

Board of Adjustment
Plot Plan for
Case No A-16-154

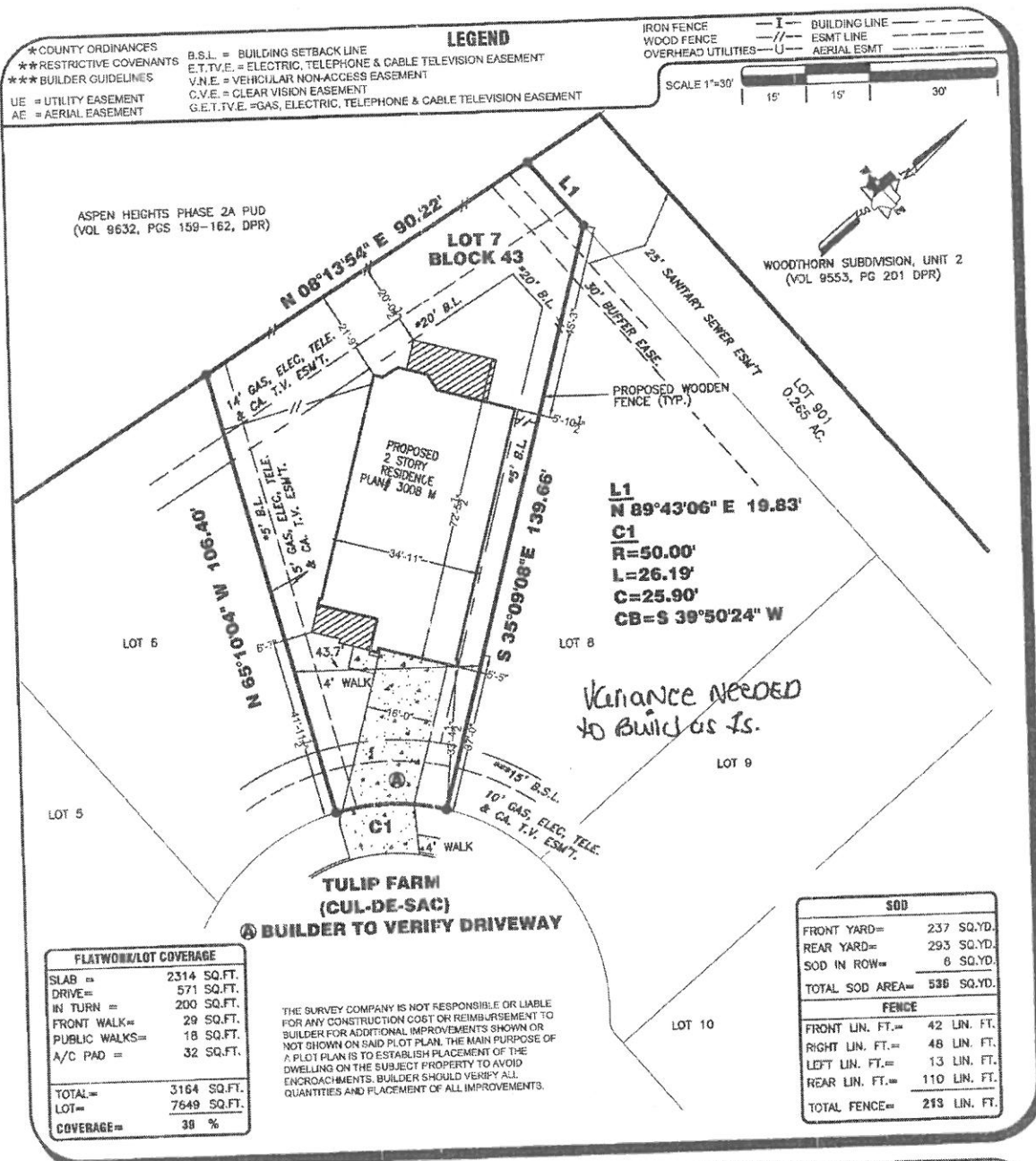


"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"
Council District: 8

13027 Tulip Farm

1:200

Development Services Department
City of San Antonio



PROPERTY INFORMATION

LOT 7 BLOCK 43

SUBDIVISION:

STUEBING FARM UNIT-7 (ENCLAVE),

RECORDING INFO:

RECORDED IN VOLUME 9668, PAGES 77-79, PLAT RECORDS, BEXAR COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 3008 M R

PLAN OPTIONS:

BAY@OWNERS SUITE, BATH 3
 OUTDOOR LIVING 2

FLOOD INFORMATION

F.I.R.M. NO: 48029C PANEL: 0230G
 REVISED DATE: 9-29-10 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.

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 PER VOL. 9668, PGS. 77-79, P.R.B.C.TX.

THIS PLOT PLAN 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 BUILDER SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING 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.

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 MERITAGE 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.

DRAWING INFORMATION

ADDRESS: 13027 TULIP FARM

TT JOB NO: SMS-MR162-15

CLIENT JOB NO: N/A

DRAWN BY: GR/AH

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 11/24/15

REVISIONS

NO.	DATE	REASON	BY
1	11/25/15	REVIEW	ALH
2	12-17-16	PUSH HSE BACK	AH

PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY
 HOUSE PLACEMENT MUST BE APPROVED
 BY BUILDER PRIOR TO CONSTRUCTION

MeritageHomes
TRI-TECH
 SURVEYING CO., L.P.

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Firm Reg. Number 10193729

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