

*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.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

N 16°14'04" W 80.00'

10' 10' 20'

SCALE 1"=20'

1379.351 AC REMAINDER
WS-COS DEVELOPMENT
DOC. #2011067827
O.P.R.T.C.Tx.

LOT 5
BLOCK A

**20' B.L. PER DOC. 2012200833

PROPOSED
FUTURE SECTIONS

S 73°45'56" W 140.00'

RESIDUE OF 38.789 AC.
ROBERT B. BARNES, TRUSTEE
DOC. #2011113132
OPRTCTx

FND. 1/2" I.R.
W/CAP

S 16°14'04" E 80.00'
OSCEOLA TRAIL (50' R.O.W.)
PVT STREET. P.U.E & D.E. - LOT 12. BLOCK A

6000 OSCEOLA TRAIL

N 73°45'56" E 140.00'

LOT 4

5' B.L. PER DOC. 201200833

25' B.L.

10' P.U.E. PER PLAT

TBM
"X" ON TOP OF CURB
ASSUMED ELEV: 100.00'

PROPERTY INFORMATION

LOT 5 BLOCK A

SUBDIVISION:

SWEETWATER SECTION TWO VILLAGE F1

RECORDING INFO:

DOCUMENT NO. 201200201 OFFICIAL PUBLIC
RECORDS, TRAVIS COUNTY, TEXAS

BORROWER:

RAJKUMAR SEDANI AND SIMRAN SEDANI

TITLE CO.

BEDROCK TITLGE COMPANY

G.F.# 01490-3759 G.F. DATE: 04/03/19

SURVEYED FOR:

EMPIRE COMMUNITIES

DRAWING INFORMATION

TRI-TECH JOB NO: AUS-CN486-14

CLIENT JOB NO: N/A

DRAWN BY: RK

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 03/19/19

FLOOD INFORMATION

F.I.R.M. NO: 48453C

PANEL: 0385H

REVISED DATE: 09/26/08

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.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER DOCUMENT NO.
201200201 O.P.R.T.C.TX. T.C.C. 2011168453, 2012012938, 2012013214,
2012200628, 2012200833, 2014148576, 2014148587, 2014148593, 2015050287,
2015189415, 2015189415, 2016025335, 2016026486, 2016032674, 2016043068,
2016071159, 2017037644, 2017037660, 2017060327, 2017189342, 2017197232,
2018083836, O.P.R.T.C.TX.

THE FOLLOWING EASEMENTS MAY APPLY TO THIS LOT; DOC NO. 2012012447,
O.P.R.T.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.

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.) 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.

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
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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 herein 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 herein.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
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SURVEYOR REGISTRATION

