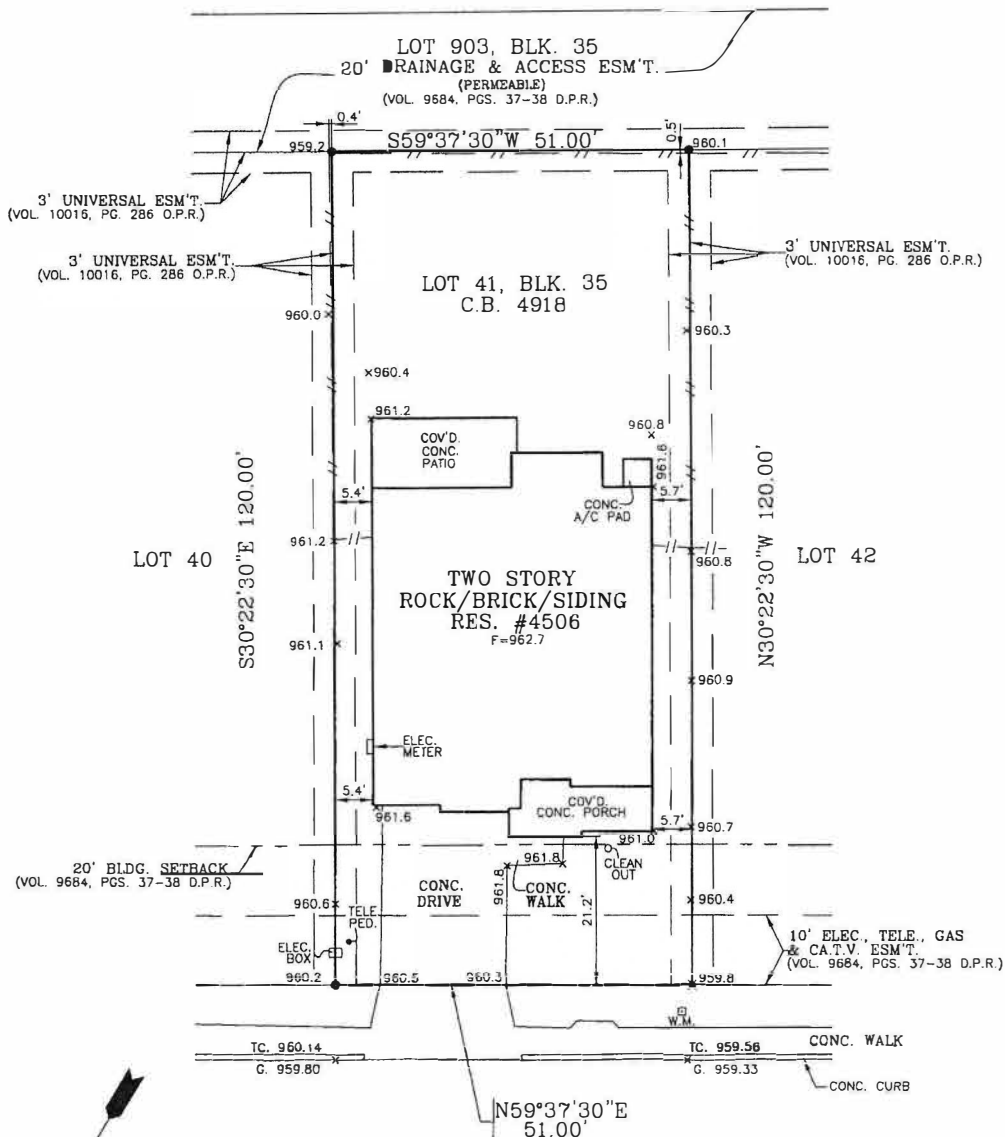


2-17-17

88 2-17-17

UNPLATTED
OWNER: EDWIN UECKER
(VOL. 2183, PG. 407 O.P.R.)



SEBASTIAN OAK
(50' R.O.W.)
(VOL. 9684, PGS. 37-38 D.P.R.)

LEGEND		
F=000.0	FINISH FLOOR ELEVATION	● FOUND 1/2" IRON ROD (UNLESS OTHERWISE SPECIFIED)
X1190.84	FIELD ELEVATION	○ SET 1/2" IRON ROD WITH UNINTECH STAMP
---	WOOD FENCE	⊗W.M. WATER METER
○	IRON FENCE	⊗W.V. WATER VALVE
□ TRANS.	TRANSFORMER	
⊗ TELE. PED.	TELEPHONE PEDESTAL	
⊗ ELEC. BOX	ELECTRICAL BOX	
⊗ CABLE PED.	CABLE PEDESTAL	
→	DRADNAGE FLOW	
⊗ F.H.	FIRE HYDRANT	
T.C. 000.00	TOP OF CURB ELEVATION	
G. 000.00	GUTTER ELEVATION	
⊗ P.P.	POWER POLE	
⊗ L.P.	LIGHT POLE	

LOT 41, BLOCK 35, C.B. 4918
SUBDIVISION THE OAKS AT FOX GROVE SUBDIVISION, UNIT 3 & 4
VOL. 9684, PAGE(S) 37-38 D.P.R.
STREET ADDRESS 4506 SEBASTIAN OAK
CITY BEXAR COUNTY, TEXAS.
TITLE COMPANY: SAN ANTONIO TITLE COMPANY

NOTE:

1. ACCORDING TO SCALING FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP NO. 46029C0145 G, DATED SEPTEMBER 29, 2010 THIS TRACT LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)
2. THIS SURVEY ONLY REFLECTS RECORDED PLAT ENCUMBRANCES AND RESTRICTIVE COVENANTS.
3. SURVEYOR DID NOT ABSTRACT THIS PROPERTY.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:
VOL. 10016, PG. 286 VOL. 17486, PG. 513



I HEREBY CERTIFY THAT THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
THIS 18TH DAY OF JANUARY, 2017, A.D.

SCALE: 1"=20' DWN BY: NS CHK BY: SL
REV./ UPDATED:



UNINTECH CONSULTING ENGINEERS, INC.
2431 EAST EVANS ROAD
SAN ANTONIO, TEXAS 78259
(210) 641-6003 FAX: (210) 641-8279
WWW.UNINTECH.COM
TBPES NO. 100511-00
TBPES REG. NO. F-5499