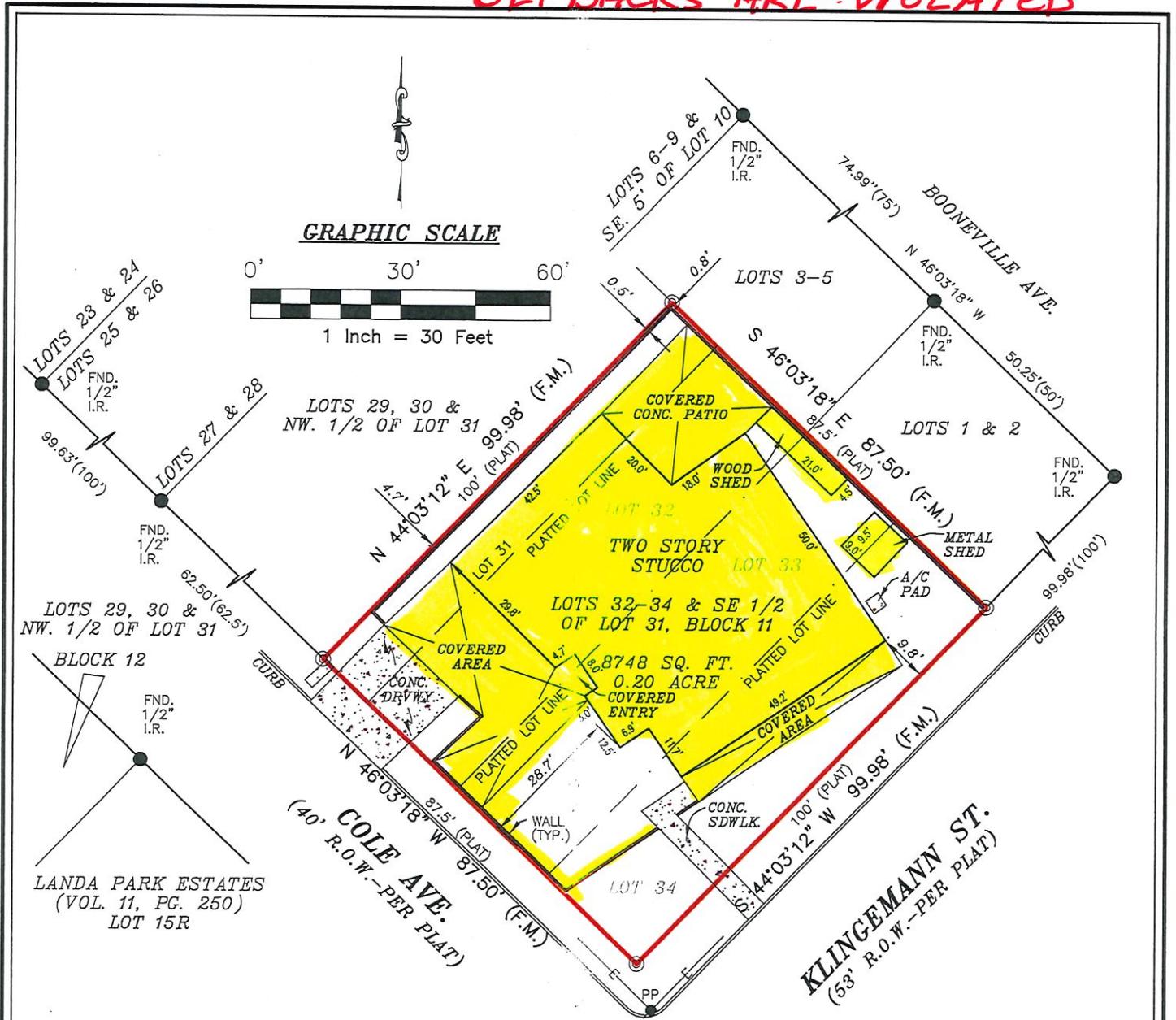


CURRENT SURVEY - IMPROVEMENTS HIGHLIGHTED - ALL CURRENT SETBACKS ARE VIOLATED



LEGEND

- E—E— OVERHEAD ELECTRIC
- PLATTED LOT LINE
- ⊙ SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- ⚡ POWER POLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

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

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

At date of this survey, the property is in FEMA designated 100 Year ZONE X SHADED as verified by FEMA map Panel No: 48091C 0435 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.

I, RACHEL LYNN HANSEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CHICAGO TITLE INSURANCE COMPANY and BRUCE R. BOYER AND TOYA OHLRICH BOYER

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 Land Surveying (Section 663.18).

Borrower/Owner: BRUCE R. BOYER AND TOYA OHLRICH BOYER
Address: 1020 COLE AVE. GF No. ACT-70-4300302100459K

Legal Description of the Land:
Southeast one-half of Lot 31 and Lots 32, 33, 34 and Block 11, Landa Park Estates, according to a map or plat thereof recorded in Volume 62, Page 464, Deed Records, Comal County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 62, PAGE 464, DEED RECORDS, COMAL COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM

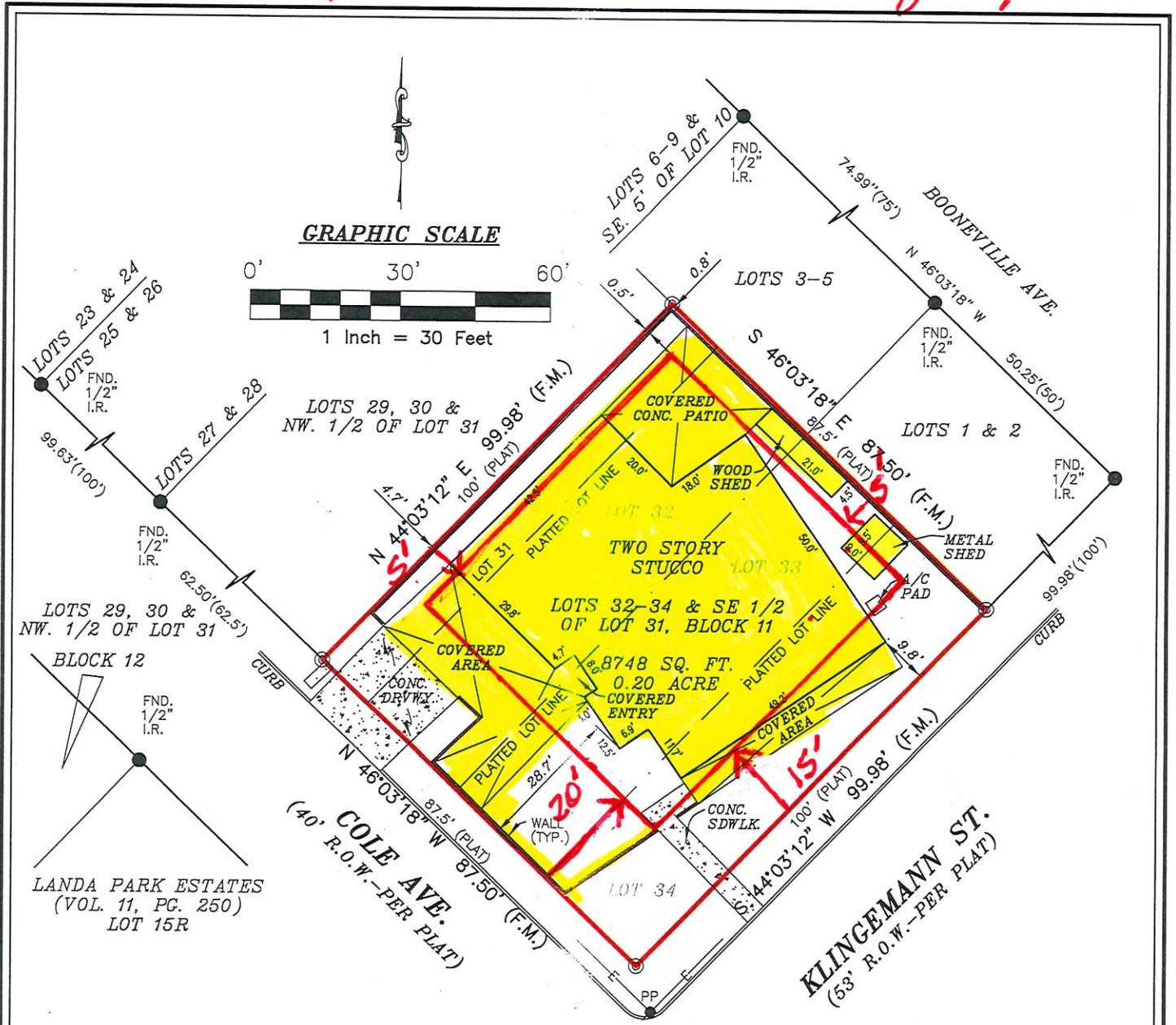
FINAL "AS-BUILT" SURVEY

JOB NO.:	2103075443	NO.	REVISION	DATE
DATE:	03/12/21			
DRAWN BY:	MN/KB			
APPROVED BY:	RLH			



Rachel Lynn Hansen
RACHEL LYNN HANSEN, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6358

RED OVERLAY SHOWS SETBACKS BEING REQUESTED



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- POWER POLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

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

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

At date of this survey, the property is in FEMA designated 100 Year ZONE X SHADED as verified by FEMA map Panel No: 48091C 0435 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.

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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 Land Surveying (Section 663.18).

Borrower/Owner: BRUCE R. BOYER AND TOYA OHLRICH BOYER
Address: 1020 COLE AVE. GF No. RCT-70-4300302100459K

Legal Description of the Land:

Southeast one-half of Lot 31 and Lots 32, 33, 34 and Block 11, Landa Park Estates, according to a map or plat thereof recorded in Volume 62, Page 464, Deed Records, Comal County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 62, PAGE 464, DEED RECORDS, COMAL COUNTY, TEXAS

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