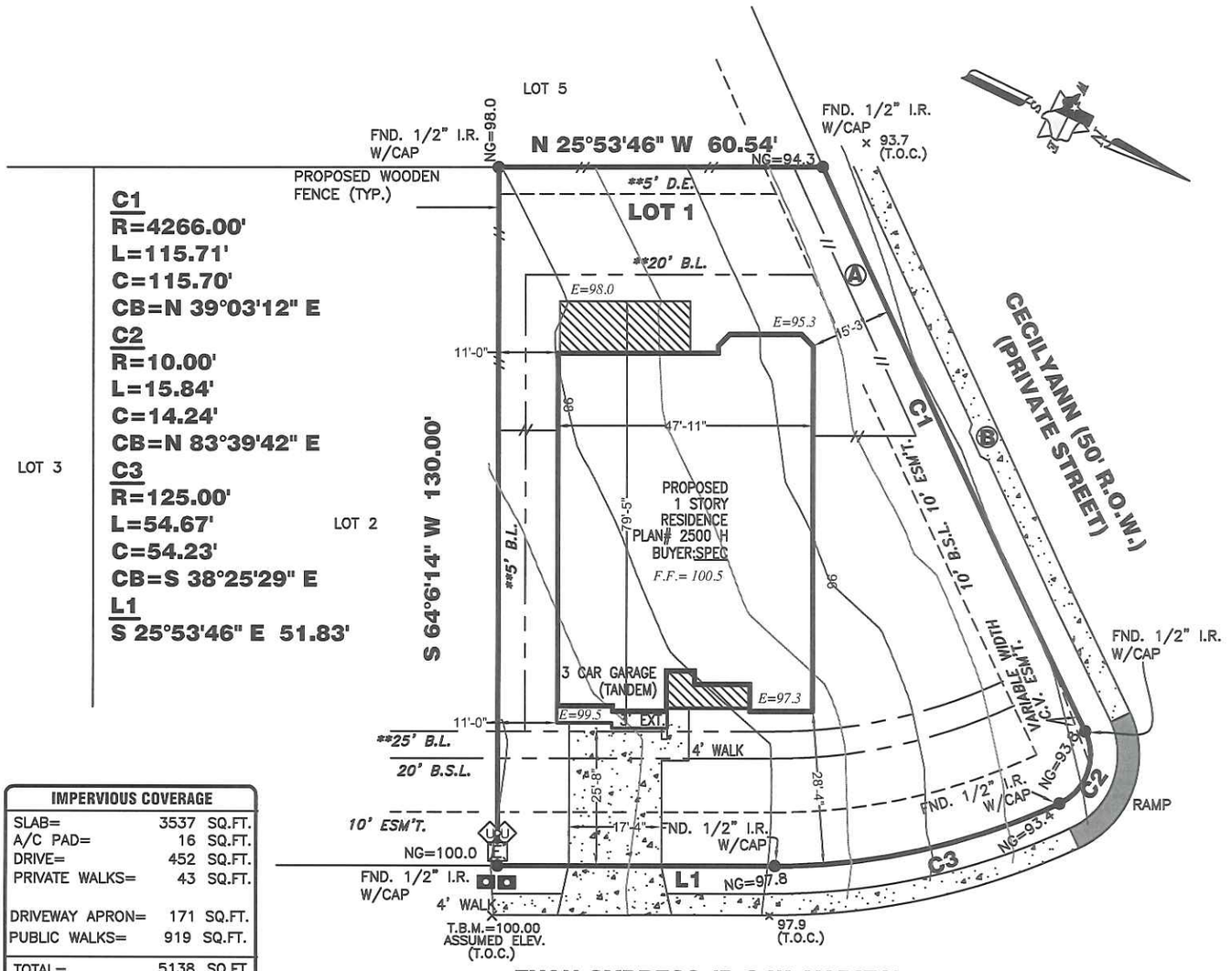
I.R. = IRON ROD
I.P. = IRON PIPE
ROW = RIGHT OF WAY
FND = FOUND

B.S.L. = BUILDING SETBACK LINE
E.T.TV.E. = ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
V.N.E. = VEHICULAR NON-ACCESS EASEMENT
C.V.E. = CLEAR VISION EASEMENT
G.E.T.TV.E. =GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT

LEGEND

CONCRETE
COVERED
SOD
ELECT. BOX
A/C PAD
FIRE HYDRANT
LIGHT STANDARD
UTILITY POLE
MANHOLE
WATER METER
UTIL. PEDESTAL

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



EVAN CYPRESS (R.O.W. VARIES)
(PRIVATE STREET)
Ⓐ BUILDER TO VERIFY FENCE
Ⓑ PASSING SPACE PER ADA SPECS

IMPERVIOUS COVERAGE		
SLAB=	3537	SQ.FT.
A/C PAD=	16	SQ.FT.
DRIVE=	452	SQ.FT.
PRIVATE WALKS=	43	SQ.FT.
DRIVEWAY APRON=	171	SQ.FT.
PUBLIC WALKS=	919	SQ.FT.
TOTAL=	5138	SQ.FT.
TOTAL LOT=	4048	SQ.FT.
LOT=	11379	SQ.FT.
COVERAGE=	36	%

SOD		
FRONT YARD=	689	SQ.YD.
REAR YARD=	254	SQ.YD.
SOD IN R.O.W.=	128	SQ.YD.
TOTAL SOD AREA=	1071	SQ.YD.
FENCE		
TOTAL FENCE=	180	LIN. FT.

PLAN INFORMATION

PLAN NUMBER 2500H

PLAN OPTIONS:

-BRICK REAR, PATIO 2, MASTER BAY 2,
3' GARAGE EXTENSION

REVISIONS

NO.	DATE	REASON	BY
1	4-15-14	CHANGE PLAN	AH
2	6-26-14	CHANGE PLAN	AH
3	7-30-14	CENTER HSE	AH

11614 EVAN CYPRESS

PROPERTY INFORMATION

LOT 1 BLOCK 63

SUBDIVISION:
WESTWINDS LONESTAR, UNIT-2 (ENCLAVE)

RECORDING INFO:
VOLUME 9651, PAGES 90-92,
PLAT RECORDS, BEXAR COUNTY, TEXAS

SURVEYED FOR:
GEHAN HOMES, LTD.

DRAWING INFORMATION

TRI-TECH JOB NO: TLB-G1047-13

DRAWN BY: SM
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 03/04/14

FLOOD INFORMATION

F.I.R.M. NO: 48029C PANEL: 0355G
REVISED DATE: 09-29-10 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.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER BOOK VOLUME 9577, PGS. 4-7, D.P.R.B.C.TX.; VOL. 13245, PG. 441; VOL. 12711, PG. 1, R.P.R.B.C.TX.; VOL. 3455, PG. 482 D.R.B.C.TX.

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

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.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.)AND ZONING ORDINANCES (INCLUDING CITY OF SAN ANTONIO), 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

THIS SITE PLAN WAS PREPARED BASED ON THE PLAT ONLY WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF GEHAN HOMES, LTD. AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS SITE PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

TRI-TECH SURVEYING COMPANY, L.P.
WWW. SURVEYINGCOMPANY.COM
100 E. San Antonio St. Ste. 100 Phone: (512) 440-0222
San Marcos, Texas 78666 Fax: (512) 440-0224
Firm Reg. Number 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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STATE OF TEXAS
REGISTERED
DOROTHY J. TAYLOR
6295
PROFESSIONAL
LAND SURVEYOR

SURVEYOR REGISTRATION

7-30-14