

END

Standard symbols will
found in the drawing.

- BOUNDARY LINE
EASEMENT LINE
BUILDING SETBACK LINE
FOUND IRON ROD
FOUND COTTON SPINDLE
TELEPHONE PEDESTAL
CABLE PEDESTAL
ELECTRIC METER
TRANSFORMER
(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.

X
X

LOT 15

POTRANCO HOLDINGS LTD
CALLED 37.556 AC. TRACT
(COMMON AREA)
(VOL. 1264, PG. 838)

N 07°21'01" W 49.87' (F.M.)
N 07°26'22" W 49.93' (PLAT)

FND.
1 1/2"
I.R.

FND.
COTN.
SPND.

15' BLDG. SETBACK
(NOTE 1)

6.1'

15.6'

20.1'

15.7'

TWO STORY
STONE & STUCCO

LOT 16

9,208 SQ. FT.
0.2113 ACRES

LOT 17

N 83°03'19" E 133.69' (PLAT)
N 83°06'12" E 133.75' (F.M.)

6' BLDG. SETBACK
(NOTE 1)

A/C
PAD

80.5'

STONE
WALL

COVERED
ENTRY

STONE
WALL

CONC.
SDWLK.

CONC.
DRVWY.

25' BLDG. SETBACK
(PER PLAT)
& (NOTE 1)

FND.
1 1/2"
I.R.

FND.
1 1/2"
I.R.

TRANS.
TPED

CPED
FND.
1 1/2"
I.R.

327.00' (327.00')
N 11°55'31" E

CURB

10' UTILITY ESMT.
(PER PLAT)

C1 (PLAT)
C2 (F.M.)

BEARING BASIS:
TEXAS STATE PLANE SOUTH CENTRAL ZONE, NAD83

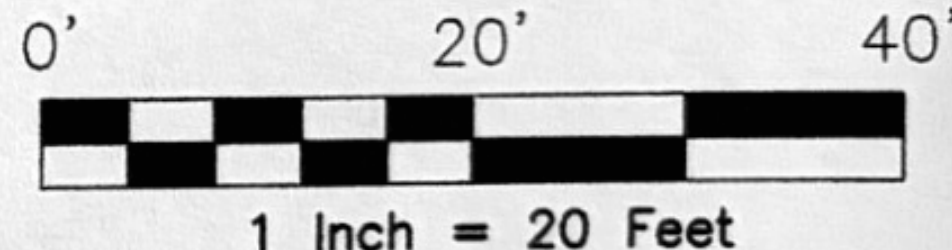
At date of this survey, the property is in FEMA
designated ZONE X, as verified by FEMA
map Panel No: 48259C 0400 G effective date of
MAY 15, 2020. Exact designations can only be
determined by a Elevation Certificate. This information
is subject to change as a result of future FEMA
map revisions and/or amendments.

TAPATIO SPRINGES UNIT 18 PHASE 1
(VOL. 4, PGS. 136-139)
PRESTON TRAIL
(40' R.O.W.)

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOL. 1613, PG. 925, VOL. 1666, PG. 775, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS.
DOCUMENT NO. 2021354757, 2021356948, 2021360882, 2021365519, 2023383368,
2023384793, 2024390814, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	91.83'	---	---	---
C2	280.00'	91.89'	91.48'	S 02°31'52" W	18°48'12"

GRAPHIC SCALE



RACHEL LYNN HANSEN, a Registered Professional Land Surveyor in the State of Texas, do
hereby certify to CHICAGO TITLE
and ANTONIA M. COMBS
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: ANTONIA M. COMBS
Address: 330 PRESTON TRL. GF No. SCT-63-4300292507422
Legal Description of the Land:
Lot 16, TAPATIO SPRINGES, Unit 18 (Garden Home Subdivision), Phase 2, Kendall County, Texas,
according to plat thereof recorded in Volume 4, Pages 253-256, Map and Plat Records, Kendall
County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 4, PAGES 253-256, MAP AND PLAT RECORDS, KENDALL COUNTY, TEXAS.
OL. 779, PG. 257, VOL. 855, PG. 504, VOL. 1263, PG. 738, VOL. 1285, PG. 1100, VOL. 1291, PG. 568,
OL. 1291, PG. 572, VOL. 1291, PG. 576, VOL. 1291, PG. 588, VOL. 1291, PG. 591, VOL. 1291, PG. 595,
OL. 1292, PG. 595, VOL. 1356, PG. 741, VOL. 1356, PG. 744, VOL. 1369, PG. 646, VOL. 1371, PG. 107,
OL. 1388, PG. 636, VOL. 1391, PG. 756, VOL. 1391, PG. 367, VOL. 1396, PG. 868, VOL. 1551, PG. 1137,
SEE ABOVE.....

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	2508106599	NO.	REVISION	DATE
DATE:	09/04/25			
DRAWN BY:	JD/SDK/UB			
APPROVED BY:	RLH			



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



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