

ALT/NSPS TABLE A NOTES:

- ITEM 2: SUBJECT PROPERTY ADDRESS: NO ADDRESS
- ITEM 3: THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 4802900415G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.
- ZONE X (UNSHADED), DEFINED AS: " OTHERAREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
- FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
- ITEM 6(b): A ZONING REPORT WAS NOT PROVIDED.
- ACCORDING TO THE CITY OF SAN ANTONIO, TEXAS PLANNING DEPARTMENT ZONING WEBSITE APPLICATION AT <https://gis.sanantonio.gov/PDS/onestop/index.html>, THE PROPERTY AN UNZONED RIGHT-OF-WAY IN THE RD-7A RIVER DISTRICT, AIRPORT HAZARD OVERLAY DISTRICT.
- ITEM 7(a): NO BUILDINGS OBSERVED.
- ITEM 9: PARKING COUNT:
- STANDARD (PARALLEL) PARKING: Z
- ITEM 10: NO DESIGNATION WAS MADE BY THE CLIENT AS TO THE DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALL WITH RESPECT TO ADJOINING PROPERTIES.
- ITEM 11: ONLY ABOVE GROUND EVIDENCE OF UTILITIES ARE SHOWN. EVIDENCE INCLUDES FOUND VISIBLE UTILITIES AND UTILITY LOCATE MARKINGS PROVIDED BY TEXAS 811. UTILITY PLANS WERE NOT PROVIDED.
- ITEM 17: THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES BY THE CONTROLLING JURISDICTIONS. THE SURVEYOR HAS NOT BEEN MADE AWARE. NOR HAS THE SURVEYOR OBSERVED ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 18: ALL PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE SHOWN HEREON.

NOTES

- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

DEED/PLAT REFERENCE

DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

LEGEND

R.O.W. RIGHT-OF-WAY
FD. FOUND
I.R. IRON ROD
(PD) PAPE-DAWSON CAP
FOUND
SET 1/2" I.R. (PD)

SYMBOL LEGEND

FD	FIRE HYDRANT
GV	GAS VALVE
LP	LAMP POST
PS	PARKING SPACES
RP	RIPPLE RISER POLE
AS	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
SM	SANITARY SEWER MANHOLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE

LINE LEGEND

CL	CHAIN LINK FENCE
PW	POTABLE WATER
GL	GAS LINE
SL	SANITARY SEWER
UT	UNDERGROUND TELE-COMM LINE
OH	OVERHEAD UTILITY
UE	UNDERGROUND ELECTRIC

METES AND BOUNDS DESCRIPTION FOR

A 0.122 of an acre, or 5,327 square feet more or less, tract of land being a portion of Rossy Street, a variable width public right-of-way, between West Pecan Street, a variable width public right-of-way, and West Salinas Street, a variable width public right-of-way, in New City Block 132 of the City of San Antonio, Bexar County, Texas. Said 0.122 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found 1/2" iron rod at the intersection of the west right-of-way line of Rossy Street and the north right-of-way line of West Salinas Street, the southeast corner of a 1.589 acre tract conveyed to 425 N. Flores, Ltd. by deed recorded in Document No. 20210127980 of the Official Public Records of Bexar County, Texas, from which a found mag nail with washer stamped "Vickrey" at the southwest corner of said 1.589 acre tract bears N 84°16'37" W, a distance of 99.62 feet;

THENCE: N 05°47'42" W, along and with the west right-of-way line of said Rossy Street, the east line of said 1.589 acre tract, a distance of 148.80 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson", from which a found mag nail on the east line of said 1.589 acre tract, at the south end of the curve at the intersection of the west right-of-way line of said Rossy Street and the south right-of-way line of Martin Street, a variable width public right-of-way, bears N 05°47'42" W, a distance of 141.49 feet;

THENCE: S 49°14'37" E, departing the west right-of-way line of said Rossy Street, the east line of said 1.589 acre tract, over and across said Rossy Street, a distance of 58.85 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson" at the intersection of the east right-of-way line of said Rossy Street with the southwest right-of-way line of said West Pecan Street, on the west line of a 0.625 acre tract conveyed to the City of San Antonio by deed recorded in Volume 3959, Page 901 of the Official Public Records of Bexar County, Texas, and the west line of a 0.286 acre tract described in Memorandum of Real Estate Contract of Sale between the City of San Antonio and Weston Urban, LLC recorded in Volume 17370, Page 2351 of the Official Public Records of Bexar County, Texas, from which a found mag nail with washer stamped "Pape-Dawson" bears S 49°14'37" E, a distance of 27.37 feet;

THENCE: S 05°27'42" E, departing the southwest right-of-way line of said West Pecan Street, along and with the east right-of-way line of said Rossy Street, the west line of said 0.625 acre tract and said 0.286 acre tract, a distance of 116.22 feet to a found mag nail with washer stamped "Pape-Dawson" at the southwest corner of said 0.625 acre tract and said 0.286 acre tract, at the intersection of the east right-of-way line of said Rossy Street and the north right-of-way line of said West Salinas Street, from which a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson" at the southeast corner of said 0.286 acre tract, at the intersection of the north right-of-way line of said West Salinas Street with the west right-of-way line of North Flores Street, a 60-foot public right-of-way, bears S 84°36'08" E, a distance of 205.81 feet;

THENCE: N 81°30'09" W, a distance of 41.07 feet to the POINT OF BEGINNING and containing 0.122 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 9175-22 by Pape-Dawson Engineers, Inc.

TO: 425 N. FLORES, LTD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(b), 7(a), 8, 9, 10, 11(a), 13, 14, AND 17-19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2022.

DATE OF MAP OR PLAT: SEPTEMBER 1, 2022

DAVID A. CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251
DCASANOVA @ PAPE-DAWSON.COM



NO.	REVISION	DATE
1	ADDED PARKING INFORMATION	09-01-22
2	REVISED CERTIFICATION	09-27-22

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028860

ALT/NSPS LAND TITLE SURVEY

A 0.122 OF AN ACRE, OR 5,327 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF ROSSY STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, BETWEEN WEST PECAN STREET A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND WEST SALINAS STREET, A CALLED 33-FOOT PUBLIC RIGHT-OF-WAY, IN NEW CITY BLOCK 132 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JOB NO. 9175-22
DATE SEPTEMBER 1, 2022
CHECKED DAC DRAWN CRT
CIVIL JOB NO. ---
REFERENCE: 9043-21
SHEET 1 OF 1

PROJECT NAME: ROSSY STREET