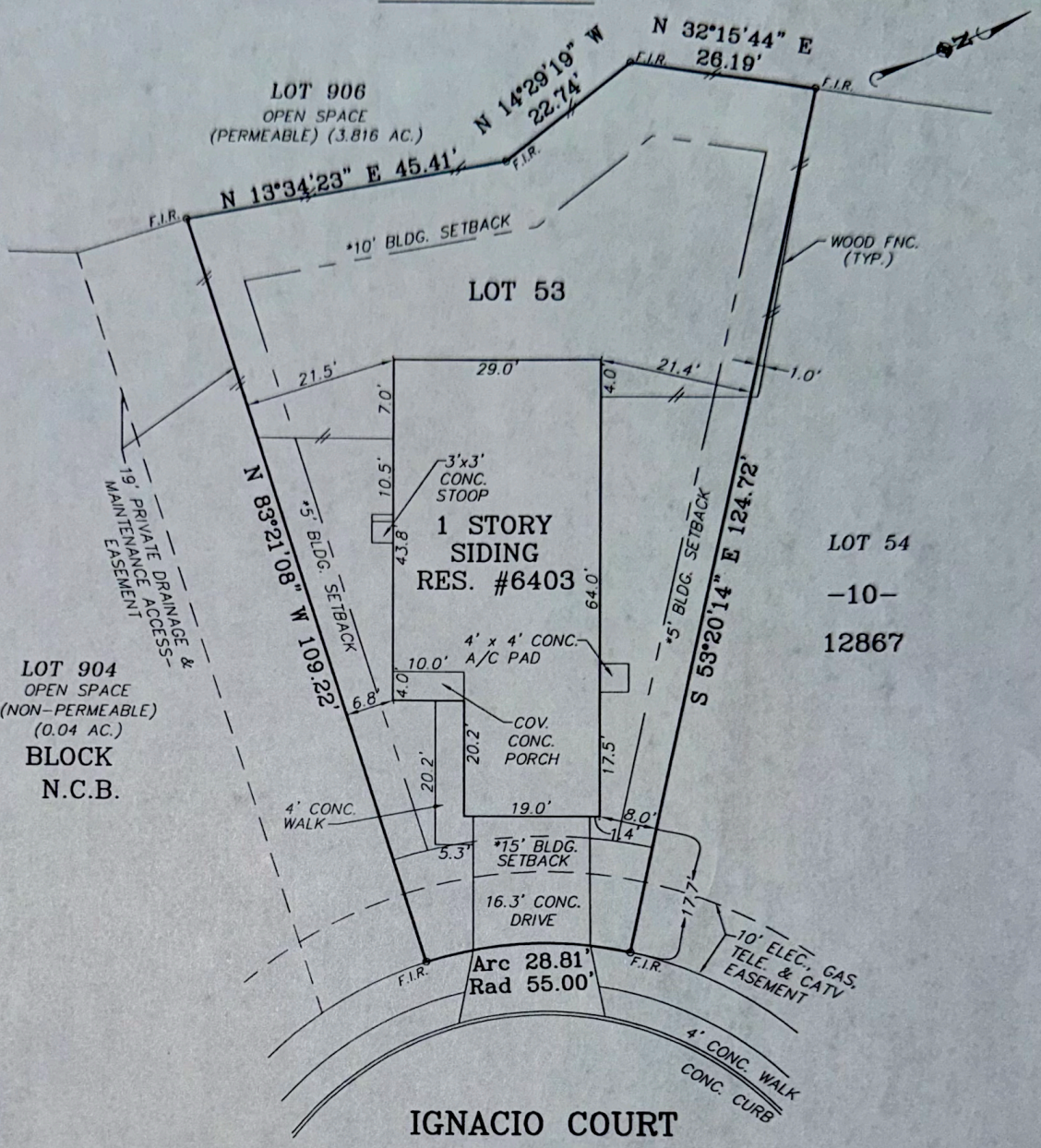
FINAL SURVEY



IGNACIO COURT

CUL-DE-SAC - VAR. R.O.W.

SETBACK AND OFFSET MEASUREMENTS SHOWN ARE MEASURED TO THE CONCRETE FOUNDATION.

LEGEND

F.I.R. : FOUND 1/2" IRON ROD
S.I.R.C. : SET 1/2" IRON ROD W/CAP
F.I.R.C. : FOUND 1/2" IRON ROD W/CAP
C.M. : CONTROLLING MONUMENT
W.C. : WITNESS CORNER
P.C. : POINT OF CURVE
P.U.D. : PLANNED UNIT DEVELOPMENT
* COMMUNITY RESTRICTIONS

All found property corners shown on this Survey do not exceed horizontal tolerance(s) as defined by the Texas Board of Professional Land Surveying and do not deviate enough from Record information, unless otherwise noted.

LOT NO. 53, BLOCK NO. 10, N.C.B. NO. -
SUBDIVISION ROSILLO CREEK NORTH SUB
UNIT 1, VOL. 20001, PAGE(S) 2468
STREET ADDRESS 6403 IGNACIO COURT
CITY -, BEXAR COUNTY, TEXAS
SURVEYED FOR CALATLANTIC TITLE CO.
G.F. NO. 114790-008702
BUYER(S) -

NOTES:

1. THE SUBJECT PROPERTY IS ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48029C0440G, EFFECTIVE SEPTEMBER 29, 20 10, DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. BEARINGS, EASEMENTS AND SETBACK LINES ARE BASED ON THE RECORDED PLAT.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:
DOC. 20180235631, 20180110636, 20180110933, 20180111795,
DOC. 20200259357, 20200259358.

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE, CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, PROTRUSIONS OR INTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHT-OF-WAYS.

THIS 18th DAY OF AUGUST 2021 A.D.

STATE OF TEXAS
REGISTERED
LYNDON NANCE
6206
PROFESSIONAL
LAND SURVEYOR

SURVEY ORDER NO. 20203387
SCALE: 1"=20' DWN BY: FH CHK BY: JMG
DATE OF LAST FIELD VISIT: 08-16-21

SOUTH TEXAS ENGINEERING, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
4241 E. PIEDRAS DRIVE, SUITE 100 • SAN ANTONIO, TEXAS 78228-1422
• TEL. (210) 736-2646 • FAX (210) 736-2359

DATE	No.	REVISIONS	BY

X Dylan Adcock Date: 08/23/2021