

**METES AND BOUNDS**

Being 2.621 acres of land, more or less, out of the Manuel Martinez Y Musquiz Survey No. 80, Abstract 467, situated in the City of San Antonio, New City Block 18296 and being out of that parcel of land, called 21.07 acres, described as Tract Two in the Substitute Trustee's Deed recorded in Volume 14502, Page 544, Official Public Records, Bexar County, Texas, said 2.621 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod set for the West corner of this 2.621 acres, same being on the northeast Right-of-Way line of F.M. 471 (Culebra Road) and the South corner of Lot 1, Block 95, Culebra Valley (Volume 9704, Page 68), same also being the **POINT OF BEGINNING**;

**THENCE** along the line common to this 2.621 acres and said Lot 1, North 23 degrees 38 minutes 00 seconds East (called North 23 degrees 38 minutes 03 seconds East), a distance of 319.75 feet to a 1/2 inch iron rod set for the North corner of this 2.621 acres;

**THENCE** departing the northwest line of and severing said 21.07 acres, South 66 degrees 22 minutes 54 seconds East, a distance of 448.29 feet to a 1/2 inch iron rod set for the East corner of this 2.621 acres, same being on the northwest line of the WS SAS Development remainder of 553.6 acres (Volume 14942, Page 1221) and on the North line of the proposed Roft Road extension;

**THENCE** along the North line of said proposed Roft Road Extension the following courses and distances:

Along a curve to the left having a radius of 443.00 feet, an arc length of 336.30 feet, a chord length of 328.28 feet, a chord bearing of South 47 degrees 08 minutes 45 seconds West, and a delta angle of 43 degrees 29 minutes 45 seconds to a 1/2 inch iron rod found for the point of curvature of a reverse curve to the right;

Along said curve to the right having a radius of 40.00 feet, an arc length of 19.70 feet, a chord length of 19.50 feet, a chord bearing of South 39 degrees 30 minutes 29 seconds West and a delta angle of 28 degrees 13 minutes 13 seconds to a point for the South corner of this 2.621 acres, same being on the northeast Right-of-Way line of said F.M. 471;

**THENCE** along the northeast Right-of-Way line of F.M. 471, North 66 degrees 22 minutes 54 seconds West (called North 66 degrees 22 minutes 02 seconds West), a distance of 311.98 feet to the **POINT OF BEGINNING** and containing 2.621 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 hereon are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.**

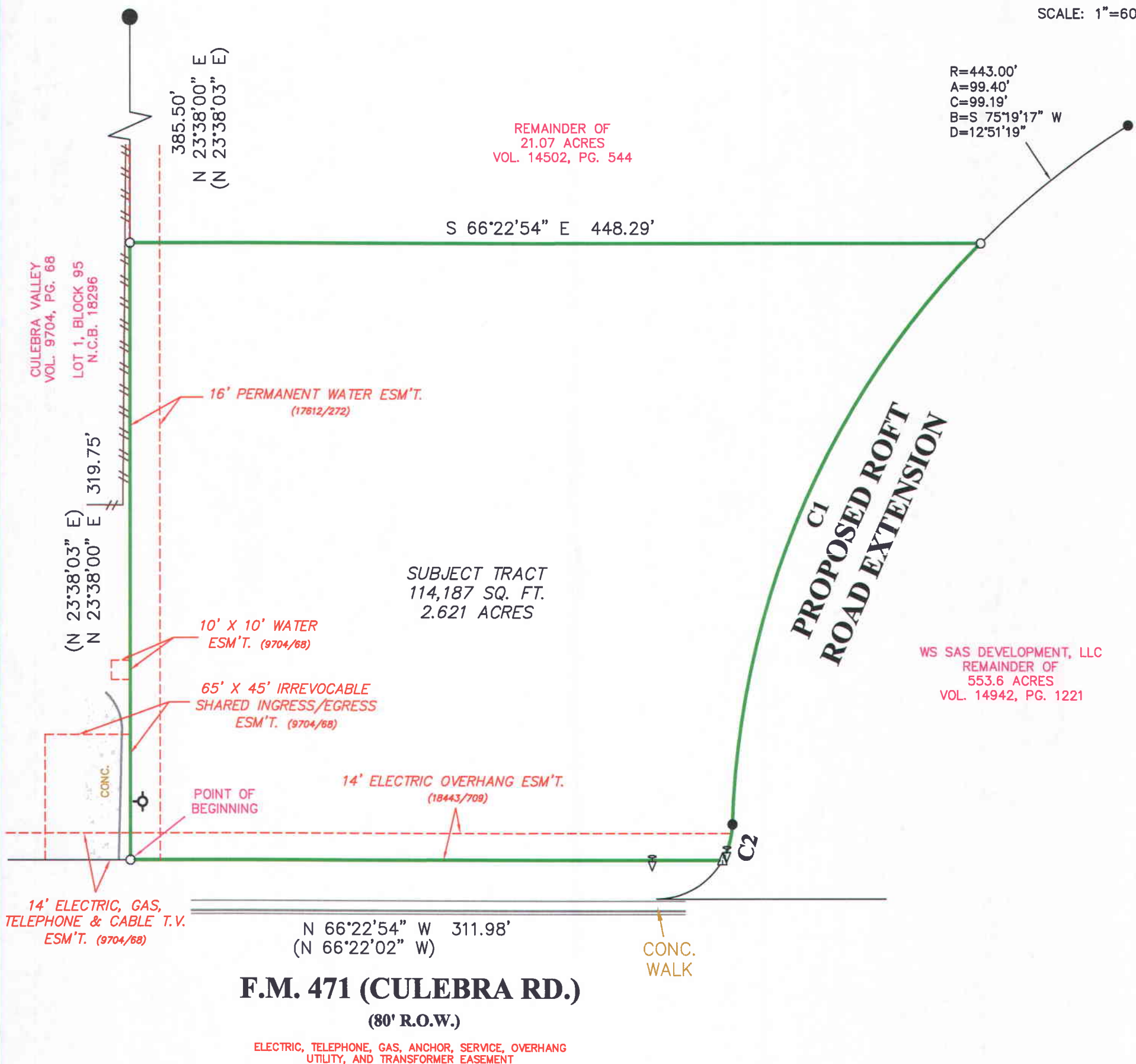
**Mark J. Ewald**  
**Registered Professional Land Surveyor**  
**Texas Registration No. 5095**  
**July 7, 2017**



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	443.00'	336.30'	328.28'	S 47°08'45" W	43°29'45"
C2	40.00'	19.70'	19.50'	S 39°30'29" W	28°13'13"

Z2018206

SCALE: 1"=60'



NOTE: PRIOR SURVEY (WESTAR JOB #77238) WAS USED FOR REFERENCE.

NOTE: THIS SURVEY WAS AMENDED ON 01/11/2018 TO CORRECT AN EASEMENT.

NOTE: THIS SURVEY WAS AMENDED ON 05/14/2018 TO AMEND THE PROPERTY DESCRIPTION.

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.

\*FLOOD ZONE WAS MODIFIED BY THE LETTER OF MAP REVISION (LOMR) CASE NO. 14-06-0525R DATED DECEMBER 27, 2016.

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. 0215 G, which is Dated 12/27/2016. 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 <http://www.fema.gov/index.shtml>.

**Property Address:** 0 F.M. 471 (CULEBRA RD.)  
**Property Description:**  
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**Owner:** BEAU SCHOTT AND MIKE SCHOTT

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual boundary only survey made on the ground under my supervision.



*Mark J. Ewald*

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

FIRM REGISTRATION NO. 1011700

**Westar Alamo**  
LAND SURVEYORS, LLC.  
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- LEGEND**
- = 1/2" IRON ROD SET
  - = FND 1/2" IRON ROD
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT
  - ⊕ = WOOD FENCE
  - ⊕ = FIRE HYDRANT
  - ⊕ = POWER POLE
  - ⊕ = OVERHEAD ELECTRIC
  - ⊕ = SET PK NAIL
  - ⊕ = GAS VALVE

DRAWN BY: TS  
G.F. NO. N/A  
JOB NO. 81600  
TITLE COMPANY: N/A

DATE: 07/07/2017