

Scale: 1"=60'

LEGEND:
F.I.P. - FOUND IRON PIN WITH ALUMINUM CAP

NOTES:
60' BUILDING SETBACK ON FRONT PER RESTRICTIONS.
25' MINIMUM BUILDING SETBACK ON FRONT PER PLAT.
15' BUILDING SETBACK ON SIDES.
60' BUILDING SETBACK ON REAR.
20' UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT ON FRONT.
10' UTILITY AND DRAINAGE EASEMENT ON ALL NON-STREET LOT LINES.

ADDRESS: 710 COPPER RIM
RESIDENCE: TWO STORY ROCK TRIM

WATER SUPPLIED BY COMMUNITY WATER SYSTEM.

THE BEARINGS SHOWN HEREON ARE BASED ON PLAT SHOWING RIVER CROSSING SUBDIVISION, UNIT THREE, AS RECORDED IN VOLUME 14, PAGE 22 OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS.

SANITARY SERVICE PROVIDED BY INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEM

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE "RECHARGE ZONE OF THE EDWARDS AQUIFER" AS DETERMINED FROM THE EDWARDS UNDERGROUND WATER DISTRICT BULLETIN 46, COMPILATION OF HYDROLOGIC DATA FOR THE EDWARDS AQUIFER, SAN ANTONIO AREA, TEXAS, DATED FEBRUARY 1988.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN ZONE "A" FLOOD HAZARD AREA AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMAL COUNTY, TEXAS, UNINCORPORATED AREAS, COMMUNITY PANEL NO. 485463 0035 C DATED/REVISED SEPTEMBER 29, 1986.

*Old of Barnes
Debra A. Barnes*

NO WARRANTY EXPRESS OR IMPLIED IS MADE REGARDING THE ACCURACY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS

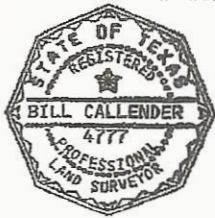
SURVEY OF:

REFERENCES:
VOL. 14 PG. 22 PLAT
DOC. #200106025942 RESTRICTIONS
DOC. #200106027431 ELECTRIC EASEMENT

LOT 642, RIVER CROSSING SUBDIVISION, UNIT THREE, AS RECORDED IN VOLUME 14, PAGE 22 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY EXCEPT AS SHOWN ABOVE.



THIS 2nd DAY OF DECEMBER, 2003

BILL W. CALLENDER, R.P.L.S.
LAND SURVEYING
1017 HARRIS
CANYON LAKE, TEXAS 78133
(830) 893-3260