

LEGEND:
C.M. - CONTROLLING MONUMENT

OF BEXAR COUNTY, TEXAS.

LOT 10

N 77°55'50" W
16.07' (FIELD)
N 77°13'04" W
16.00' (PLAT)

N 12°48'27" E 157.18' (FIELD)
N 12°46'36" E 157.36' (PLAT)

1/2" STEEL ROD
W/ CAP FOUND

10' BUILDING SETBACK
(VOL. 14851, PG. 1567)

25' BUILDING SETBACK
(VOL. 9616, PGS. 105-106)
(VOL. 14851, PG. 1567)

VARIABLE WIDTH
DRAINAGE EASEMENT
(VOL. 9616, PGS. 105-106)

16' BUILDING SETBACK
(VOL. 14851, PAGE 1567)

1/2" STEEL ROD
W/ CAP FOUND

109.3'

LOT 9
1.30 ACRES

CONC.

ONE STORY
RES. #726

COVERED PATIO

COVERED PORCH

CONC. WALK

CONCRETE
DRIVEWAY

28.6'

28.3'

134.4'

10.3'

1/2" STEEL ROD
W/ CAP FOUND

20' UTILITY EASEMENT
(VOL. 14851, PAGE 1567)

16' ELEC., GAS, TELE.
AND CA. TV EASEMENT
(VOL. 9616, PGS. 105-106)

10' BUILDING SETBACK
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319.16' (FIELD)
319.53' (PLAT)

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16' ELEC., GAS, TELE.
AND CA. TV EASEMENT
(VOL. 9616, PGS. 105-106)

LOT 8

BLOCK 1

1/2" STEEL ROD
W/ CAP FOUND (C.M.)

SS 58°11'02" W
SS 58°10'47" W

60' R.O.W. - 28' PVMT. F-F - AKA ABBOTT COVE

Δ=45°27'10"
R=225.00'
T=94.24'
L=178.49' (FIELD)
L=83.24' (PLAT)

CONC. SIDEWALK

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(VOL. 14851

W. T. FUNDERBURG AND
PATRICIA A. FUNDERBURG
54.718 ACRE TRACT
VOLUME 8441, PAGE 1255

STATE OF TEXAS
REGISTERED
★
JEFFREY B. BERGER
5558
PROFESSIONAL
LAND SURVEYOR

I HEREBY STATE THAT THE ABOVE PLAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

636  JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558
FILE NAME: BLS18100_FINAL.DWG Job No. BLS18100

Reference:
VOLUME 9616, PAGE 105,
DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS.

BERGER AND SURVEYING
 TBPLS FIRM NO. 10171400
 172 ROSEWOOD DRIVE
 LA VERNIA, TEXAS 78121-4756
 PHONE (830) 217-4228 FAX (866) 806-3636
 EMAIL: jberger.bls@gmail.com