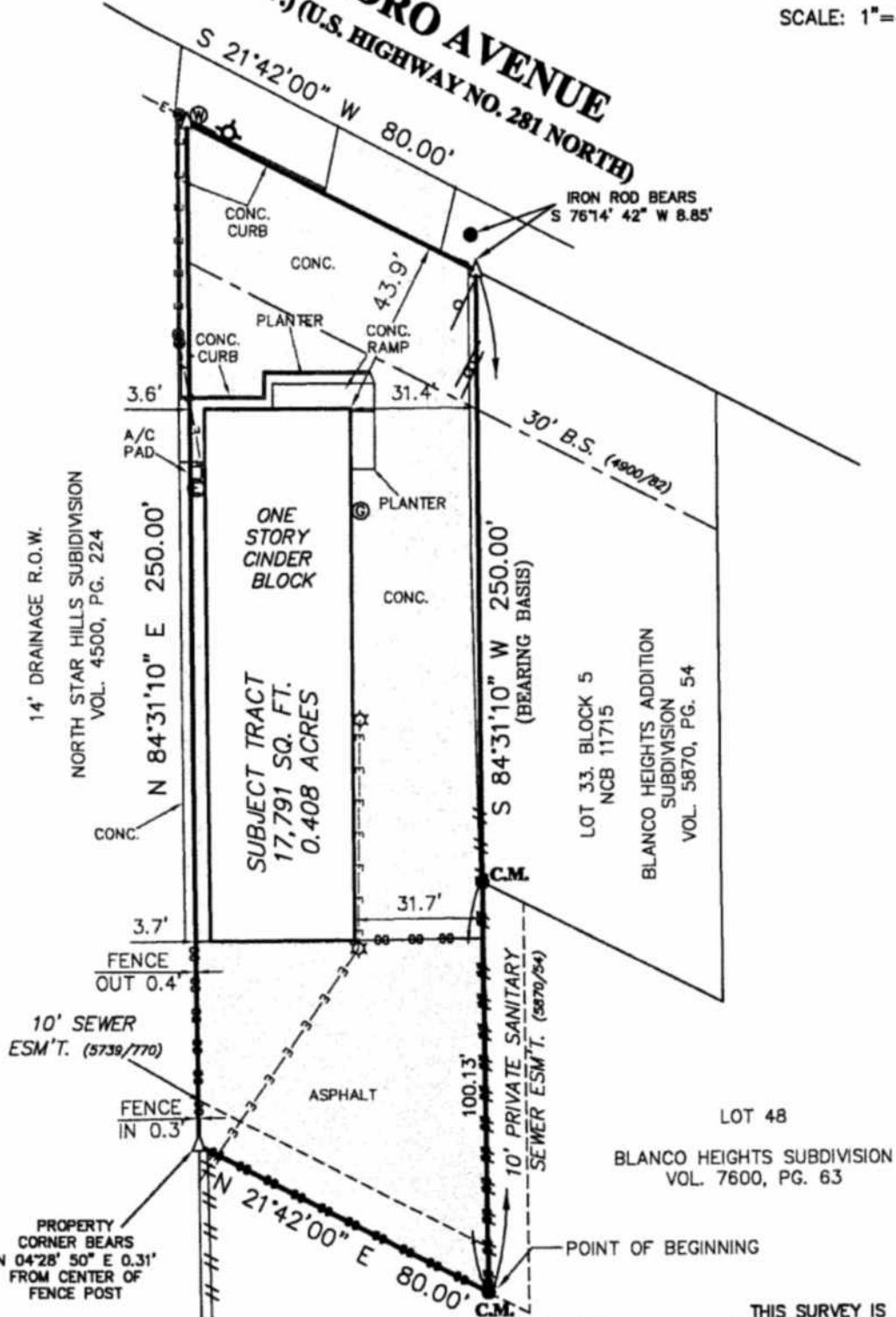


# SAN PEDRO AVENUE (120' R.O.W.) (U.S. HIGHWAY NO. 281 NORTH)

SCALE: 1"=40'



NOTE:  
THE SIGNING SURVEYOR WAS NOT  
PROVIDED A CURRENT TITLE  
COMMITMENT AND THERE MAY BE  
EASEMENTS, RIGHTS OF WAY OR  
OTHER INSTRUMENTS OF RECORD  
WHICH MAY AFFECT THIS PROPERTY  
WHICH ARE NOT SHOWN ON THE  
FACE OF THIS SURVEY.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON RECORD DEED & PLAT INDICATED BELOW.

## LEGEND

- WOOD FENCE
- CHAIN LINK FENCE
- ⊙ GAS METER

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. 0265C, 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:

9823 SAN PEDRO AVENUE (U.S. HIGHWAY NO. 281 NORTH)

## Property Description:

Being 0.408 acres of land, more or less, out of Lot 28, Block 5, New City Block 11715, Blanco Heights Addition Subdivision, according to plat recorded in Volume 4900, Page 82, Deed and Plat Records of Bexar County, Texas, and being that same property conveyed by Special Warranty Deed recorded in Volume 5991, Page 48, Official Public Records of Bexar County, Texas and described by Deed recorded in Volume 5739, Page 770, Official Records of Bexar County, Texas, said 0.408 being more particularly described by metes and bounds

## Owner:

N/A

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



## LEGEND

- Δ CALCULATED POINT
- FND 1/2" IRON ROD
- ( ) RECORD INFORMATION
- B.S. BUILDING SETBACK
- C.M. CONTROLLING MONUMENT
- ⊙ POWER POLE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ SIGN
- ⊙ LIGHT POST
- ⊙ ELECTRIC METER

DRAWN BY: JT

DATE: 03/27/2016



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

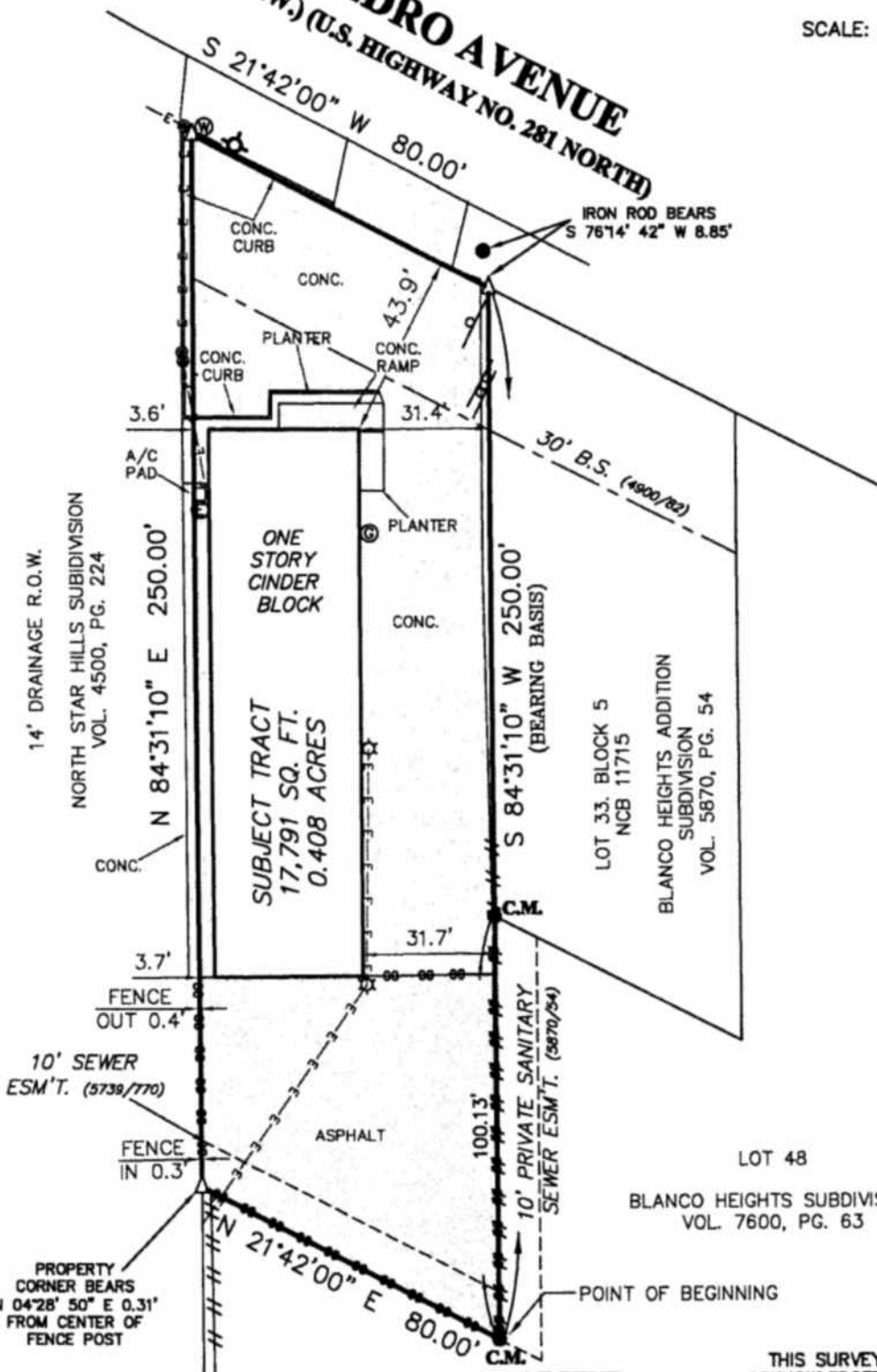
G.F. NO. N/A

JOB NO. 69524

TITLE COMPANY: N/A

# SAN PEDRO AVENUE (120' R.O.W.) (U.S. HIGHWAY NO. 281 NORTH)

SCALE: 1"=40'



NOTE:  
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON RECORD DEED & PLAT INDICATED BELOW.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

## LEGEND

- = WOOD FENCE
- = CHAIN LINK FENCE
- ⊙ = GAS METER

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. 0265G, 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:

9823 SAN PEDRO AVENUE (U.S. HIGHWAY NO. 281 NORTH)

## Property Description:

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## Owner:

N/A

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

- Δ = CALCULATED POINT
- = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
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- ⊙ = SIGN
- ⊙ = LIGHT POST
- ⊙ = ELECTRIC METER

DRAWN BY: JT



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

G.F. NO. N/A

JOB NO. 69524

TITLE COMPANY: N/A

DATE: 03/27/2016

## METES AND BOUNDS

Being 0.408 acres of land, more or less, out of Lot 28, Block 5, New City Block 11715, Blanco Heights Addition Subdivision, according to plat recorded in Volume 4900, Page 82, Deed and Plat Records of Bexar County, Texas, and being that same property conveyed by Special Warranty Deed recorded in Volume 5991, Page 48, Official Public Records of Bexar County, Texas and described by Deed recorded in Volume 5739, Page 770, Official Records of Bexar County, Texas, said 0.408 being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the southwest corner of this 0.408 acres, same being an angle corner of Lot 48, Blanco Heights Subdivision (Volume 7600, Page 63) and the **POINT OF BEGINNING**;

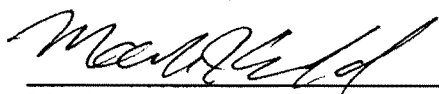
**THENCE** along the line common to this 0.408 acres and said Lot 48, North 21 degrees 42 minutes 00 seconds East, a distance of 80.00 feet to a point for the northwest corner of this 0.408 acres, which property corner bears North 04 degrees 28 minutes 50 seconds East 0.31 feet from the center of a fence post, same being the northeast corner of said Lot 48 and on the South line of a 14 feet Drainage Right-of-Way, North Star Hills Subdivision (Volume 4500, Page 224);

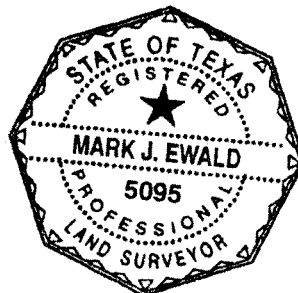
**THENCE** along the South line of said 14 feet drainage Right-of-Way, North 84 degrees 31 minutes 10 seconds East, a distance of 250.00 feet to a point for the northeast corner, same being along the West Right-of-Way line of San Pedro Avenue (U.S. Highway No. 281 North);

**THENCE** along the West Right-of-Way line of said San Pedro Avenue, South 21 degrees 42 minutes 00 seconds West, a distance of 80.00 feet to a point for the southeast corner of this 0.408 acres, same being the northeast corner of Lot 33, Block 5, NCB 11715, Blanco Heights Addition Subdivision (Volume 5870, Page 54);

**THENCE** along the line common to this 0.408 acres, said Cardenas Lot 33, South 84 degrees 31 minutes 10 seconds West (Bearing Basis), at a distance of 149.87 feet pass a 1/2 inch iron rod found for the northwest corner of said Lot 33 and an angle corner of said Lot 48, and continuing for a total distance of 250.00 feet to the **POINT OF BEGINNING**, and containing 0.408 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.

  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
March 27, 2016



## METES AND BOUNDS

Being 0.408 acres of land, more or less, out of Lot 28, Block 5, New City Block 11715, Blanco Heights Addition Subdivision, according to plat recorded in Volume 4900, Page 82, Deed and Plat Records of Bexar County, Texas, and being that same property conveyed by Special Warranty Deed recorded in Volume 5991, Page 48, Official Public Records of Bexar County, Texas and described by Deed recorded in Volume 5739, Page 770, Official Records of Bexar County, Texas, said 0.408 being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the southwest corner of this 0.408 acres, same being an angle corner of Lot 48, Blanco Heights Subdivision (Volume 7600, Page 63) and the **POINT OF BEGINNING**;

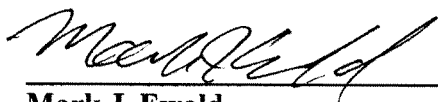
**THENCE** along the line common to this 0.408 acres and said Lot 48, North 21 degrees 42 minutes 00 seconds East, a distance of 80.00 feet to a point for the northwest corner of this 0.408 acres, which property corner bears North 04 degrees 28 minutes 50 seconds East 0.31 feet from the center of a fence post, same being the northeast corner of said Lot 48 and on the South line of a 14 feet Drainage Right-of-Way, North Star Hills Subdivision (Volume 4500, Page 224);

**THENCE** along the South line of said 14 feet drainage Right-of-Way, North 84 degrees 31 minutes 10 seconds East, a distance of 250.00 feet to a point for the northeast corner, same being along the West Right-of-Way line of San Pedro Avenue (U.S. Highway No. 281 North);

**THENCE** along the West Right-of-Way line of said San Pedro Avenue, South 21 degrees 42 minutes 00 seconds West, a distance of 80.00 feet to a point for the southeast corner of this 0.408 acres, same being the northeast corner of Lot 33, Block 5, NCB 11715, Blanco Heights Addition Subdivision (Volume 5870, Page 54);

**THENCE** along the line common to this 0.408 acres, said Cardenas Lot 33, South 84 degrees 31 minutes 10 seconds West (Bearing Basis), at a distance of 149.87 feet pass a 1/2 inch iron rod found for the northwest corner of said Lot 33 and an angle corner of said Lot 48, and continuing for a total distance of 250.00 feet to the **POINT OF BEGINNING**, and containing 0.408 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.



Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
March 27, 2016

