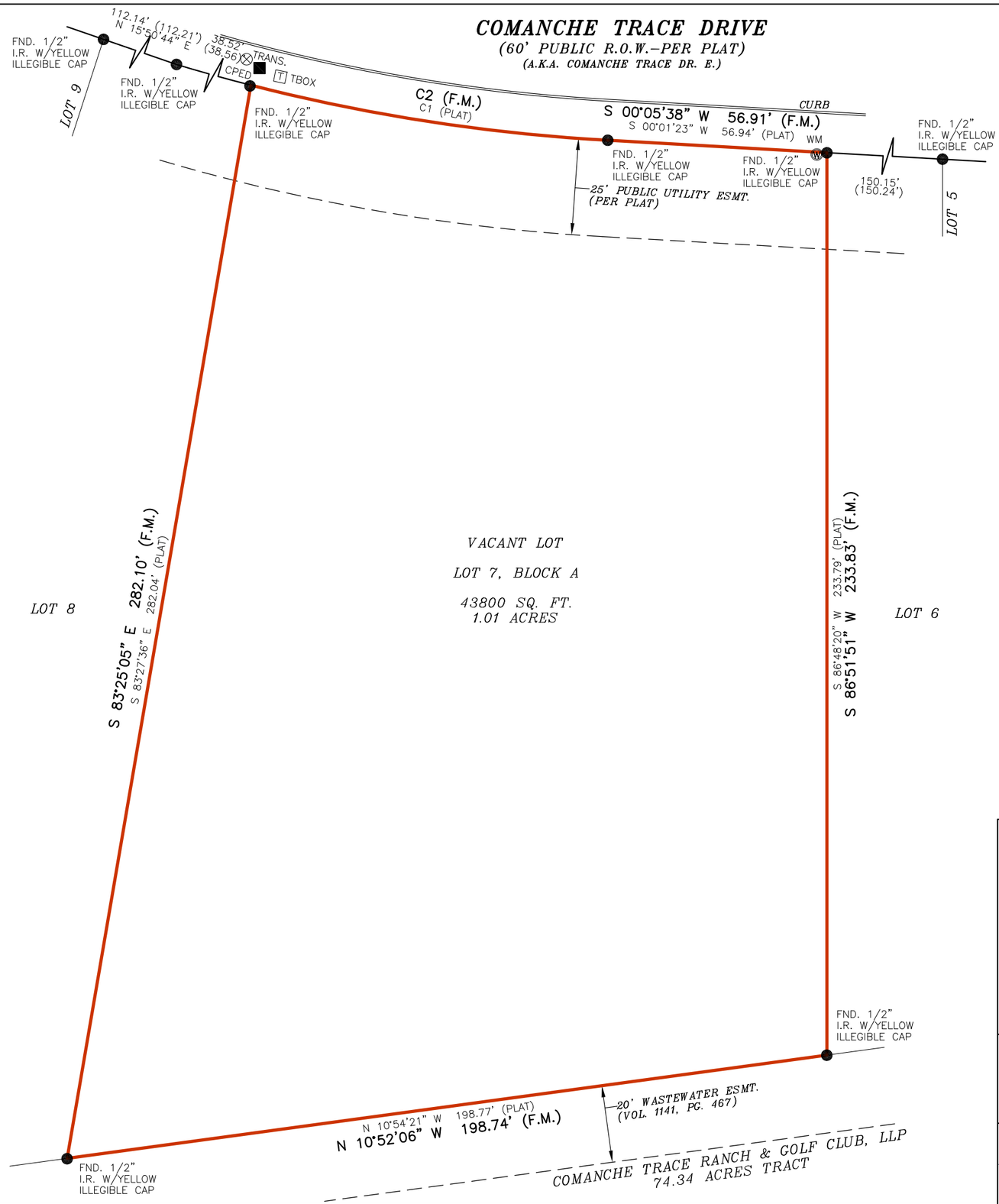
COMANCHE TRACE DRIVE

(60' PUBLIC R.O.W.–PER PLAT)

(A.K.A. COMANCHE TRACE DR. E.)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	480.00'	93.69'	93.54'	S 05°36'54" W	11°11'01"
C2	480.00'	93.75'	93.60'	S 05°38'16" W	11°11'27"

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- FOUND IRON ROD
- CABLE PEDESTAL
- WATER METER
- TRANSFORMER
- TELEPHONE BOX
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

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

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

At date of this survey, the property is in FEMA designated ZONE ___X___, Areas determined to be outside the 0.2% annual chance flood plain, as verified by FEMA map Panel No: 48265C 0635 F effective date of MARCH 03, 2011 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.

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 _____.

GRAPHIC SCALE

0' 30 60'

1 Inch = 30 Feet

I, *AARON MICAH REYNOLDS*, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to --

and --

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: *WILLIAM C. POLLARD & BETTYE LYNN POLLARD*

Address: *3512 COMANCHE TRACE DRIVE E* GF No. --

Legal Description of the Land: **Lot No. Seven (7), Block A, of Comanche Trace Phase 2, Section 1, recorded in Volume 7, Page 138, Plat Records of Kerr County, Texas.**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 7, PAGE(S) 138, PLAT RECORDS, KERR COUNTY, TEXAS
VOLUME 1081, PAGE 626, REAL PROPERTY, KERR COUNTY, TEXAS
VOLUME 1092, PAGE 602, REAL PROPERTY, KERR COUNTY, TEXAS
VOLUME 1159, PAGE 9, REAL PROPERTY, KERR COUNTY, TEXAS
VOLUME 1175, PAGE 44, REAL PROPERTY, KERR COUNTY, TEXAS
VOLUME 1141, PAGE 467, REAL PROPERTY, KERR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



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

FINAL "BOUNDARY" SURVEY

JOB NO.:	2204088683	NO.	REVISION	DATE
DATE:	04/26/22			
DRAWN BY:	JD/HP/AF			
APPROVED BY:	AMR			

STATE OF TEXAS REGISTERED AARON MICAH REYNOLDS 6644 PROFESSIONAL LAND SURVEYOR

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

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