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DocuSigned by:
Susan A Fruth
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DocuSigned by:
Kent N Finch
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*CITY ORDINANCES
**RESTRICTIVE COVENANTS
***BUILDER GUIDELINES

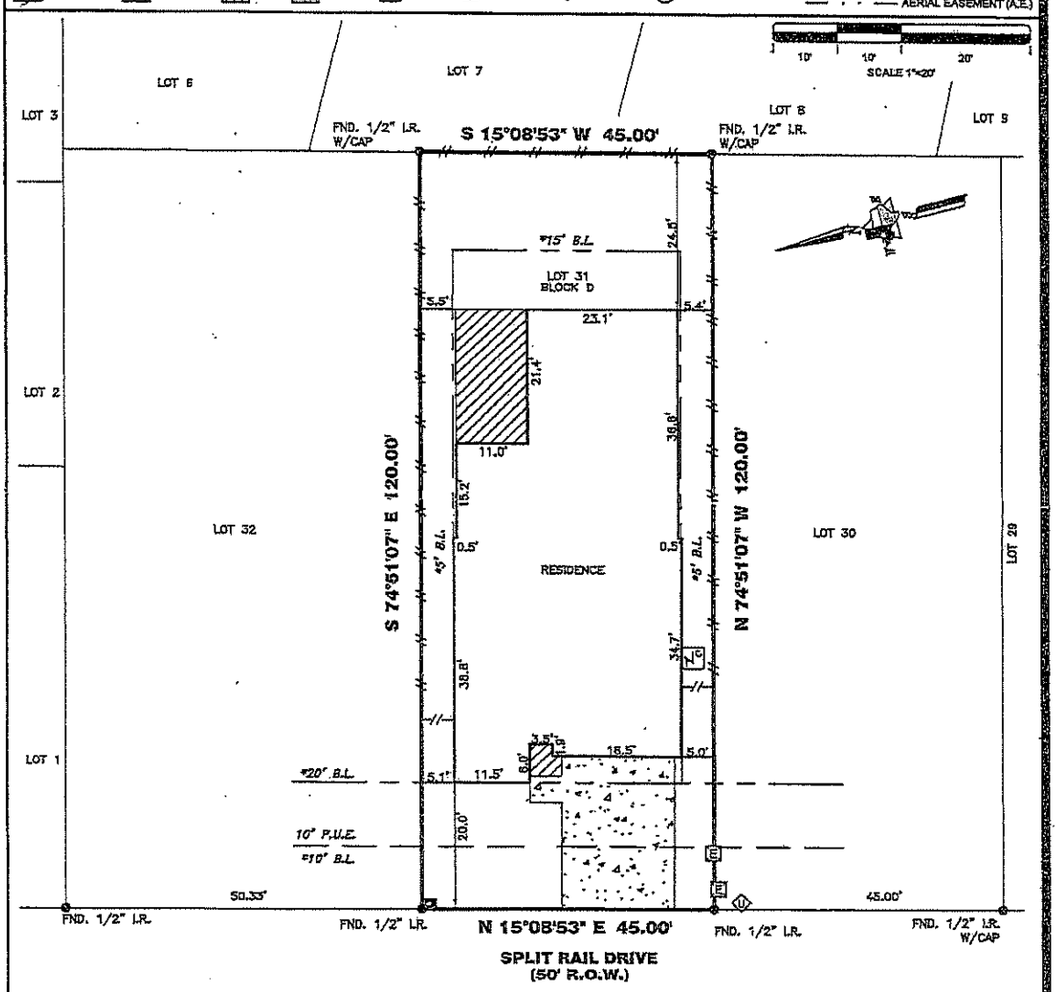
I.R. = IRON ROD
I.P. = IRON PIPE
P.L. = PROPERTY LINE
U.E. = UTILITY EASEMENT

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

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

CONCRETE | COVERED | SOD | BRICK | A/C PAD | ELEC. BOX | UTIL. PED. | MANHOLE

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



217 SPLIT RAIL DRIVE

PROPERTY INFORMATION

LOT 31 BLOCK D

SUBDIVISION:
BLANCO VISTA TRACT A

RECORDING INFO:
DOCUMENT NO. 16038429, PLAT RECORDS HAYS COUNTY, TEXAS

TITLE CO.
STEWART TITLE GUARANTY COMPANY

G.F.# 109548 G.F. DATE: 7-17-17

SURVEYED FOR:
PERRY HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-PY223-16
CLIENT JOB NO: N/A
DRAWN BY: KSR
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 01-16-17

FLOOD INFORMATION

F.I.R.M. NO: 48209C PANEL: 0385F
REVISED DATE: 09-02-05 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 "CHAPARRAL", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER DOC. NO. 16038429, O.P.R.H.C.TX. VOL. 2464, PG. 527, VOL. 2929, PG. 679, VOL. 3692, PG. 327, FIRST AMENDMENT IN VOL. 3545, PG. 696, VOL. 4363, PG. 256, VOL. 5328, PG. 182, VOL. 5374, PG. 524, VOL. 5374, PG. 864, VOL. 5378, PG. 582, AND DOC NO. 16038513, O.P.R.H.C.TX.

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

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 MARCOS), 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.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

REVISIONS

NO.	DATE	REASON	BY
1	1-18-16	CORRECTIONS AND TC	JFB

TRI-TECH SURVEYING CO., L.P.
WWW.SURVEYINGCOMPANY.COM
100 E. San Antonio St. Ste 100, San Marcos, Texas 78666
Phone: (512) 440-0222
Fax: (512) 440-0224
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. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.

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STATE OF TEXAS
REGISTERED
STAN PETTIETTE
4855
PROFESSIONAL
LAND SURVEYOR

SURVEYOR REGISTRATION

Melissa Lee del Bosque ..... Charles Pettiette 08.11.17