

1" = 40'

SURVEY PLAT

PARTS OF LOTS ONE (1) AND TWO (2),
IN NEW CITY BLOCK TWENTY-EIGHT
HUNDRED SEVENTY-FIVE (2875),

IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS,
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
ATTACHED HERETO AND MADE A PART OF THIS SURVEY

ADDRESS:

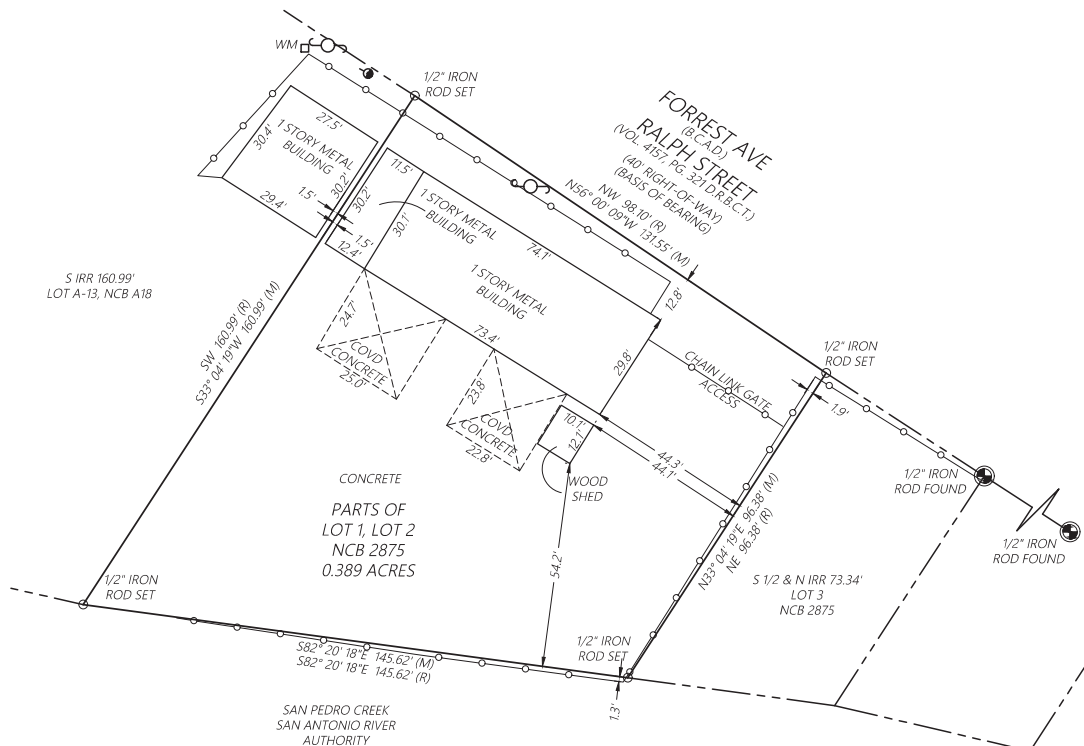
316 FORREST AVE
SAN ANTONIO, TEXAS 78204

OWNERS NA

TITLE CO. NA

G.F. NO. NA

PARTS OF LOTS ONE (1) AND TWO (2), IN NEW CITY BLOCK TWENTY-EIGHT HUNDRED SEVENTY-FIVE (2875), IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.
BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1, ON THE SOUTHWEST LINE OF FORREST AVE;
THENCE S33°04'19"W ALONG THE NORTHWEST LINE OF LOT 1, 160.99' TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE S82°20'18"E, 145.62' TO A 1/2" IRON ROD SET IN THE EAST LINE OF LOT 2, AND BEING THE SOUTHEAST CORNER OF THIS TRACT;
THENCE N33°04'19"E 96.38' TO A 1/2" IRON ROD SET AND THE MOST NORTHERLY CORNER OF LOT 3, AND THE SOUTHWEST LINE OF FORREST AVE;
THENCE N56°00'09"W ALONG THE SOUTHWEST LINE OF FORREST AVE, 131.55' (98.1' RECORDED) TO THE PLACE OF BEGINNING, CONTAINING 0.389 ACRES MORE OR LESS, BEING ALL OF LOTS 1 AND 2, SAVE AND EXCEPT THAT PORTION OF SAID LOTS CONVEYED TO THE SAN ANTONIO RIVER AUTHORITY FOR WIDENING OF SAN PEDRO CREEK.



LEGEND

● 1/2" IRON ROD FOUND	P.R.B.C.T. PLAT RECORDS, BEXAR COUNTY, TEXAS	WM □ WATER METER	— WOOD FENCE	--- SETBACK LINE
○ 1/2" IRON ROD SET	D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS	AC □ AIR CONDITIONER	— WIRE FENCE	--- EASEMENT LINE
⊙ CONTROL MONUMENTS	EM □ ELECTRIC METER	ET □ TRANSFORMER	— CHAIN LINK FENCE	--- PROPERTY LINE
(R) RECORD BEARINGS	GM □ GAS METER	⊕ POWER POLE	— METAL FENCE	--- ADJOINER LINE
(M) MEASURED BEARINGS		⊙ MANHOLE		

NOTES:

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF INSTRUMENT NOT SHOWN ON THIS SURVEY.
- BASIS OF BEARINGS ARE SURFACE MEASUREMENTS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 DATUM, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET NETWORK OF NORTH AMERICA.
- THIS PROPERTY FALLS WITHIN ZONE X AND HAS LESS THAN A 1% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR BEXAR COUNTY, CITY OF SAN ANTONIO, TEXAS, COMMUNITY MAP NO. 48004S, PANEL NO. 0395G, MAP NO. 48029C0395G, REVISED EFFECTIVE DATE OF SEPTEMBER 29, 2020.
- THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECITED IN: VOL. 4157, PG. 321; DOC. NO. 20150185393, DEED AND OFFICIAL RECORDS, BEXAR COUNTY, TEXAS.

CERTIFICATE OF SURVEYOR

I, ENRIQUE C. ELIZONDO, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXCEPT AS SHOWN HEREIN. THIS 18TH DAY OF JUNE, 2020.

Enrique C. Elizondo
ENRIQUE C. ELIZONDO R.P.L.S. NO. 6386



ELIZONDO & ASSOCIATES
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FIRM REGISTRATION NUMBER:
10193864

SURVEY PLAT

ISSUE DATE: 06-18-2020
DRAWN BY: RCE
CHECKED BY: HE
PROJECT #: 6826