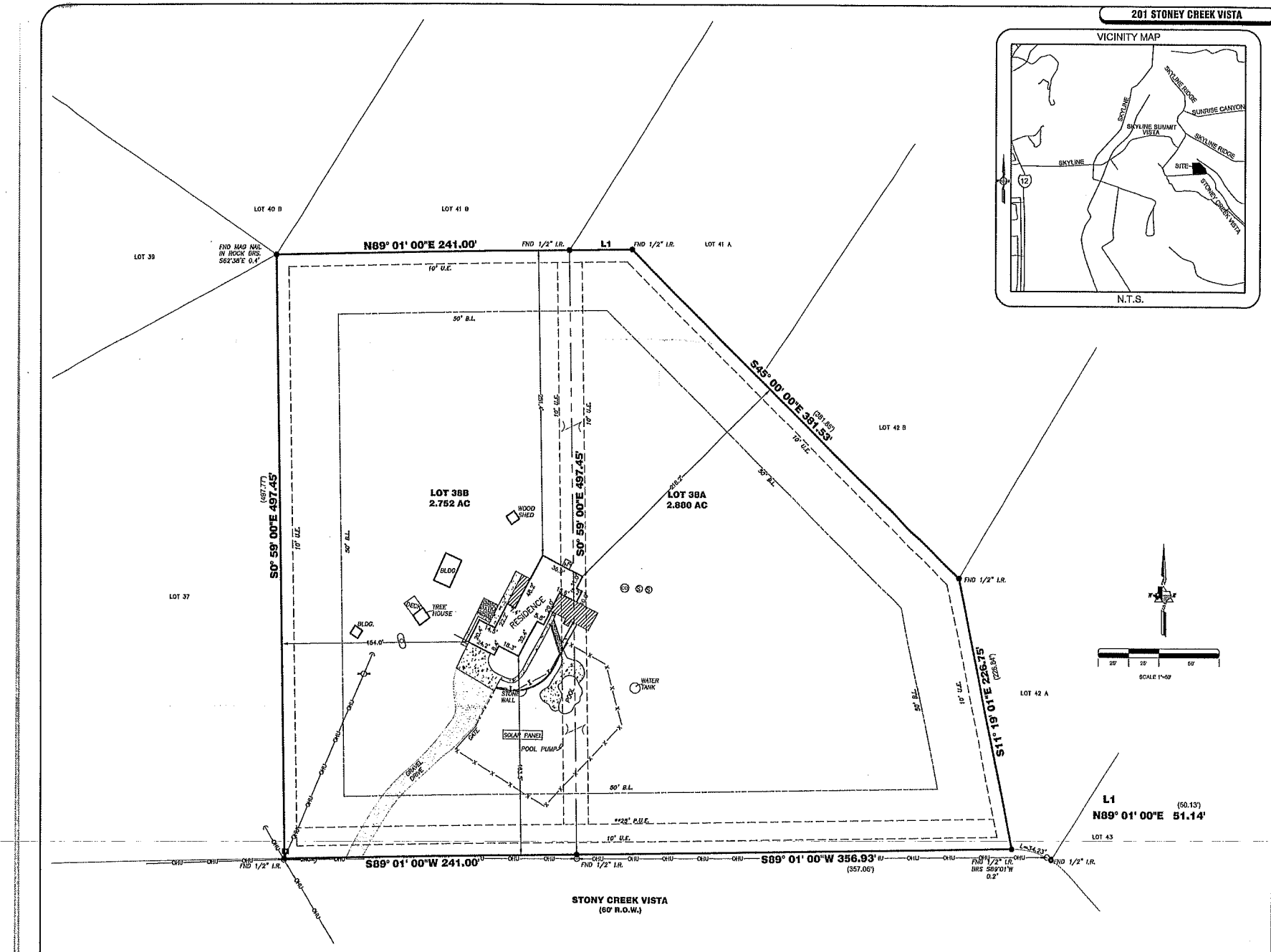
201 STONEY CREEK VISTA



VICINITY MAP

N.T.S.

LEGEND

- ★ CITY ORDINANCES
- ★★ RESTRICTIVE COVENANTS
- ★★★ BUILDER GUIDELINES
- WIRE FENCE —x—
- CHAIN LINK FENCE —o—
- IRON FENCE —I—
- WOOD FENCE —//—
- BUILDING LINE ———
- ESMT LINE – – – –
- OVERHEAD UTILITIES —OHU—
- BL = BUILDING LINE
- PL = PROPERTY LINE
- MH = MANHOLE
- FNC = FENCE
- FND = FOUND
- MUE = MUNICIPAL UTILITY ESMT.
- SSE = SANITARY SEWER ESMT.
- WLE = WATERLINE EASEMENT
- ROW = RIGHT OF WAY
- I.R. = IRON ROD
- I.P. = IRON PIPE
- PUE = PUBLIC UTILITY ESMT.
- UE = UTILITY EASEMENT
- CLEAN OUT
- GUY WIRE
- SEPTIC LID
- FIRE HYDRANT
- WATER METER
- UTIL. PEDESTAL
- MANHOLE
- ELECT. BOX
- UTILITY POLE
- LIGHT STANDARD
- PAD MOUNTED TRANSFORMER
- A/C PAD
- CONCRETE
- COVERED
- BRICK
- PROPANE TANK

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED

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

RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOLUME 4, PAGE 295, VOL 488 PLAT RECORDS, PG 221, VOL 539, PG 329, VOL 1718, PG 719, VOL 4947, PG 821 AND VOL 4947, PG 832 REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS.

THE FOLLOWING EASEMENTS OF RECORD MAY APPLY TO THESE LOTS: VOL 279, PG 547, PG 613, PG 552, VOL 156, PG 3, VOL 156, PG 6, VOL 136, PG 87, VOL 136, PG 418, VOL 144, PG 199 AND VOL 148, PG 73, DEED RECORDS OF HAYS COUNTY, TEXAS.

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.

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. LAND ZONING ORDINANCES, 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

PROPERTY INFORMATION

LOT 38A & 38B

SUBDIVISION:
SKYLINE RANCH ESTATES

RECORDING INFO:
RECORDED UNDER VOLUME 4, PAGE 295, PLAT RECORDS OF HAYS COUNTY TEXAS.

BORROWER: JERRY HART AND MICHELE McMASTER HART

TITLE CO: TEXAS NATIONAL TITLE , INC.

G.F.# T-700716 **G.F. DATE:** 06-13-17

SURVEYED FOR: JENNIFER NEWMAN

DRAWING INFORMATION

TRI-TECH JOB NO: DRI-267-17
CLIENT JOB NO: N/A
DRAWN BY: EJA
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 06-27-17

TRI-TECH
SURVEYING COMPANY, L.P.
100 B. San Antonio St, Ste 100
San Marcos, Texas 78666
Phone: 512-440-0222
www.tritechtx.com

CERTIFICATION

TBPELS #10193729

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 NOT VALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.

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STATE OF TEXAS REGISTERED STAN PETTIETTE 4055 PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION

07-05-17

FLOOD INFORMATION

F.I.R.M. NO: 48209C PANEL: 0237F
REVISED DATE: 09-02-2005 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THIS INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO DENOTE EXACT FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.