

22018181

METES & BOUNDS DESCRIPTION

OF A 0.20 ACRE TRACT OF LAND, BEING A PORTION OF LOT 5, BLOCK 9, NEW CITY BLOCK 766, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED FROM LUCY R. CAMARILLO TO TODD M. FICHTER AND KELLIE M. FICHTER IN VOLUME 11240, PAGE 1876, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.005 ACRE TRACT KNOWN AS TRACT TWO, AS CONVEYED FROM LUCY R. CAMARILLO TO TODD M. FICHTER AND KELLIE M. FICHTER IN VOLUME 112337, PAGE 1026, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found 1/2" iron rod with cap marked "Rosin Cook 5293" in the southeasterly R.O.W. line of Marshall Street for the north corner of a called 0.349 acre tract known as Tract One, as conveyed from Lucy R. Camarillo to Todd M. Fichter and Kellie M. Fichter in Volume 11237, Page 1026, Real Property Records of Bexar County, Texas;

THENCE along and with said R.O.W., South 56°01'35" West, at a distance of 217.96 feet passing a found 1/2" iron rod, a total distance of 219.57 feet to a point of reference for the west corner of said Tract One, the intersection of the southeasterly R.O.W. line of said Marshall Street and the northwesterly R.O.W. line of N. Flores Street (A/K/A Flores St., a 55.6' Public R.O.W.);

THENCE along and with said R.O.W., South 56°58'01" East, a distance of 125.52 feet to a set 1/2" iron rod for the **POINT OF BEGINNING** and west corner of the herein described tract, the south corner of said Tract Two;

THENCE along and with the common boundary of said Tract Two and the herein described tract, into and across said Lot 5, North 56°30'38" East, a distance of 56.14 feet (called North 55°00'00" East, a distance of 56.27 feet) to a set 1/2" iron rod for an angle point of the herein described tract, the east corner of said Tract Two;

THENCE along and with the northerly boundary of said Tract Two, North 33°29'22" West, a distance of 4.09 feet (called North 35°00'00" West, a distance of 4.09 feet) to a set 1/2" iron rod for the most northerly west corner of the herein described tract, a point on the common boundary line of said Lot 6 and Lot 5, Block 9, N.C.B. 766;

THENCE along and with said boundary, the common boundary of said 0.349 Acre Tract and the herein described tract, North 53°38'50" East, at a distance of 53.90 feet passing a found 1/2" iron rod at fence corner marking the east corner of said 0.349 Acre Tract, the south corner of a tract of land known as the East 57.7 feet of Lots 6 and 7, Block 9, N.C.B. 766, as conveyed from Mary Guajardo, et al to Julius Partida Arciniega, et ux in Vol. 4078, Pg. 1595, Real Property Records of Bexar County, Texas, a total distance of 108.93 feet to a found 1/2" iron rod for the north corner of the herein described tract, an angle point of a called 0.227 acre tract known as the East portion of Lot 8, Block 9,

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N.C.B. 766, as conveyed from Adolfo J. Valdez, et al to Sergio H. Vasquez, et ux in Vol. 8351, Pg. 821, Real Property Records of Bexar County, Texas;

THENCE along and with the westerly boundary line of said Vasquez Tract, the common boundary of said Lot 5 and said Lot 8, South 30°50'31" East, a distance of 57.60 feet to a set 1/2" iron rod for the east corner of the herein described tract, the north corner of Lot 4, Block 9, N.C.B. 766;

THENCE along and with the common boundary line of said Lot 5 and said Lot 4, South 56°30'38" West, a distance of 139.20 feet to a set 1/2" iron rod in the northerly R.O.W. line of said N. Flores St. for the south corner of the herein described tract, the west corner of said Lot 4;

THENCE along and with said R.O.W., North 56°58'01" West, a distance of 58.27 feet (called a distance of 59.09 feet) to the **POINT OF BEGINNING** and containing 0.20 acres, more or less.

STATE OF TEXAS §

December 18, 2012

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



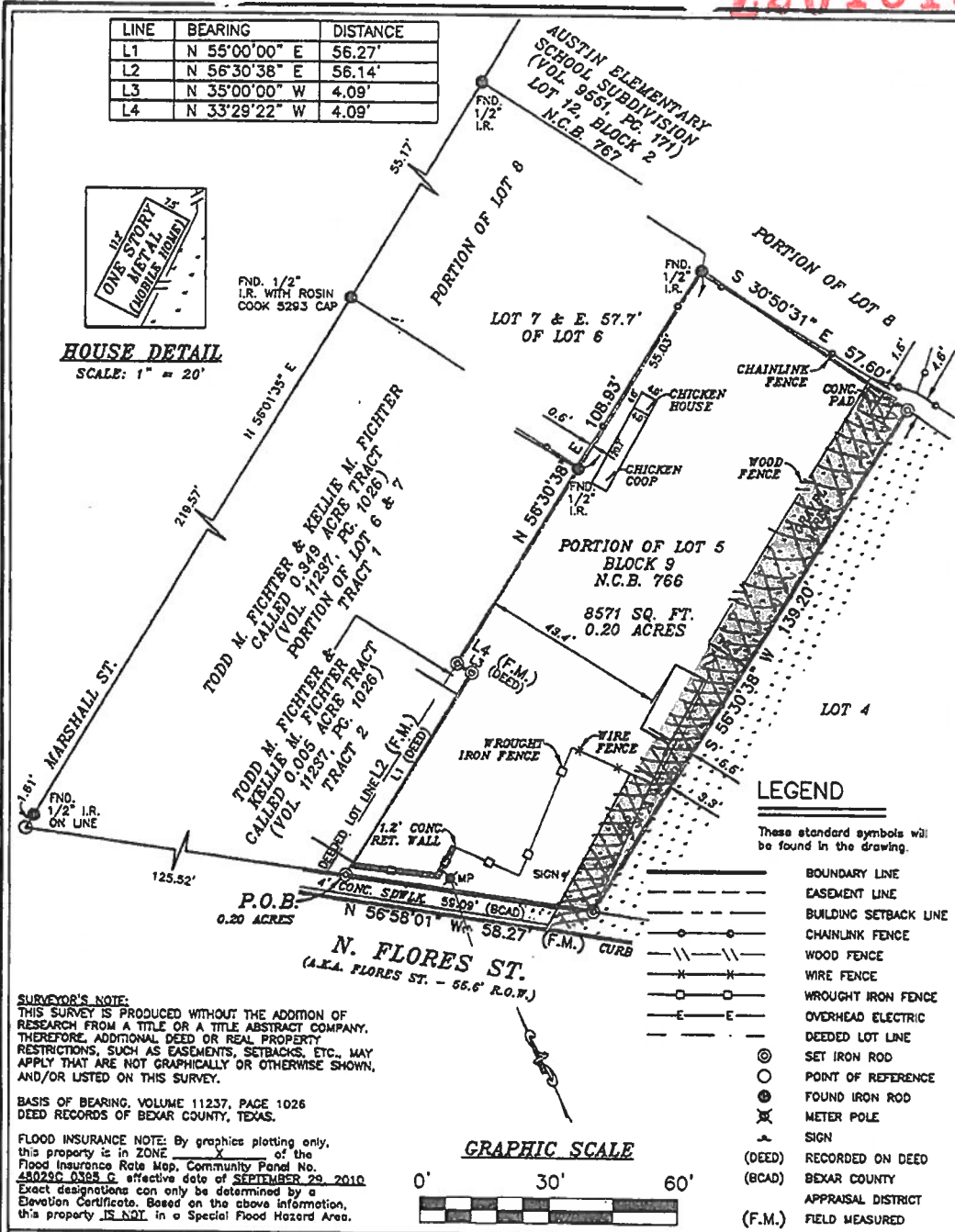
Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520



LINE	BEARING	DISTANCE
L1	N 55°00'00" E	56.27'
L2	N 56°30'38" E	56.14'
L3	N 35°00'00" W	4.09'
L4	N 33°29'22" W	4.09'



HOUSE DETAIL
SCALE: 1" = 20'

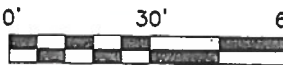


LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - CHAINLINK FENCE
- - - WOOD FENCE
- - - WIRE FENCE
- - - WROUGHT IRON FENCE
- - - OVERHEAD ELECTRIC
- - - DEEDED LOT LINE
- ⊙ SET IRON ROD
- ⊙ POINT OF REFERENCE
- ⊙ FOUND IRON ROD
- ⊙ METER POLE
- ⊙ SIGN
- (DEED) RECORDED ON DEED
- (BCAD) BEXAR COUNTY APPRAISAL DISTRICT
- (F.M.) FIELD MEASURED

GRAPHIC SCALE



SURVEYOR'S NOTE:
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, SETBACKS, ETC., MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY.

BASIS OF BEARING: VOLUME 11237, PAGE 1026 DEED RECORDS OF BEXAR COUNTY, TEXAS.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 55022C-0385, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Flood Insurance Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____

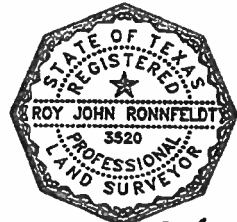
and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are 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: **TODD M. & KELLIE M. FIGHTER**
Address: **1022 N. FLORES ST.** GF No. _____

SURVEY OF:
A 0.20 ACRE TRACT OF LAND, BEING A PORTION OF LOT 5, BLOCK 9, NEW CITY BLOCK 766, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED FROM LUCY R. CAMARILLO TO TODD M. FIGHTER AND KELLIE M. FIGHTER IN VOLUME 11240, PAGE 1876, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.005 ACRE TRACT KNOWN AS TRACT TWO, AS CONVEYED FROM LUCY R. CAMARILLO TO TODD M. FIGHTER AND KELLIE M. FIGHTER IN VOLUME 112337, PAGE 1026, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

FINAL "AS-BUILT" SURVEY

JOB NO.:	1212012860	NO.	REVISION	DATE
DATE:	12/17/12			
DRAWN BY:	MN/HM			
APPROVED BY:	RJR			



Roy Ronnfeldt
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

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