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Invoice

Invoice No.: 72263

Invoice Date: 8/16/2016 4:32:52 PM

GF Number

Buyer

425 San Pedro Ave

Title Company

Ordered By

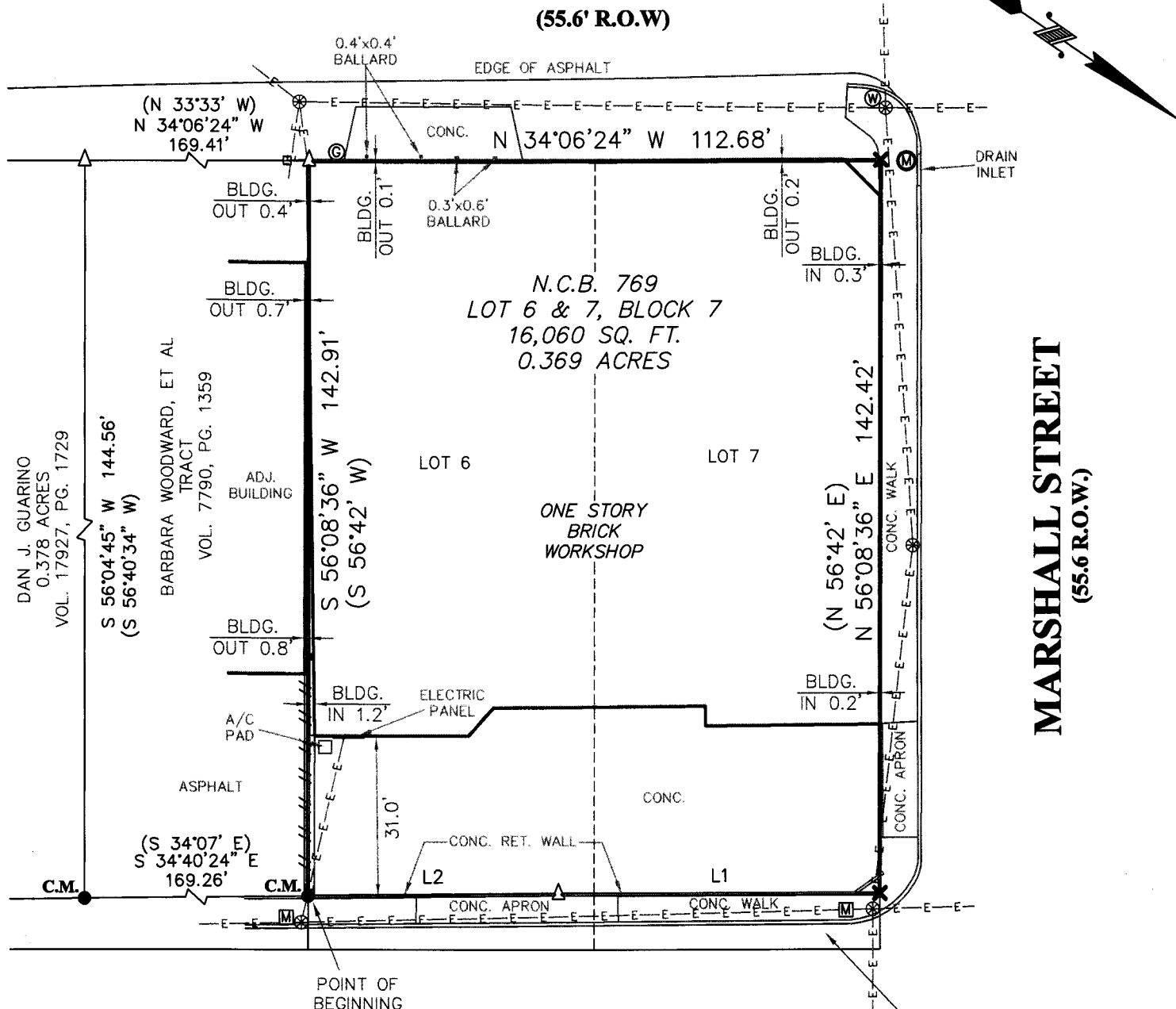
Endura Advisory Group Rick Lagrange
9311 San Pedro Ste 210-366-2222
850 San Antonio TX 210-366-2231
78216

DESCRIPTION	AMOUNT
Land Survey	\$665.00
Tax	\$54.86
Total	\$719.86
Paid 8/17/2016 (102)	\$719.86
Total Due	\$0.00

JACKSON STREET

(55.6' R.O.W.)

SCALE: 1"=30'



SAN PEDRO AVENUE

(R.O.W. VARIES)

SAVE AND EXCEPT
1,205 SQ. FT.
VOL. 5687, PG. 632

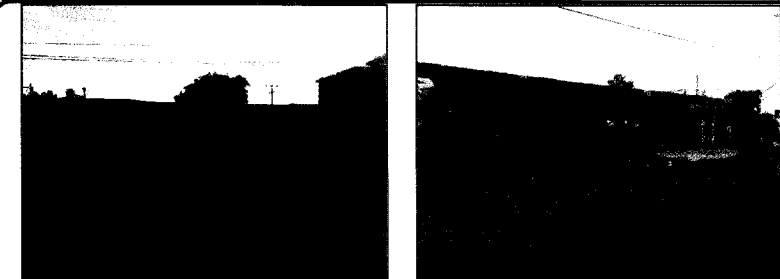
LINE	BEARING	DISTANCE
L1	S 34°06'24" E (S 33°33' E)	63.37'
L2	S 34°40'24" E (S 34°07' E)	49.31'

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

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. 48029 C, Panel No. 0415 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 survey 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 <http://www.fema.gov/index.shtm>.



Property Address: 425 SAN PEDRO AVENUE
Property Description:
Being 0.369 acres of land, more or less, being Lots 6 and 7, Block 7, New City Block 769, in the City of San Antonio, Bexar County, Texas, SAVE AND EXCEPT that 1,205 square foot tract dedicated to the City of San Antonio as recorded in Volume 5687, Page 632, Deed Records, Bexar County, Texas, said 0.369 acres of land being more particularly described by metes and bounds attached hereto.
Owner: TBD

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- ▲ = CALCULATED POINT
- = FND 1/2" IRON ROD
- ✕ = "X" TO BE SET ON CONC.
- ⊙ = RECORD INFORMATION
- ⊙ = CONTROLLING MONUMENT
- ⊙ = SEWER MANHOLE
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = EMPTY METER BOX
- ⊙ = POWER POLE
- ⊙ = OVERHEAD ELECTRIC
- ⊙ = WOOD FENCE
- ⊙ = METAL FENCE

DRAWN BY: JTD

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

METES AND BOUNDS

Being 0.369 acres of land, more or less, being Lots 6 and 7, Block 7, New City Block 769, in the City of San Antonio, Bexar County, Texas, SAVE AND EXCEPT that 1,205 square foot tract dedicated to the City of San Antonio as recorded in Volume 5687, Page 632, Deed Records, Bexar County, Texas, said 0.369 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the East corner of this 0.369 acres, same being the on the southeast line of said Lot 6 and on the southwest Right-of-Way line of San Pedro Avenue (Right-of-Way Varies), same also being the North corner of the Barbara Woodward, et al Tract (Volume 7790, Page 1359) and the **POINT OF BEGINNING**;

THENCE along the line common to this 0.369 acres and said Woodward Tract, South 56 degrees 08 minutes 36 seconds West (called South 56 degrees 42 minutes West), a distance of 142.91 feet to a point for South corner of this 0.369 acres, same being the West corner of said Woodward Tract and on the northeast Right-of-Way line of Jackson Street (being 55.6 feet wide);

THENCE along the East Right-of-Way line of said Jackson Street, North 34 degrees 06 minutes 24 seconds West, a distance of 112.68 feet to an "X" set on concrete for the West corner of this 0.369 acres, same being the West corner of said Lot 7 and on the northeast Right-of-Way line of said Jackson Street, same being on the southeast Right-of-Way line of Marshall Street (being 55.6 feet wide);

THENCE along the southeast Right-of-Way line of said Marshall Street, North 56 degrees 08 minutes 36 seconds East (called North 56 degrees 42 minutes East), a distance of 142.42 feet to an "X" cut in concrete for the North corner of this 0.369 acres, same being on the southeast Right-of-Way line of Marshall Street and on the southwest Right-of-Way line of said San Pedro Avenue, same also being on the northwest line of said Lot 7;

THENCE along the southwest Right-of-Way line of said San Pedro Avenue, the following courses and distances:

South 34 degrees 06 minutes 24 seconds East (called South 33 degrees 33 minutes East), a distance of 63.37 feet to a point for an angle corner;

South 34 degrees 40 minutes 24 seconds East (called South 34 degrees 07 minutes East), a distance of 49.31 feet to the **POINT OF BEGINNING**, and containing 0.369 acres, 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
Texas Registration No. 5095
August 16, 2016

