

SURVEY REVIEWED AND ACCEPTED BY

Theresa Park

DATE 2/7/03

Per Title Company.....
It would not be sufficient for a mortgage loan that
Lender requires Survey Amendment and/or T-19 Endorsement.

DATE 2/1/01

POINT FROM WHICH A
1/2" BAR FOUND RESET
BEARS N63°W 0.2'

20' WIDE ALLEY
(VOL. 1, PG. 165 P.R.)

WATER METER
ELEC-TELE-TV
N1°18'W 100.66'
3' REAR ALLEY BUILDING SETBACK LINE
(CITY OF FREDERICKSBURG)

20'X20
BUILDING
ADDED

LOT 151
(0.26± AC.)

15' SIDE STREET
(CITY OF
FREDERICKSBURG)

BUILDING SETBACK LINE
(CITY OF
FREDERICKSBURG)

N89°19'W
111.5'

PORCH

RESIDENCE

PORCH

25' FRONT BUILDING SETBACK LINE

50'41'W 100.6'

25.1±

MAILBOX

6' SIDE BUILDING SETBACK LINE (TYPICAL)
VOL. 186, PG. 912-917 D.R.

S89°19'E 114.99'
(BEARING BASIS)

LOT 150

FIRE HYDRANT

BORROWER/ PROPERTY ADDRESS:
BRANDON R. PORTER AND MELISSA D. PORTER
101 EDGEWOOD DRIVE
FREDERICKSBURG, TEXAS 78624

SCALE 1" = 20'



LEGEND:

- 1/2" DIA. STEEL BAR FOUND
- ⊙ 1/2" DIA. STEEL BAR SET
- UNMARKED POINT
- X FENCE LINE

EASEMENTS AND RESTRICTIONS AS PER HILL COUNTRY
TITLES, INC., COMMITMENT FOR TITLE INSURANCE, G.F.
NO. 203-023, DATED JANUARY 22, 2003.
RESTRICTIONS AND BUILDING SET BACK LINES, VOL.
186, PG. 912-917 D.R.

This Lot is not shown within a Special Flood Hazard Area (Zone AE) on FEMA FIRM Map No. 48171C02B5 C, dated October 19, 2001.

I hereby certify that this plat represents a survey made on the ground under my supervision and that there are no intrusions or protrusions of improvements visible or apparent on the ground except as shown hereon.

Surveyed January 25, 2003

Carey/Bonn
Reg. Prof. Land Surveyor No. 4447

