*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.

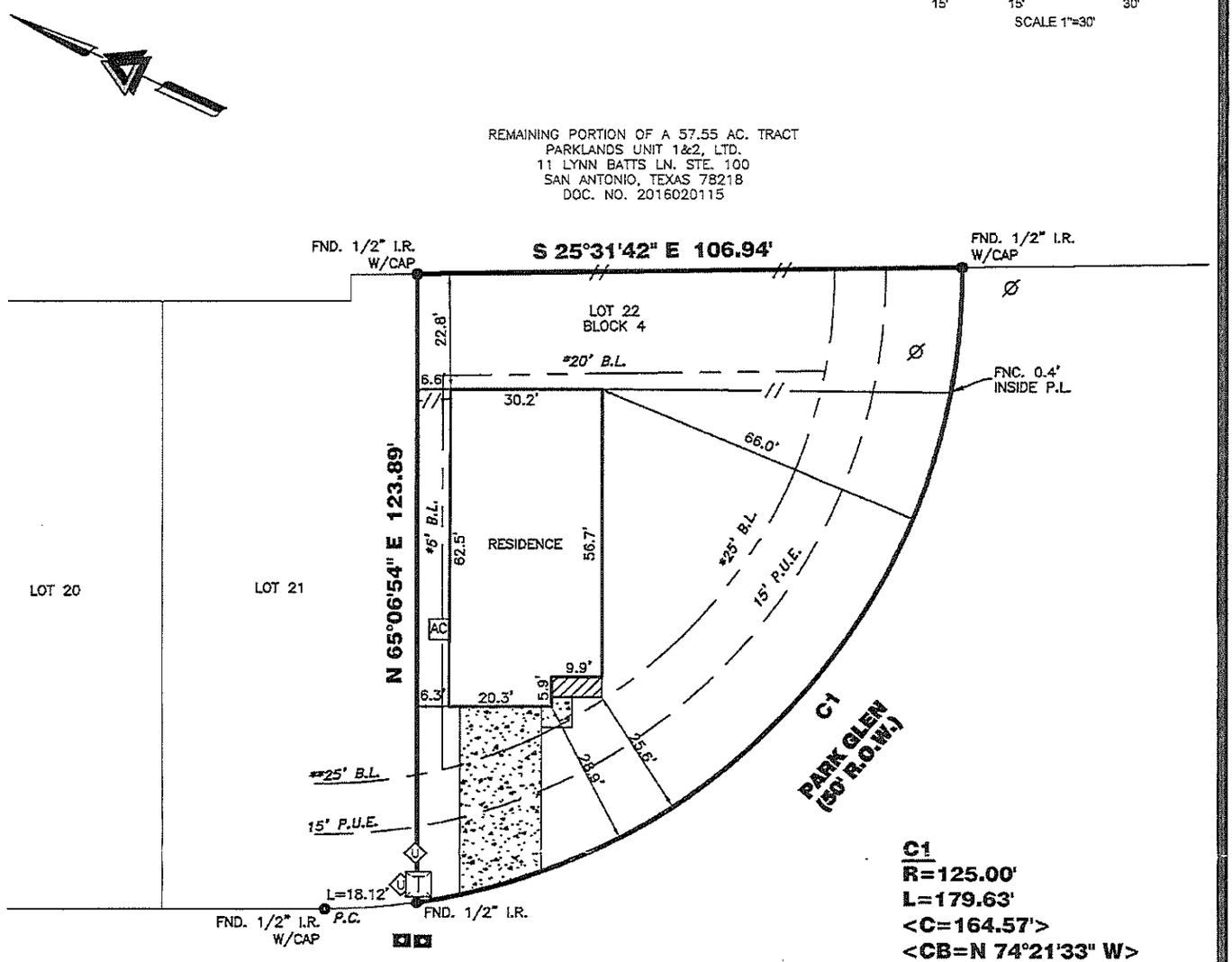
LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.
S.S.E. = SANITARY SEWER ESMT.
W.L.E. = WATERLINE EASEMENT
R.O.W. = RIGHT-OF-WAY
Ø GAS MARKER
< > (CALCULATED)

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

CONCRETE | COVERED | A/C PAD | ELEC. BOX | UTIL. PED. | WATER METER | PAD MOUNTED TRANSFORMER

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



4837 PARK GLEN

PROPERTY INFORMATION

LOT 22 BLOCK 4

SUBDIVISION:
THE PARKLANDS SUBDIVISION UNIT 1

RECORDING INFO:
VOLUME 8, PG. 739, MAP RECORDS
GUADALUPE COUNTY, TEXAS

TITLE CO.
INDEPENDENCE TITLE

G.F.# 2019-2419-06 G.F. DATE: 10-25-19

SURVEYED FOR:
GEHAN HOMES, LTD.

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-G903-18
CLIENT JOB NO: N/A
DRAWN BY: BI
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 04-30-19

FLOOD INFORMATION

F.I.R.M. NO: 48187C PANEL: 0090F
REVISED DATE: 11-02-07 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.

ALL ROD CAPS ARE STAMPED " KFW SURVEYING", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER VOL 8, PG. 739, M.R.G.C.TX., G.C.C. FILE NOS. 201800004100, 201899016740, 201999011157, O.P.R.G.C.TX.

THE FOLLOWING MAY AFFECT THIS LOT: DOCUMENT NOS. 20189003635 AND 2016026739, O.P.R.G.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 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 (INCLUDING CITY OF SCHERTZ), 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.

REVISIONS

NO.	DATE	REASON	BY
1	11/29/18	FORM	DM
2	04-30-19	FINAL	BI
3	11-19-19	TC	TG
-	-	-	-

TRI-TECH
SURVEYING COMPANY, L.P.
155 Riverwalk Drive
San Marcos, Texas 78666
Phone: 512-440-0222
www.tritechtx.com 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.
© 2019, TRI-TECH SURVEYING COMPANY, L.P.

11-20-19

STATE OF TEXAS
REGISTERED
ARTHUR VASQUEZ TORRES
5737
PROFESSIONAL
LAND SURVEYOR

SURVEYOR REGISTRATION