

Z2018154

A TRACT OR PARCEL OF LAND CONTAINING 0.2831 ACRES, (12,334 SQUARE FEET), BEING LOT 5 AND A PORTION OF LOT 6, BLOCK 5, NEW CITY BLOCK 2870, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 0.2831 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO GEORGE W. NEUBERT AND EVA NEUBERT BY INSTRUMENT RECORDED IN VOLUME 8579, PAGE 1379, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 5703, PAGE 339, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS).

BEGINNING at a capped (Precision Surveyors), iron rod set on the south right-of-way line of Valdez Place, (Right-of-Way Varies), for the north common corner of said Lot 5 and Lot 4, Block 5 of said New City Block 2870, same being the northeast corner of that certain tract of land as conveyed to Joe C. Berlanga, Et Al, by instrument recorded in Volume 3246, Page 1372, of the Deed Records of Bexar County, Texas, same being the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, N 89°55'45" E, along the south right-of-way line of Valdez Place, same being the common line of said Lot 5, a distance of 100.00 feet to a capped (Precision Surveyors), iron rod set for the north common corner of said Lots 5 and 6, same being the northwest corner of that certain called 0.1382 acre tract of land as conveyed to State of Texas by instrument recorded in Volume 5703, Page 339, of the Deed Records of Bexar County, Texas, same being the northeast corner of the herein described tract;

Thence, S 00°22'36" W, along the common line of said 0.1382 Acre Tract, a distance of 94.64 feet to a capped (Precision Surveyors), iron rod set on the south line of said Lot 6 for the northeast corner of Lot 17, Subdivision of 6-6/10 Acres, of Lot No. Eight, (8), Range One, (1), District Three, (3), a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 642, Page 47, of the Deed and Plat Records of Bexar County, Texas, same being the southwest corner of said 0.1382 Acre Tract, same being the southeast corner of the herein described tract;

Thence, S 89°46'30" W, along the north line of said 6-6/10 Acre Subdivision, same being the common line of said Lot 6, pass at a distance of 50.00 feet a ½" iron rod found for the north common corner of said Lot 17 and Lot 16, of said 6-6/10 Acre Subdivision, pass at distance of 60.20 feet a calculated point for the south common corner of said Lots 6 and 5, pass at a distance of 100.00 feet a ½" iron rod found for the north common corner of said Lot 16 and Lot 15, of said 6-6/10 Acre Subdivision, pass at a distance of 150.00 feet a ½" iron rod found for the north common corner of said Lot 15 and Lot 14, of said 6-6/10 Acre Subdivision, and continuing for a total distance of 160.20 feet to a capped (Precision Surveyors), iron rod set on the common line of said Lot 14 for the south common corner of said Lots 5 and 4, same being the southeast corner of said Berlanga Tract, same being the southwest corner of the herein described tract;

Thence, N 32°35'20" E, along the common line of said Lots 4 and 5, same being the common line of said Berlanga Tract, a distance of 112.92 feet, (Call 111.36 feet), to the POINT OF BEGINNING and containing 0.2831 acres or 12,334 square feet of land, more or less.

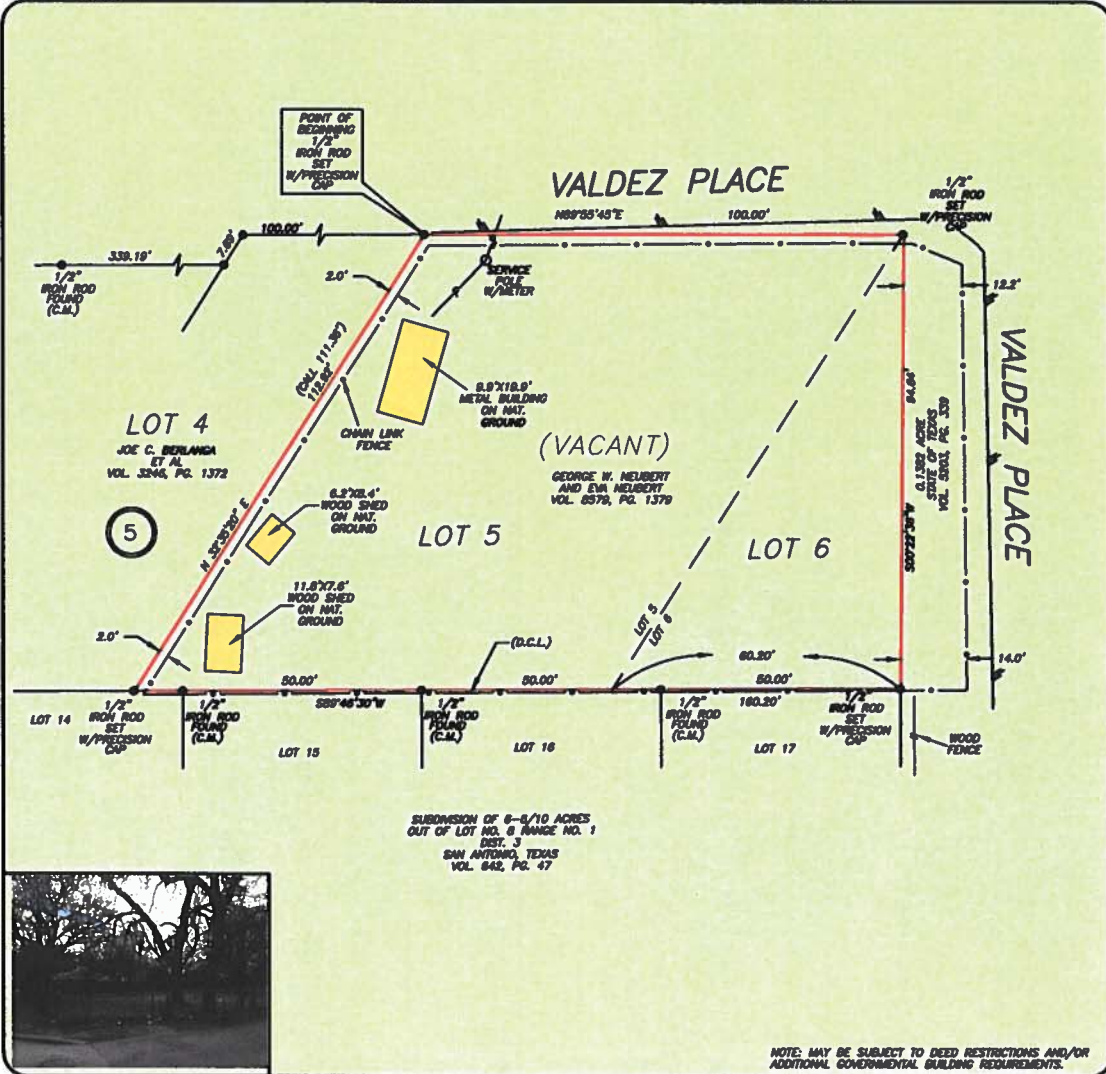


James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. SA2018-01100
February 2, 2018

GF NO. R-KTAH-18-0053 KEY TITLE GROUP
ADDRESS: 146 VALDEZ AVENUE
SAN ANTONIO, TEXAS 78212
BORROWER: CARLOS MENDOZA

0.2831 ACRE BEING
LOT 5 AND A PORTION OF LOT 6, BLOCK 5
NEW CITY BLOCK 2870

AN ADDITION TO THE CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS)



SUBDIVISION OF 6-8/10 ACRES
OUT OF LOT NO. 6 RANGE NO. 1
DIST. 3
SAN ANTONIO, TEXAS
VOL. 642, PG. 47

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48226C-0405 G
MAP REVISION: 08/28/2010
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY

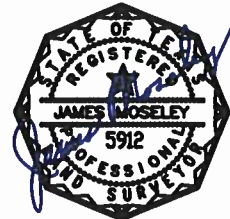
A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L.—DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 5703, PG. 336, B.C.D.R.

DRAWN BY: MM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREDIN. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING PROVIDED IN THE ABOVE
REFERENCED TITLE COMMITMENT WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
PROFESSIONAL LAND SURVEYOR
NO. 5912
JOB NO. SA2018-01100
FEBRUARY 01, 2018



KEY TITLE

DEBBIE YATES
210-630-1604



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