

★ CITY ORDINANCES
 ★★ RESTRICTIVE COVENANTS
 ★★★ BUILDER GUIDELINES
 <> CALCULATED

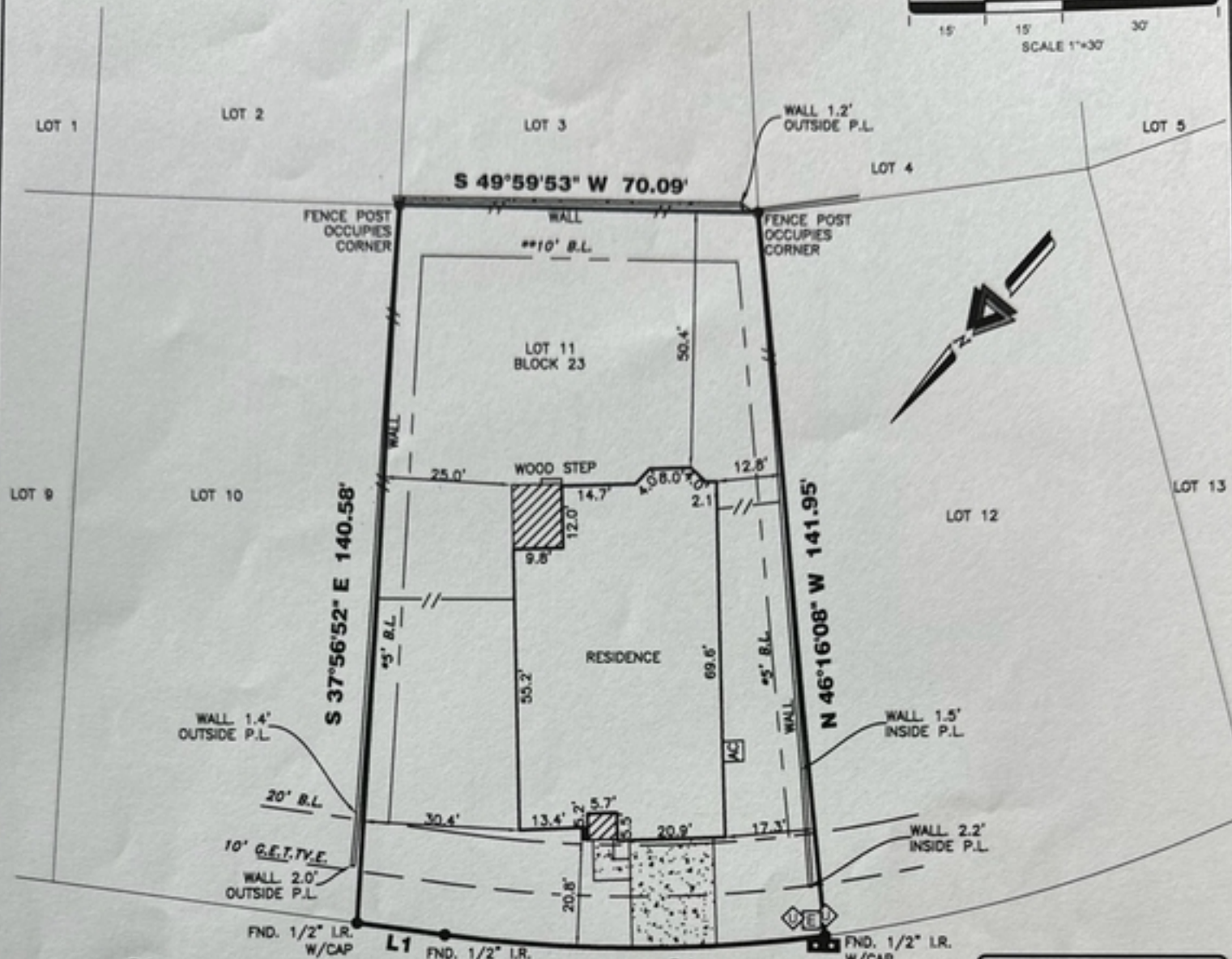
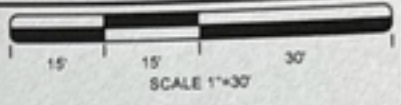
LR = IRON ROD
 LP = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT
 FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.

LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.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
 SOD
 BRICK
 A/C PAD
 ELEC. BOX
 UTIL. PED.
 MANHOLE
 WATER METER



C1
R=275.00'
L=73.75'
<C=73.53'>
<CB=N 48°55'52" E>
L1
N 56°36'49" E 17.23'

GERVASI
(50' R.O.W.)

IMPERVIOUS COVER	
SLAB=	2779 SQ.FT.
DRIVE=	344 SQ.FT.
PRIVATE WALKS=	44 SQ.FT.
A/C PAD	18 SQ.FT.
TOTAL COVERAGE=	3183 SQ.FT.
LOT AREA=	11518 SQ.FT.
LOT COVERAGE	27 %
FRONT SOD	418 SQ.YD.
REAR SOD	509 SQ.YD.
TOTAL SOD AREA	925 SQ. YD.

3930 GERVASI

PROPERTY INFORMATION

LOT 11 BLOCK 23
 SUBDIVISION:
 MONTEVERDE UNIT 2, PHASE 4
 RECORDING INFO:
 VOL. 20001, PG. 2408, PLAT RECORDS,
 BEXAR COUNTY, TEXAS
 BORROWER:
 GERMESIA KWAME AND MICHAEL KWAME
 TITLE CO.
 BEDROCK TITLE COMPANY
 G.F.# 1722977 G.F. DATE: 05-26-22
 SURVEYED FOR:
 EMPIRE COMMUNITIES

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 ALL ROD CAPS ARE STAMPED "PAPE-GARSON", UNLESS OTHERWISE NOTED.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT VOLUME 20001, PGS. 2408-2412, M.R.B.C. TX.B.C.C. FILE NOS. VOLUME 9988, PAGE 193, VOLUME 9988, PAGE 178, VOLUME 9718, PAGE 198, VOLUME 8798, PG. 1982, VOLUME 11241, PG. 1483, VOLUME 11983, PG. 922, VOLUME 12242, PG. 1136, VOLUME 12811, PG. 794, VOLUME 13030, PG. 1231, VOLUME 13030, PG. 1358, VOLUME 13030, PG. 1808, VOLUME 18994, PG. 878, DOCUMENT NOS. 20200209123, 20200233203, 20200310234, O.P.R.B.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 SAN ANTONIO), 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.



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.
 © 2022, TRI-TECH SURVEYING COMPANY, L.P.

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-EM889-21
 CLIENT JOB NO: N/A
 DRAWN BY: BS
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 10-05-21

FLOOD INFORMATION

F.I.R.M. NO: 48029C PANEL: 0145G
 REVISED DATE: 09-29-10 ZONE: "X"

REVISIONS

NO	DATE	REASON	BY
1	10/07/21	FORM	DM
2	06-16-22	FINAL	SA
3	06-27-22	TC	DT



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.