

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- FOUND IRON ROD
- FOUND COTTON SPINDLE
- WATER METER
- ELECTRIC METER
- POWER POLE
- GUY ANCHOR
- SEPTIC TANK
- PROPANE TANK
- SIGN
- DROP POLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

SURVEYOR'S NOTE:

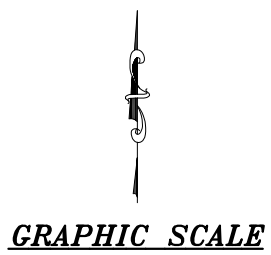
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

THE SUBJECT LOT MAY BE SUBJECT TO THE EASEMENT(S) RIGHTS RECORDED IN VOLUME 147, PAGE 449, DEED RECORDS, COMAL COUNTY, TEXAS, DOCUMENT NO. 199506480150, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS., SAID DOCUMENT(S) CONTAINS INSUFFICIENT INFORMATION TO DETERMINE THE RELATIONSHIP TO THIS LOT.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____
X _____

At date of this survey, the property is in FEMA designated ZONE X, as verified by FEMA map Panel No: 48091C 0255 F effective date of SEPTEMBER 02, 2009 Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.



GRAPHIC SCALE
0' 40' 80'
1 Inch = 40 Feet

I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to STEWART TITLE COMPANY and CAPITAL PARTNERS OF TEXAS LLC

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).
Borrower/Owner: JIMMY NATHAN ZARATE LLC
Address: 305 HIGH OAKS RD. GF No. 2070828

Legal Description of the Land:
Lot 38T, THE OAKS SUBDIVISION, UNIT XI, according to the plat and map thereof, recorded in Volume 3, Page 37, of the Map and Plat Records of Comal County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 3, PAGE 37, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS, VOLUME 231, PAGE 481, DEED RECORDS VOLUME 328, PAGE 309, VOLUME 329, PAGE 885, VOLUME 329, PAGE 888, VOLUME 496, PAGE 241, VOLUME 975, PAGE 829, DOCUMENT NOS. 199906011653, 199906009328, 200006031945, 200206007094, 200206025340, 200406030752, 200606008705, 200606049856, 200606049857, 200606049858, 200706040950, 200806028226, 200906025919, 201006025637, 201106023999, 201106025898, 201106026134, 201206025601, 201206025602, 201206025603, 201306004105, 201406008010, 201706034185, 202206005201, 202206036276, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	2307096243	NO.	REVISION	DATE
DATE:	07/20/23			
DRAWN BY:	JD/MI/IM			
APPROVED BY:	AMR			



Aaron M. Reynolds
AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644



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