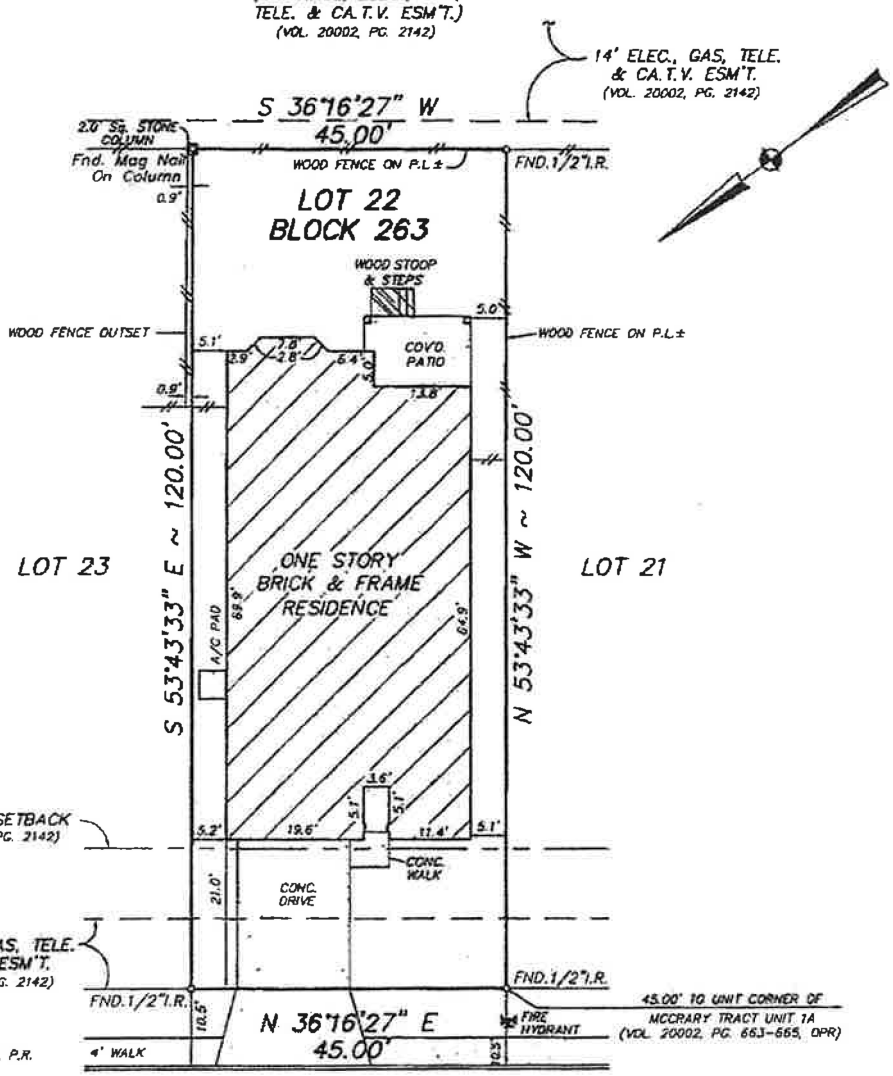
NOTE:
BUILDING SETBACKS PER DEVELOPER'S UNRECORDED RESTRICTIONS ARE AS FOLLOWS:
FRONT = 20'
SIDE = 5'
REAR = 10'




RESTRICTIONS:
VOL. 20002 PG. 2142-2143, P.R.
VOL. 18675 PG. 789, R.P.R.
VOL. 18686 PG. 1, R.P.R.
VOL. 19033 PG. 1280, R.P.R.
DOC.# 20200006917, O.P.R.
DOC.# 20200063755, O.P.R.

AMENDED IN:
VOL. 18960 PG. 1131, R.P.R.
DOC.# 20180219957, O.P.R.
DOC.# 20220080900, O.P.R.

ANNEXED IN:
DOC.# 20220214178, O.P.R.

ADDRESS:
11020 COPPOLA
LOT AREA = 5,400 sq.ft.

NOTES:
1. DIRECTIONAL CONTROL LINE = STREET ℄ CONTROL.
2. ═══ = DENOTES CONCRETE CURB.
3. BEARING BASIS = PLAT AS REFERENCED BELOW
4. INSET OR OUTSET DIMENSIONS FOR FENCES, IF ANY, ARE TO CLOSEST EDGE OF POST.
5. THE FOREGOING PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE X ACCORDING TO THE APPLICABLE FEMA FLOOD INSURANCE RATE MAP #48029C0215 G, DATED SEPTEMBER 29, 2010. ZONE X IS NOT WITHIN A 100 YEAR FLOOD HAZARD ZONE.

SCALE: 1"=20'

LAND TITLE SURVEY OF

**LOT 22**
**BLOCK 263**
**McCRARY TRACT**
**UNIT 1B**

BEXAR COUNTY, TEXAS
PLAT REFERENCE: PLAT RECORDS
VOL. 20002 PAGE 2142-2143 DATE AUG. 11, 2022

WE, MAVERICK LAND SURVEYING COMPANY, HAVE MADE A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY, AND WE CERTIFY THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

BY: R. B. Belaire

STATE OF TEXAS
REGISTERED
RODNEY B. BELAIRE
5616
PROFESSIONAL LAND SURVEYOR

**Maverick Land Surveying Co.**
1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213
( 210 ) 342-9455, Fax 342-9524
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TBPELS FIRM No. 10132700

F.W. BY: P.D.
DATE 11-3-23
JOB NO. 58864-0119
DRN.: R.S. CKD.: RBB

X Billy Sellers Walker

X Bryan Anthony Walker