

42016187

D.B. J.A. C.B. J.A. JOB No. 142-14

E. JOSEPHINE
(50' R.O.W.)
N89°45'28"E 48.00

LEGEND:

- ⊙ : FOUND 1/2" STEEL ROD
- : SET 1/2" STEEL ROD
- W/YELLOW CAP MARKED RPLS 5286
- /// : WOOD FENCE
- : CHAIN LINK FENCE
- ⊕ : POWER POLE
- : SIGN
- WM : WATER METER
- OHE— : OVERHEAD ELECTRIC
- ☆ : LIGHT POST

TRADE INC.
0.2539 ACRES
VOL. 7827, PG. 390

0.1011 ACRES
4,404 SQ. FT.

EAST 48' OF
WEST 82' OF
NORTH 90' OF
LOTA-4
N.C.B. A-46

IDZ

712 E. JOSEPHINE

N89°45'28"E 80.36

LOT S
HODGES, GEORGE M JR.
& JOYCE J. FAMILY
VOL. 178, PG. 857

WEST 80' OF
SOUTH 170.5' OF
LOTA-4
N.C.B. A-46

IDZ

0.3140 ACRES
13,676 SQ. FT.

LOT E
HUTTENHOFF FAMILY
LTD. PARTNERSHIP
VOL. 8292, PG. 1056

TITLE COMMITMENT: ORDER No. 4312015815
SCHEDULE B:
NO EASEMENTS FOUND

LEGAL DESCRIPTION OF LAND:

TRACT 1: The West 80.0 feet of the south 170.5 feet of Lot A4, New City Block A-46, in the City of San Antonio, Bexar County, Texas, being that same tract of land described by Deed recorded in Volume 1213, Page 223, Real Property Records, Bexar County, Texas.

TRACT 2: The East 48 feet of the West 82 feet of the North 90 feet of Lot a-4, New City Block A-46, in the City of San Antonio, Bexar County, Texas, also being known as 712 E. Josephine, San Antonio, Tx. 78208 and being the same property as described in Deed to Pedro Corrales dated March 1, 1972, recorded in Volume 6761, Page 114 of the Deed Records of Bexar County, Texas.

E. GRAYSON
(57' R.O.W.)

SCALE: 1" = 30'

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY of BEXAR:

THIS IS TO CERTIFY THAT THE ABOVE SURVEY IS TRUE AND
CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION.

SURVEYOR'S NOTES:

1. Ownership of this property is subject to opinion of title and is not expressed or implied by this survey.
2. All statements within the certification and other references located elsewhere hereon that are related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitude and encroachments are based on visible, aboveground evidence unless otherwise noted. No underground surveying was conducted.
3. Any changes in street right of way lines either completed or proposed are available from the controlling jurisdiction. There is no visible evidence of recent street or sidewalk construction or repairs.
4. Bearing shown hereon are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.
5. Vertical Datum shown hereon are based on NAVD 88.
6. According to FEMA's Flood Insurance Rate Map, No. 48029C0405G, dated September 29, 2010, the subject tract of land shown hereon is situated in Zone X, an area determined by FEMA to be outside of the 100-year floodplain. No surveying was performed to determine this zone. This statement does not imply that the subject tract of land is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall not create any liability on the part of Barrera Land Surveying or the undersigned surveyor.
7. The word "certify" is understood to be an expression of professional judgment by the undersigned surveyor, which is based on his best knowledge, information or belief.
8. The adjoining ownership information was obtained from the Bexar County Tax Appraisal District and may not reflect the current ownership status.



DAVID BARRERA, R. P. L. S. No. 5286

DATE 10-15-14



BARRERA LAND SURVEYING
TBPLS FIRM NO. 101830-00
1319 MARCH AVE., SUITE 102
SAN ANTONIO, TEXAS 78214
(210) 444-9023 OFFICE (210) 444-9479 FAX
(210) 837-4328 CELL
dbinsab@yahoo.com