

CECILIO G. RODRIGUEZ, et al  
0.3678 ACRES  
(15861/690)

POINT OF BEGINNING  
(TRACT 4)  
POINT OF COMMENCEMENT  
(TRACTS 3 & 5)  
(N 56°42' E 142.69')  
ADJ. BLDG.  
N 56°45'37" E 143.37'

TRACT 4  
PART OF LOT 5  
BLOCK 7, N.C.B. 769  
7,953 SQ. FT.  
0.183 ACRES

POINT OF BEGINNING  
(TRACT 5)  
ONE STORY  
STONE & STUCCO  
L7

TRACT 3  
PART OF LOT 5  
BLOCK 7, N.C.B. 769  
144 SQ. FT.  
0.003 ACRES

TRACT 5  
PART OF LOT 4  
BLOCK 7, N.C.B. 769  
72 SQ. FT.  
0.002 ACRES

TRACT 2  
PART OF LOT 4  
BLOCK 7, N.C.B. 769  
8,047 SQ. FT.  
0.185 ACRES

TRACT 1  
PART OF LOT 3  
BLOCK 7, N.C.B. 769  
8,141 SQ. FT.  
0.187 ACRES

401 SAN PEDRO, LLC  
0.3804 ACRES  
(17927/1729)

NOTE:  
BEARING BASIS (N 33°33'00" W 169.22') BEING THE  
THEORETICAL LINE BETWEEN FOUND IRON RODS LOCATED  
AT THE SOUTH CORNER OF LOT 3 AND THE WEST  
CORNER OF LOT 5 AS SHOWN HEREON.

NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON  
RECORD DEEDS INDICATED BELOW.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 33°56'43" E | 1.00'    |
|      | (S 34°07' E)  |          |
| L2   | S 56°45'19" W | 71.89'   |
|      | (S 56°42' W)  | (71.62') |
| L3   | N 33°33'00" W | 1.00'    |
| L4   | N 56°45'19" E | 71.88'   |
|      | (N 56°42' E)  | (71.62') |
| L5   | S 56°45'19" W | 71.88'   |
|      | (S 56°42' W)  | (71.63') |
| L6   | N 33°33'00" W | 2.00'    |
| L7   | N 56°45'19" E | 71.88'   |
|      | (N 56°42' E)  | (71.63') |
| L8   | S 33°33'00" E | 2.00'    |

SCALE: 1"=30'

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. 04156, 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: 419 SAN PEDRO AVE.

Property Description: TRACT 1: Being 0.187 acres of land, more or less, out of Lot 3, Block 7, New City Block 769, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, said 0.187 acres being more particularly described by metes and bounds attached hereto.

TRACT 2- Being 0.185 acres of land, more or less, out of Lot 4, Block 7, New City Block 769, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, said 0.185 acres being more particularly described by metes and bounds attached hereto.

TRACT 3- Being 0.003 acres of land, more or less, out of Lot 5, Block 7, New City Block 769, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, said 0.003 acres being more particularly described by metes and bounds attached hereto.

TRACT 4- Being 0.183 acres of land, more or less, out of Lot 5, Block 7, New City Block 769, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, said 0.183 acres being more particularly described by metes and bounds attached hereto.

TRACT 5- Being 0.002 acres of land, more or less, out of Lot 4, Block 7, New City Block 769, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, said 0.002 acres being more particularly described by metes and bounds attached hereto.

Owner: C & O ACQUISITIONS, LLC

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
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- = WOOD FENCE
- - - = METAL FENCE
- - - = OVERHEAD ELECTRIC
- ⊕ = POWER POLE
- ⊕ = ELECTRIC METER BANK
- ⊕ = GAS METER
- ⊕ = FIRE HYDRANT
- ⊕ = WATER METER

DRAWN BY: AMS

STATE OF TEXAS  
REGISTERED  
MARK J. EWALD  
5095  
PROFESSIONAL  
LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual Category 1A, Condition II 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