

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	49.48' (49.38')	48.30'	N 46°21'01" W	43°37'00"

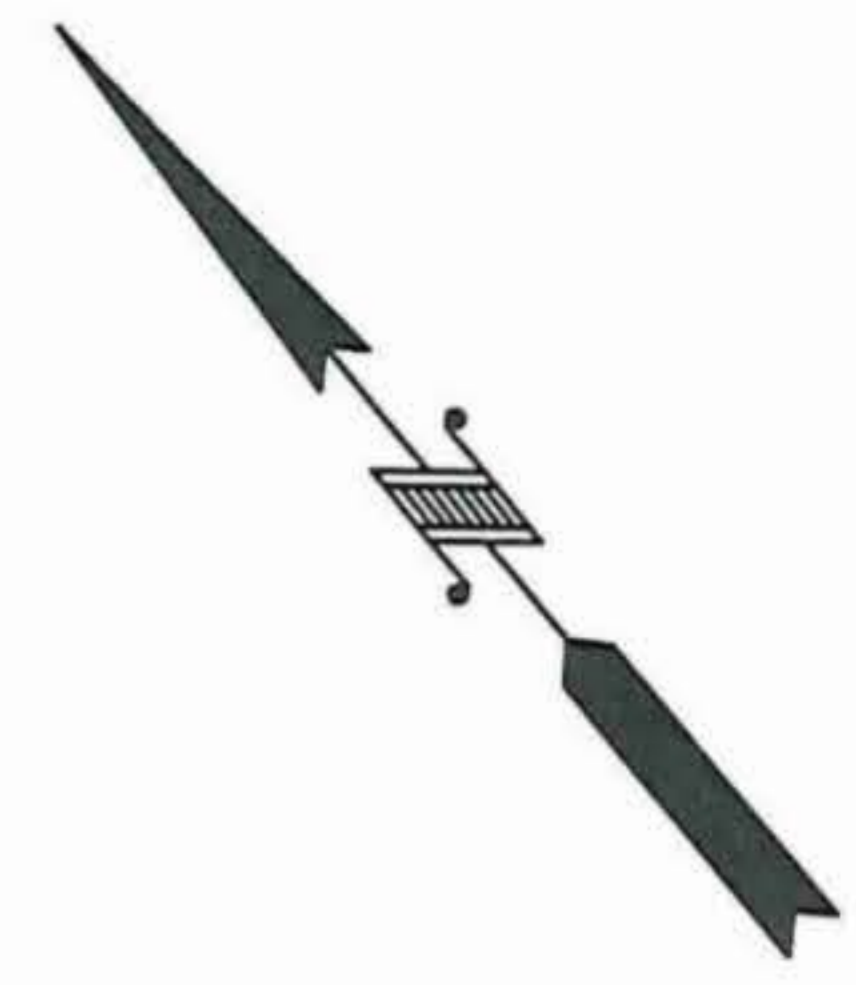
NOTE:
THIS PROPERTY IS NOT SUBJECT TO R.O.W.
EASEMENT RECORDED IN VOLUME 1425, PAGE 59,
OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY,
TEXAS.

20' DRAINAGE
ESM'T. (PER PLAT)

SAVANNAH HILL
UNIT THREE
VOL. 6, PG. 13

LOT 14

(S 52°56'03" E 63.43'
S 52°52'49" E 63.44')



SCALE: 1"=20'

5.5Ft

53Ft

117Ft

Distances
from
Fence line

Heights of
structures

Req.
Variance

Accessory
Structure:
15Ft

Primary Dwelling:
13Ft

LOT 27, BLOCK 3
10,965 SQ. FT.
CREES

LOT 28

(N 32°33'56" E 197.98'
N 32°35'29" E 197.80')

31.6'

10.8'

FENCE
OUT 0.6'

S 37°04'26" W 202.68'
(S 37°03'57" W 202.74')



FENCE
OUT 0.3'

25' B.S. (PER PLAT)

15' UTILITY ESM'T.
(PER PLAT)

PAHMEYER ROAD
(65' RADIUS R.O.W.)

TS, AGREEMENTS,
-582, MAP AND
017014596,

<--Empty Lot/
Easement

~22Ft+ Neighboring
Homes -->



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48187C, Panel No. 0115 E, which is Dated 11-02-2007. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://www.fema.gov/portal>

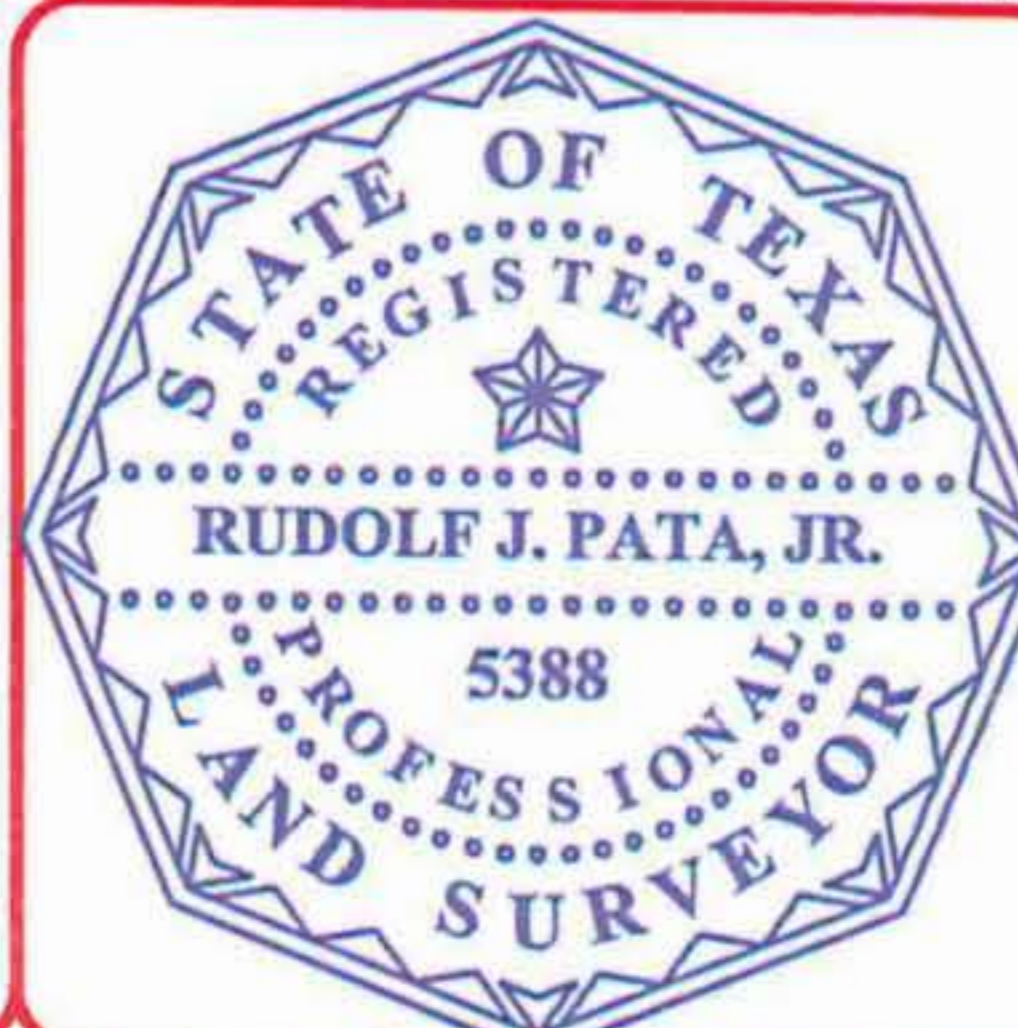
Property Address:
2523 PAHMEYER ROAD
Property Description:

LOT 27, BLOCK 3 OF REPLAT ESTABLISHING SHEPHERDS GLEN, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGES 581-582 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

Owner:
SANDRA SAMAYOA

I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388



FIRM REGISTRATION NO.
10111700

**Westar
Alamo**
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
 Δ = CALCULATED POINT
 ● = FND 1/2" IRON ROD
 () = RECORD INFORMATION
 B.S. = BUILDING SETBACK
 R.D. = RECORD DIGNITY MONUMENT
 ⊕ = ELECTRIC METER
 ⊕ = WATER METER
 ⊕ = TELEPHONE PEDESTAL
 ⊕ = WOOD FENCE
 ⊕ = POWER POLE
 ⊕ = OVERHEAD ELECTRIC
 ⊕ = CLEAN OUT

DWG: JW RVD: RJP

G.F. NO. 11554NB

JOB NO. 106399

TITLE COMPANY: OLD REPUBLIC TITLE

DATE: 05-03-2021