*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.

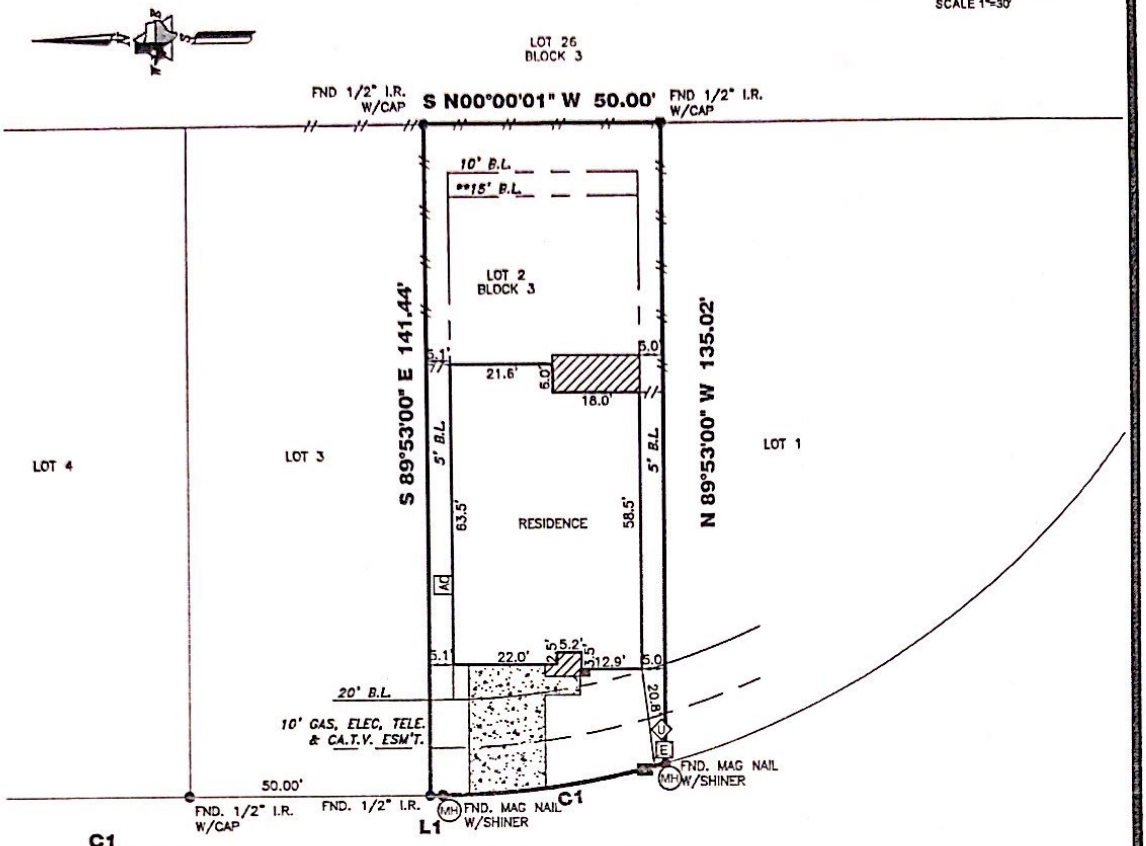
LEGEND

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

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

CONCRETE | COVERED | BRICK | A/C PAD | E ELEC. BOX | UTIL. PED. | MH MANHOLE | WATER METER

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



C1
R=175.00'
L=47.92'
C=47.77'
CB=N 07°43'41" W
L1
N 00°07'00" E 2.68'

CAMELLIA BEND
(50' R.O.W.)

X Jason Blevins

X Lauren Blevins

32116 CAMELLIA BEND

PROPERTY INFORMATION

LOT 2 BLOCK 3

SUBDIVISION:
4S RANCH PHASE 1

RECORDING INFO:
DOC. NO. 201706039599, MAP RECORDS COMAL COUNTY, TEXAS

TITLE CO.
NORTH AMERICAN TITLE COMPANY

G.F.# 14790-17-04455 **G.F. DATE:** 08-14-18

SURVEYED FOR:
LENNAR HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-LR3854-18
CLIENT JOB NO: N/A
DRAWN BY: RR
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 09-05-18

FLOOD INFORMATION

F.I.R.M. NO: 48091C **PANEL:** 0220F
REVISED DATE: 09-02-09 **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 "PAPE-DAWSON", UNLESS OTHERWISE NOTED

RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN DOCUMENT NO 201706039599, M.P.R.C.C.TX.; DOCUMENT NUMBERS 201706003137, 201706003202, 201706003233, 201706003234, 201706032433, 201706041281, 201706041282, O.P.R.C.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 BULVERDE), 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	09-06-18	FORM	MM
2	09-05-18	FINAL	RR
3	09-07-18	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. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYOR'S SEAL AND SIGNATURE.

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STATE OF TEXAS
REGISTERED
STAN PETTIETTE
4855
PROFESSIONAL
LAND SURVEYOR

SURVEYOR REGISTRATION

09.07.18