

METES AND BOUNDS

Tract 2

Being 0.130 acres of land, more or less, out of Lot 13, Block 4, New City Block 3873 of Pruitts Addition, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 105, Pages 270-271, Deed and Plat Records of Bexar County, Texas, and being that same property described in Warranty Deed recorded in Document No. 20140049143, Official Public Records of Bexar County, Texas, said 0.130 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of this 0.130 acres, same being on the North Right-of-Way line of Pruitt Avenue, and the southeast corner of Tract 1 (surveyed this same date), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.130 acres and said Tract 1, North 00 degrees 05 minutes 51 seconds West, a distance of 115.53 feet (called 112 feet) to a point for the northwest corner of this 0.130 acres, same being the northeast corner of said Tract 1, and on the South line of San Pedro Creek;

THENCE along the South line of said San Pedro Creek, South 66 degrees 40 minutes 40 seconds East, a distance of 63.83 feet (called 55 feet) to a point for the northeast corner of this 0.130 acres, same being the northwest corner of the Carol Ann Swanson, et vir, tract (Document No. 20180168009);

THENCE along the line common to this 0.130 acres and said Swanson tract, South 05 degrees 06 minutes 20 seconds West, a distance of 90.83 feet (called 91.0 feet) to a found "x" in concrete for the southeast corner of this 0.130 acres, same being the southwest corner of said Swanson tract, and on the North Right-of-Way line of said Pruitt Avenue;

THENCE along the North Right-of-Way line of said Pruitt Avenue, North 89 degrees 45 minutes 57 seconds West, a distance of 50.34 feet (called 50 feet) to the **POINT OF BEGINNING**, and containing 0.130 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

Mark J. Ewald

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
November 1, 2020



METES AND BOUNDS

Tract 1

Being 0.141 acres of land, more or less, out of Lot 14, Block 4, New City Block 3873 of Pruitts Addition, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 105, Pages 270-271, Deed and Plat Records of Bexar County, Texas, and being that same property described in Warranty Deed recorded in Document No. 20140049143, Official Public Records of Bexar County, Texas, said 0.141 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of this 0.141 acres, same being the southwest corner of Tract 2 (surveyed this same date), and on the North Right-of-Way line of Pruitt Avenue, same also being the **POINT OF BEGINNING**;

THENCE along the North Right-of-Way line of said Pruitt Avenue, South 89 degrees 42 minutes 04 seconds West, a distance of 50.43 feet (called 50.0 feet) to a 1/2 inch iron pipe found for the southwest corner of this 0.141 acres;

THENCE departing the North Right-of-Way line of said Pruitt Avenue, North 00 degrees 05 minutes 51 seconds West, a distance of 112.52 feet (called 106.2 feet) to a 1/2 inch iron rod found for the northwest corner of this 0.141 acres, same being the northeast corner of Lot 1, Block 7 of the Harris Middle School subdivision, according to the map or plat thereof recorded in Volume 9552, Page 41, Deed and Plat Records of Bexar County, Texas, and on the South line of San Pedro Creek;

THENCE along the South line of said San Pedro Creek, the following courses and distances:

North 43 degrees 24 minutes 09 seconds East, a distance of 15.21 feet to a point for an angle corner of this 0.141 acres;

North 55 degrees 12 minutes 09 seconds East, a distance of 7.90 feet to a point for an angle corner of this 0.141 acres;

South 69 degrees 50 minutes 51 seconds East, a distance of 35.66 feet (called 35.16 feet) to a point for the northeast corner of this 0.141 acres, same being the northwest corner of said Tract 2;

THENCE along the line common to this 0.141 acres and said Tract 2, South 00 degrees 05 minutes 51 seconds East, a distance of 115.53 feet (called 112 feet) to the **POINT OF BEGINNING**, and containing 0.141 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
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November 1, 2020



LINE	BEARING	DISTANCE
L1	N 43°24'09" E	15.21'
L2	N 55°12'09" E	7.90'

Z-2020-10700238

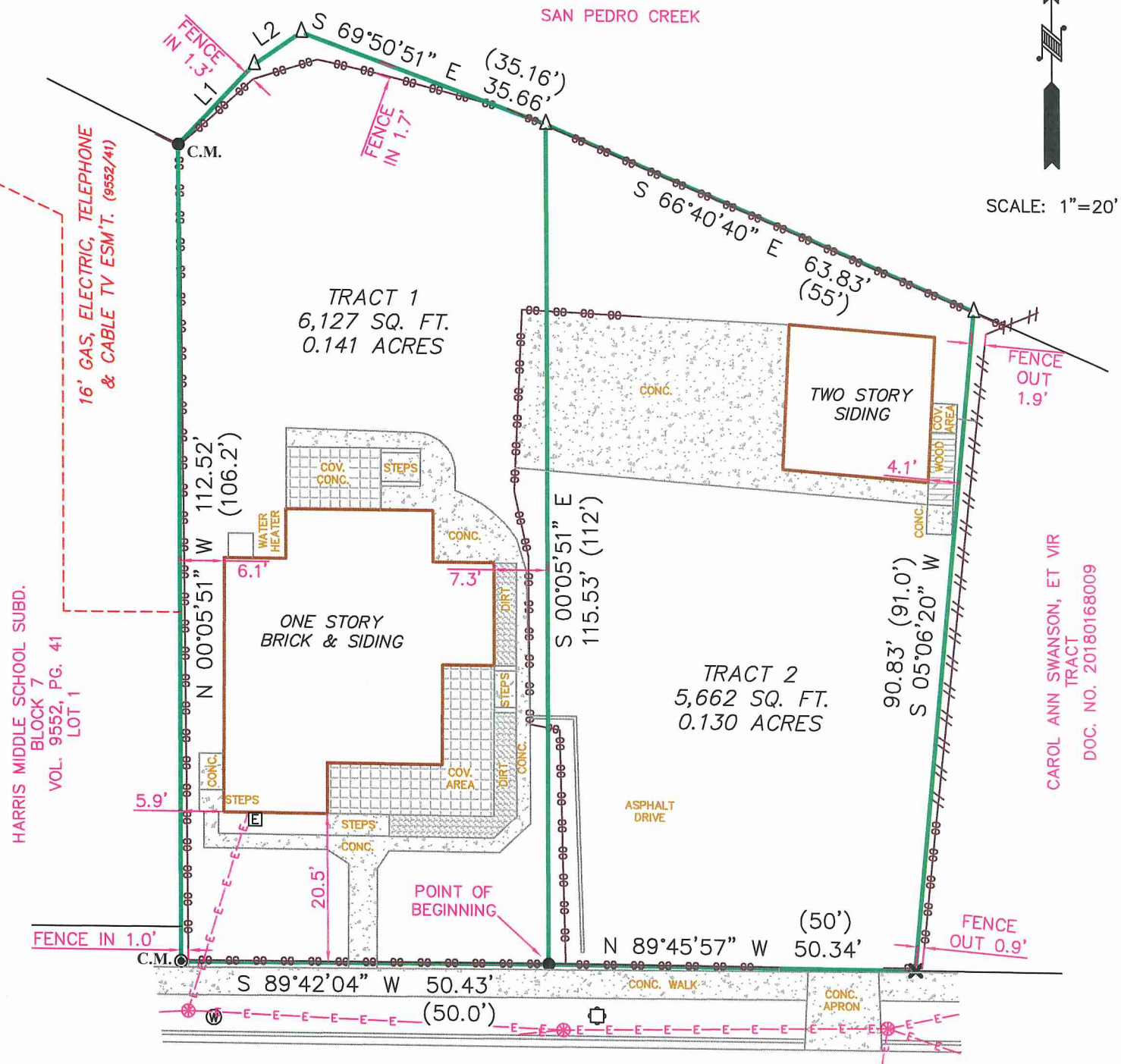
JOB NO. 101819

DATE: 11/01/2020

DRAWN BY: JB



SCALE: 1"=20'



PRUITT AVENUE

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 105, PGS. 270-271, DEED AND PLAT RECORDS AND VOL. 456, PG. 530, DEED RECORDS OF BEXAR COUNTY, TEXAS.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

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. 48029C, Panel No. 0395 G, which is Dated 09/29/2010. 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://msc.fema.gov/portal>.



Property Address: 119 PRUITT AVENUE

Property Description:

TRACT 1: Being 0.141 acres of land, more or less, out of Lot 14, Block 4, New City Block 3873 of Pruitts Addition, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 105, Pages 270-271, Deed and Plat Records of Bexar County, Texas, and being that same property described in Warranty Deed recorded in Document No. 20140049143, Official Public Records of Bexar County, Texas, said 0.141 acres being more particularly described by metes and bounds attached hereto.

TRACT 2: Being 0.130 acres of land, more or less, out of Lot 13, Block 4, New City Block 3873 of Pruitts Addition, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 105, Pages 270-271, Deed and Plat Records of Bexar County, Texas, and being that same property described in Warranty Deed recorded in Document No. 20140049143, Official Public Records of Bexar County, Texas, said 0.130 acres being more particularly described by metes and bounds attached hereto.

Owner:

ARLETH ESTRADA AND IRAM ESTRADA AND/OR ASSIGNS

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**
- ▲ = CALCULATED POINT
 - = FND. 1/2" IRON ROD
 - = RECORD INFORMATION
 - E- = OVERHEAD ELECTRIC
 - C.M. = CONTROLLING MONUMENT
 - ⊗ = FND. "X" ON CONCRETE
 - = FND. 1/2" IRON PIPE
 - ⊕ = POWER POLE
 - ⊙ = WATER METER
 - ⊘ = WOOD FENCE
 - ⊚ = ELECTRIC BANK
 - ⊛ = TRAFFIC SIGNAL
 - ⊜ = CHAIN LINK FENCE



I, MARK J. EWALD, 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.

Mark J. Ewald

MARK J. EWALD

Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. SAT-11-4000112000553 (TRACT 1) & SAT-11-4000112000554 (TRACT 2) TITLE COMPANY: ALAMO TITLE