

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOL. — , PAGE — , RECORDS VOL. — , PAGE — , RECORDS  
VOL. — , PAGE — , RECORDS VOL. — , PAGE — , RECORDS  
VOL. — , PAGE — , RECORDS VOL. — , PAGE — , RECORDS

LEGEND

PROPERTY CORNER MONUMENTATION	GUARD SET	CONCRETE CURB	FIRE HYDRANT	TRANSFORMER	ELECTRIC BOX	TELEPHONE PEDESTAL	CABLE TV BOX	POWER POLE
RETAINING WALL	AC	TREE	WATER METER	WATER VALVE	SAN. SEWER MANHOLE	CLEAN OUT	LIGHT POST	OVERHEAD ELECTRIC LINE

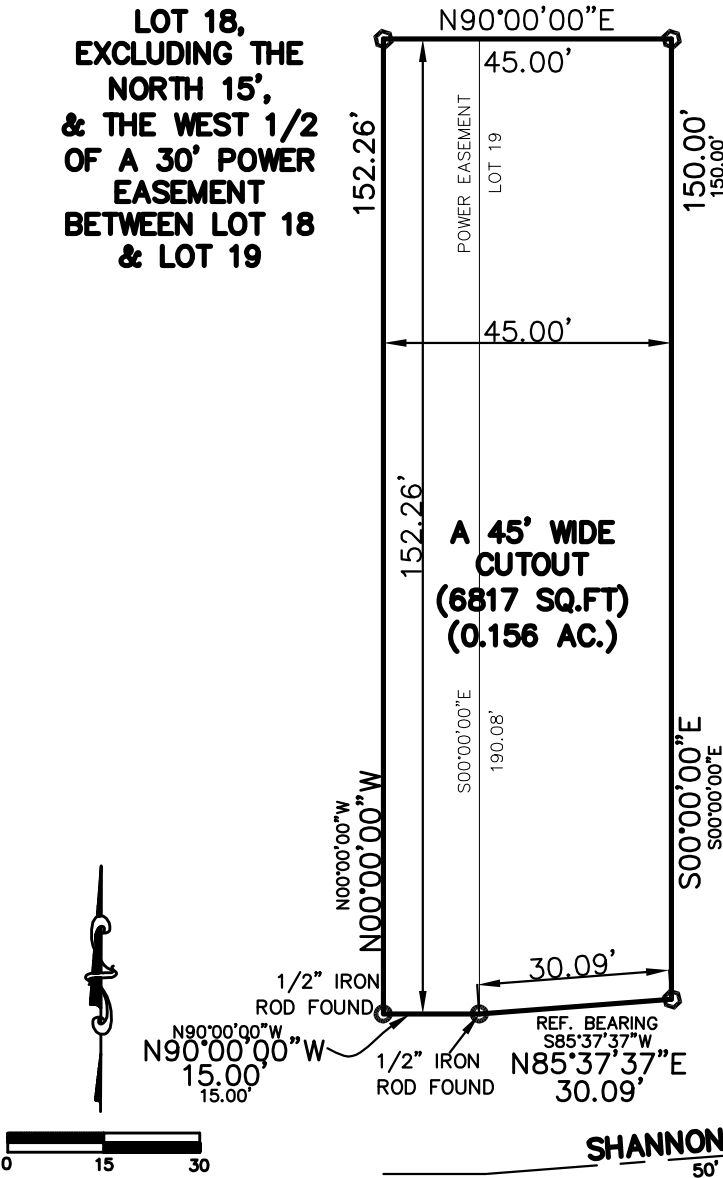
LOT 19  
& THE EAST 1/2 OF A 30'  
POWER EASEMENT BETWEEN  
LOT 18 & LOT 19

LOT 18,  
EXCLUDING THE  
NORTH 15',  
& THE WEST 1/2  
OF A 30' POWER  
EASEMENT  
BETWEEN LOT 18  
& LOT 19

NOTE: THIS SURVEY WAS  
PERFORMED WITHOUT THE  
BENEFIT OF A TITLE  
COMMITMENT AND MAY NOT  
SHOW ALL SETBACK /  
EASEMENTS OR OTHER  
MATTERS AFFECTING THIS  
PROPERTY.

NOTE: THIS SURVEY WAS  
PERFORMED WITH THE INTENT  
TO ESTABLISH PROPERTY  
CORNERS AND MARK POINTS  
ON LINE. FLATWORK, FENCES,  
UTILITIES AND STRUCTURES  
ARE NOT DEPICTED.

LOT 20



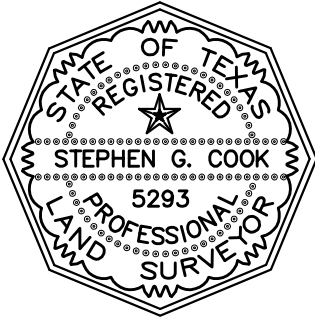
\* & 1/2 OF A 30'  
POWER EASEMENT  
BETWEEN LOT 18 &  
LOT 19

LOT(S) 19\* BLOCK 3 N.C.B. 12011 SUBDIVISION DELL-WOOD MANOR  
VOLUME 3377 PAGE 153 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS  
WITNESS MY HAND AND SEAL THIS 25TH DAY OF APRIL , 2017.  
BUYER —  
ADDRESS 311 SHANNON LEE DR. GF# —

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE  
ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER  
MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS,  
EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS  
SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN.  
COPYRIGHT © 2017 STEPHEN G. COOK ENGINEERING, INC. ALL RIGHTS RESERVED

STEPHEN G. COOK, R.P.L.S.

REVISION DATE:  
8/29/17 ES



999-777-878C

SGCE JOB NO#

J.A.B. J.C./R.J.B.

DRAWN BY SURV. BY

DISK CADD/W



STEPHEN G. COOK ENGINEERING, INC.  
REGISTERED LAND SURVEYORS  
TBPE FIRM # F-184  
TBPLS # 10005400

12000 STARCREST, SUITE 107  
SAN ANTONIO, TEXAS 78247-4117  
210/481-2533 \* FAX: 210/481-2150  
WWW.SGCE.NET