

- *CITY ORDINANCES
- **RESTRICTIVE COVENANTS
- ***BUILDER GUIDELINES
- () RECORD INFORMATION

- 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

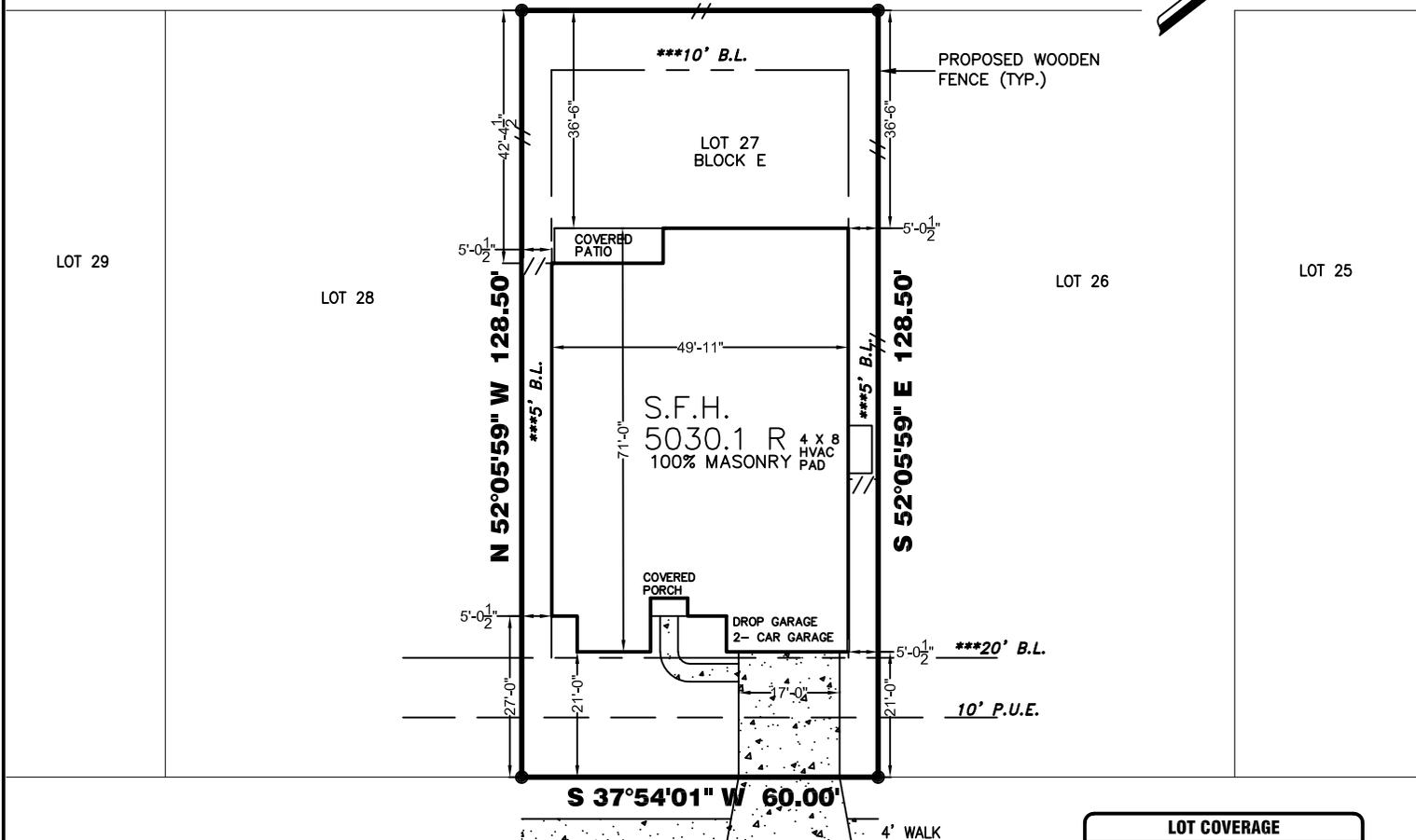
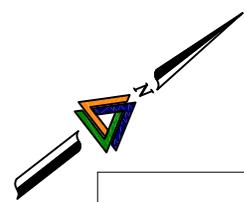
- M.U.E. = MUNICIPAL UTILITY ESMT.
- S.S.E. = SANITARY SEWER ESMT.
- W.L.E. = WATERLINE EASEMENT
- R.O.W. = RIGHT-OF-WAY

- WOOD FENCE
- IRON FENCE
- BUILDING LINE (B.L.)
- EASEMENT LINE
- AERIAL EASEMENT (A.E.)



LAZY OAKS RANCH, LP
CALLED 1388.17 ACRES
VOL. 3772, PG. 231
O.P.R.H.C.TX.

BLOCK E
LOT 50
OPEN SPACE
&
D.E.



EMERALD GARDEN ROAD
(53' R.O.W.)

LOT COVERAGE	
SLAB=	3439 SQ.FT.
DRIVE=	357 SQ.FT.
PRIVATE WALKS=	59 SQ.FT.
UNCOV'D PATIO	XX SQ.FT.
A/C PAD	32 SQ.FT.
TOTAL=	3887 SQ.FT.
LOT AREA=	7710 SQ.FT.
LOT COVERAGE	50 %
IN-TURN DRIVE=	209 SQ.FT.
PUBLIC WALKS=	159 SQ.FT.
FENCE	191 FT.
FRONT SOD	158 SQ.YD.
REAR SOD	267 SQ.YD.
TOTAL SOD AREA	425 SQ. YD.

PROPERTY INFORMATION

LOT 27 BLOCK E

SUBDIVISION:
LA CIMA PH. 1 SEC. 1

RECORDING INFO:
PLAT NO. 17044947, PLAT RECORDS,
HAYS COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 5030 1 R

PLAN OPTIONS:

- FRONT LOAD
- DROP GARAGE 18"

FLOOD INFORMATION

F.I.R.M. NO: 48209C PANEL: 0388F AND 0369F
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. 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.

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT RECORDED IN 17044947, PLAT RECORDS, HAYS COUNTY, TEXAS.

THIS PLOT PLAN DOES NOT ADDRESS EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENTS AND/ OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REIMBURSEMENT TO BUILDER FOR ADDITIONAL IMPROVEMENTS SHOWN OR NOT SHOWN ON SAID PLOT PLAN. THE MAIN PURPOSE OF A PLOT PLAN IS TO ESTABLISH PLACEMENT OF THE DWELLING ON THE SUBJECT PROPERTY TO AVOID ENCROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

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

DRAWING INFORMATION

ADDRESS: 216 EMERALD GARDEN ROAD
TRI-TECH JOB NO: SMS-SF1358-18
CLIENT JOB NO: N/A
DRAWN BY: RM/JO
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 08-13-20

REVISIONS

NO.	DATE	REASON	BY
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

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.

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF SCOTT FELDER HOMES AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS PLOT PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.



PLOT PLAN
THIS IS NOT A BOUNDARY SURVEY



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