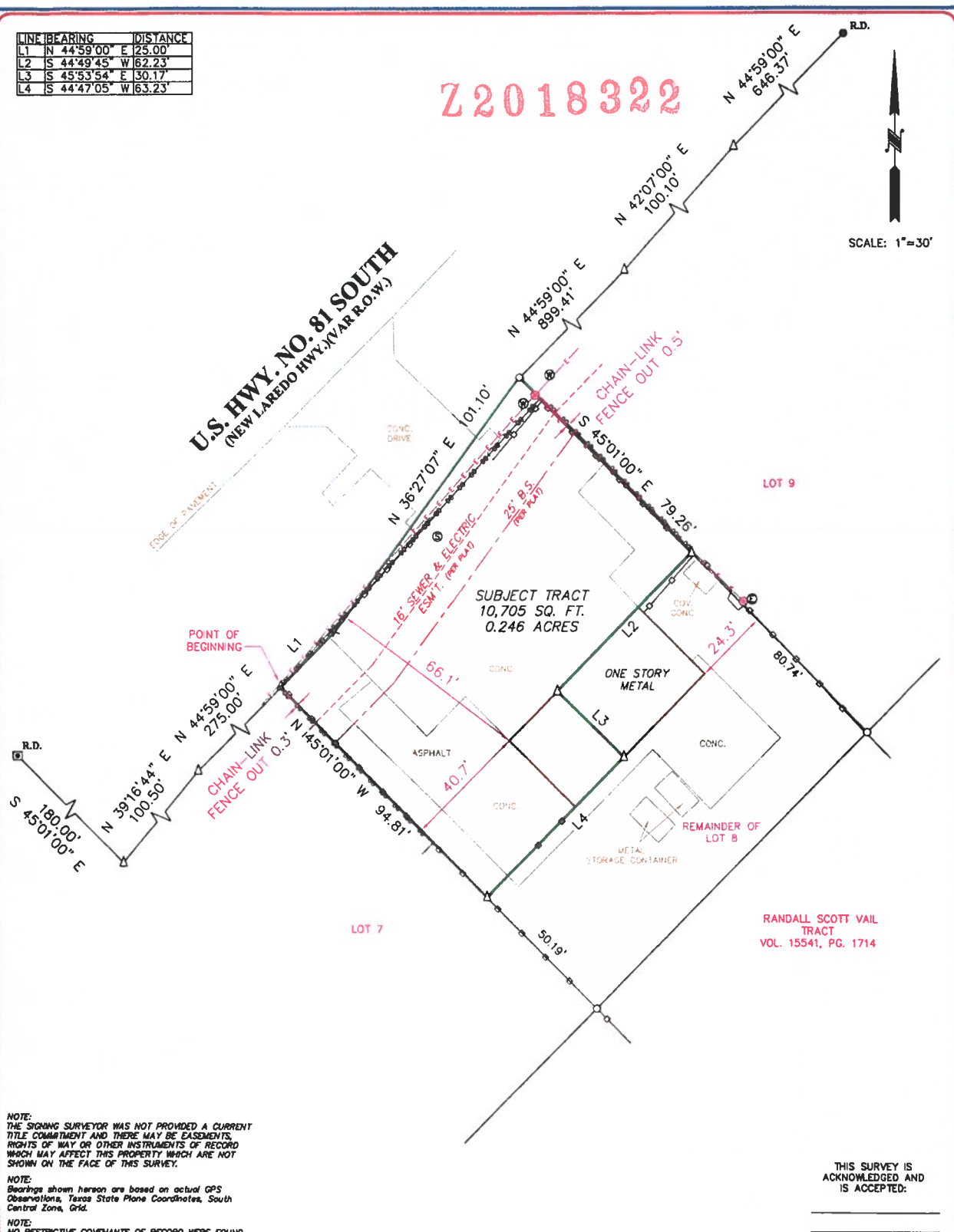


LINE	BEARING	DISTANCE
L1	N 44°59'00" E	25.00'
L2	S 44°49'45" W	62.23'
L3	S 45°53'54" E	30.17'
L4	S 44°47'05" W	63.23'

Z2018322

SCALE: 1"=30'



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.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

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. 45020, Panel No. 0555 E, which is Dated 09/29/2010. By searching from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X&AE. 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 <http://www.fema.gov/portal>.

Property Address:
8524 NEW LAREDO HWY.
Property Description:
Being 0.246 acres of land, more or less, out of Lot 8, Block 1, New City Block 17364, Ross Vail Subdivision, Unit 1, situated in the City of San Antonio, Bexar County, Texas, according to Plat recorded in Volume 9518, Page 86, Map and Plat Records, Bexar County, Texas, said 0.246 acres being more particularly described by metes and bounds attached hereto.

Owner:
T.B.D.

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
Registered Professional Land Surveyor
Texas Registration No. 5095

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1845 BOERNE, TEXAS 78008
PHONE (210) 372-8500 FAX (210) 372-9009

- LEGEND**
- △ = CALCULATED POINT
 - = SET 1/2" IRON ROD
 - = SET 1/2" IRON ROD
 - = SET "X" ON CONCRETE
 - = SET MAG NAIL IN CONCRETE
 - = RECORD INFORMATION
 - = RECORD BENCHMARK
 - = RECORD BENCHMARK
 - = FIND MONUMENT
 - = WATER METER
 - = SEPTIC AREA
 - = POWER POLE
 - = OVERHEAD ELECTRIC
 - = ELECTRIC METER
- DRAWN BY: TS



METES AND BOUNDS

22018322

Being 0.246 acres of land, more or less, out of Lot 8, Block 1, New City Block 17364, Ross Vail Subdivision, Unit 1, situated in the City of San Antonio, Bexar County, Texas, according to Plat recorded in Volume 9518, Page 86, Map and Plat Records, Bexar County, Texas, said 0.246 acres being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set in concrete for the West corner of this 0.246 acres, same being the West corner of Lot 8 and the North corner of Lot 7 of said Ross Vail Subdivision, same also being on the southeast Right-of-Way line of U.S. Hwy. No. 81 South and the **POINT OF BEGINNING**;

THENCE along the southeast Right-of-Way line of said U.S. Hwy. No. 81 South, the following courses and distances:

North 44 degrees 59 minutes 00 seconds East, a distance of 25.00 feet to an "X" set in concrete for an interior angle corner of this 0.246 acres;

North 36 degrees 27 minutes 07 seconds East, a distance of 101.10 feet to a 1/2 inch iron rod set for the North corner of this 0.246 acres, same being the North corner of said Lot 8 and the West corner of Lot 9 of said Ross Vail Subdivision;

THENCE along the line common to this 0.246 acres, said Lot 8 & 9, South 45 degrees 01 minutes 00 seconds East, a distance of 79.26 feet to a point for the northeast corner of this 0.246 acres, from which a 1/2 inch iron rod set for the East corner of said Lot 8 bears South 45 degrees 01 minutes 00 seconds East, a distance of 80.74 feet;

THENCE departing the northeast line of, and severing, said Lot 8, the following courses and distances:

South 44 degrees 49 minutes 45 seconds West, a distance of 62.23 feet to a point for an interior angle corner of this 0.246 acres;

South 45 degrees 53 minutes 54 seconds East, a distance of 30.17 feet to a point for the southeast corner of this 0.246 acres;

South 44 degrees 47 minutes 05 seconds West, a distance of 63.23 feet to a point for the South corner of this 0.246 acres, same being on the southwest line of said Lot 8 and on the northeast line of said Lot 7, from which point a 1/2 inch iron rod set for the South corner of said Lot 8 bears South 45 degrees 01 minutes 00 seconds East, a distance of 50.19 feet;

THENCE along the line common to this 0.246 acres, said Lot 7 & 8, North 45 degrees 01 minutes 00 seconds West, a distance of 94.81 feet to the **POINT OF BEGINNING** and containing 0.246 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
Texas Registration No. 5095
August 21, 2018

