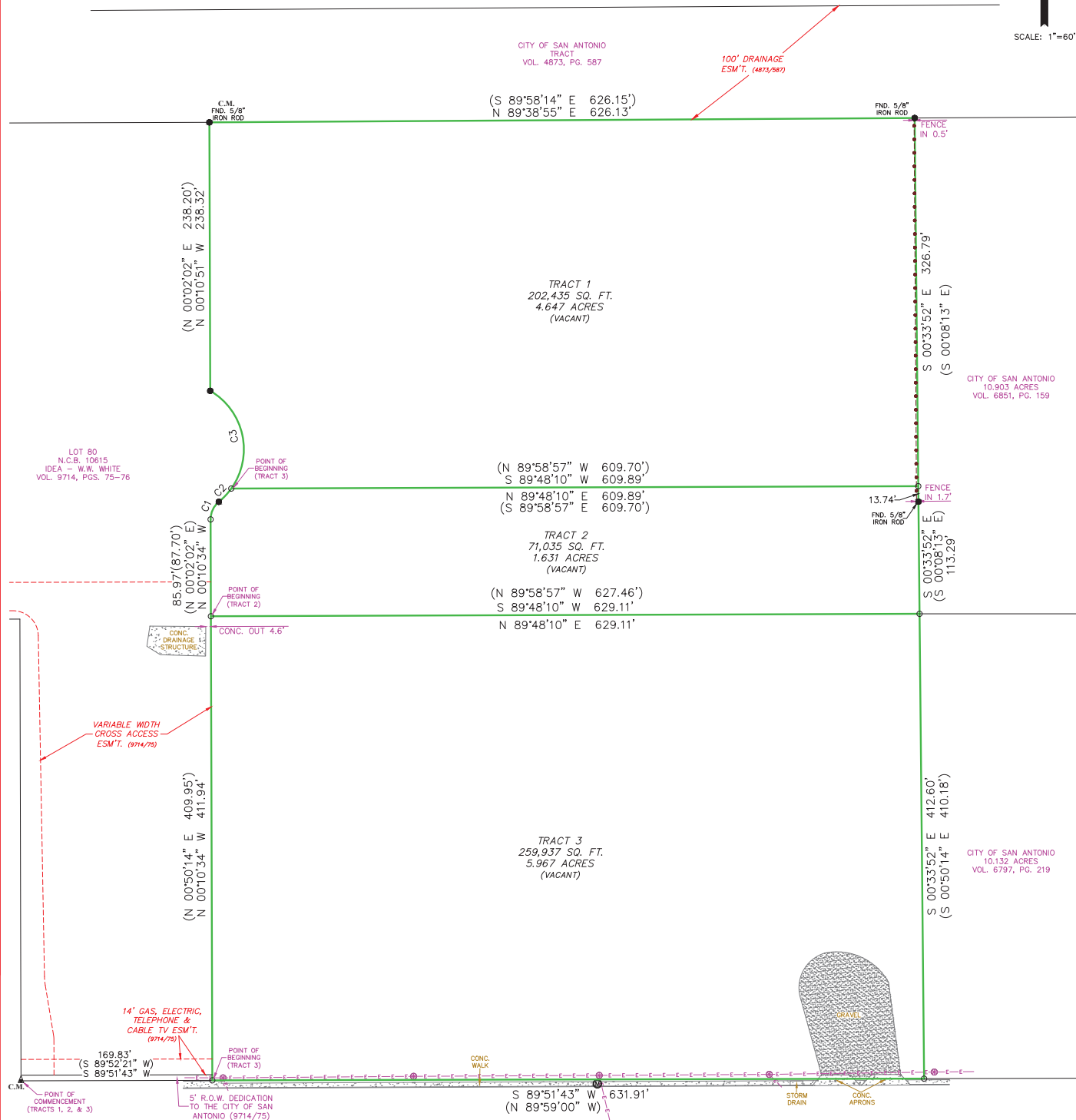


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 55022, Panel No. 55022, which is Dated 03/22/2010. By relying on that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) XA-1. 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 in FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONE, 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 <https://msc.fema.gov/portal>.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	17.81' (17.91')	17.23'	N 25°02'44" E	51°00'58"
C2	60.00'	16.22' (14.18')	16.17'	N 43°14'39" E	15°29'13"
C3	60.00'	99.83' (102.39')	88.71'	N 12°09'56" W	95°19'58"

SCALE: 1"=60'



NOTE:
THIS PROPERTY IS NOT SUBJECT TO A DRAINAGE EASEMENT RECORDED IN VOLUME 6330, PAGE 1482, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO A DRAINAGE EASEMENT RECORDED IN VOLUME 6316, PAGE 599, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, GRS.

LORD ROAD (VARIABLE WIDTH R.O.W.)

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG, UTILITY, AND TRANSFORMER EASEMENT

ACCEPTED BY: _____

FIRM REGISTRATION NO. 1011750

Westar Alamo

LAND SURVEYORS, LLC

P.O. BOX 1845 BOWEN, TEXAS 78008

PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- △ = CALCULATED POINT
 - = 1/2" W/2" ROD CAPPED NAIL
 - = FOUND 1/2" IRON ROD
 - SS = RECORD INFORMATION
 - = BUILDING SETBACK
 - ⊙ = CONTROLLING MONUMENT
 - ⊙ = POWER POLE
 - ⊙ = STORM MANHOLE
 - = MARKED CABLE FENCE
 - = OVERHEAD ELECTRIC

Property Address: 4911 LORD ROAD

Property Description:

TRACT 1, BEING 1.631 ACRES MORE OR LESS, SITUATED IN THE BEAR DRAIN SURVEY NO. 101 U.S. ABSTRACT 190, NEW CITY BLOCK 1800, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, AND BEING 1.631 ACRES TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 724, PAGE 80, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, SAID 1.631 ACRES BEING MORE OR LESS PART OF SAID TRACT AS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 2, BEING 1.631 ACRES MORE OR LESS, SITUATED IN THE BEAR DRAIN SURVEY NO. 101 U.S. ABSTRACT 190, NEW CITY BLOCK 1800, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, AND BEING 1.631 ACRES TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 724, PAGE 80, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, SAID 1.631 ACRES BEING MORE OR LESS PART OF SAID TRACT AS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 3, BEING 5.967 ACRES MORE OR LESS, SITUATED IN THE BEAR DRAIN SURVEY NO. 101 U.S. ABSTRACT 190, NEW CITY BLOCK 1800, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, AND BEING 5.967 ACRES TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 724, PAGE 80, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, SAID 5.967 ACRES BEING MORE OR LESS PART OF SAID TRACT AS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

OWNER: CITY OF SAN ANTONIO



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

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

METES AND BOUNDS

Tract 1

Being 4.647 acres more or less, situated in the Julian Diaz Survey No. 133 1/2, Abstract 190, New City Block 10615, City of San Antonio, Bexar County, Texas, and being that same tract of land described in Warranty Deed recorded in Volume 7214, Page 830, Official Public Records of Bexar County, Texas; said 4.647 acres being more particularly described by metes and bounds as follows:

COMMENCING at a mag nail found for the southeast corner of the Robert R. Gomez 0.991 acres (Volume 10105, Page 1858), same being the lower southwest corner of Lot 80, New City Block 10615, Idea – W.W. White (Volume 9714, Page 75) and on the North Right-of-Way of Lord Road;

THENCE along the North Right-of-Way of said Lord Road, North 89 degrees 51 minutes 43 seconds East (called North 89 degrees 52 minutes 21 seconds East), a distance of 169.83 feet to a 1/2 inch iron rod capped “WALS” set for the southwest corner of a 5.967 acres tract surveyed this same day as “Tract 3”, same being the southeast corner of said Lot 80;

THENCE along the line common to said Tract 3 and said Lot 80, North 00 degrees 10 minutes 34 seconds West (called North 00 degrees 50 minutes 14 seconds East), at a distance of 411.94 feet (called 409.95 feet) pass a 1/2 inch iron rod capped “WALS” set for the northwest corner of said Tract 3, same being the southwest corner of 1.631 acres tract surveyed this same day as “Tract 2”, and in all a total distance of 497.91 feet to a 1/2 inch iron rod capped “WALS” set for a point of a curvature to the right;

THENCE along the lines common to said Tract 2 and said Lot 80 the following courses and distances:

Along said curve to the right with a radius of 20.00 feet, an arc length of 17.81 feet (called 17.91 feet), a chord length of 17.23 feet, a chord bearing of North 25 degrees 02 minutes 44 seconds East, and a delta angle of 51 degrees 00 minutes 58 seconds to a 1/2 inch iron rod found for a point of reverse curvature to the left;

Along said reverse curve to the left with a radius of 60.00 feet, an arc length of 16.22 feet (called 14.18 feet), a chord length of 16.17 feet, a chord bearing of North 43 degrees 14 minutes 39 seconds East, and a delta angle of 15 degrees 29 minutes 13 seconds to a 1/2 inch iron rod capped “WALS” set for the lower southwest corner of this 4.647 acres, same being the northwest corner of said Tract 2 and the **POINT OF BEGINNING**;

THENCE along the lines common to this 4.647 acres and said Lot 80 the following courses and distances:

Continuing along said reverse curve with a radius of 60.00 feet, an arc length of 99.83 feet (called 102.39 feet), a chord length of 88.71 feet, a chord bearing of North 12 degrees 09 minutes 56 seconds West, and a delta angle of 95 degrees 19 minutes 58 seconds to a 1/2 inch iron rod found for the upper southwest corner and a point of tangency for this 4.647 acres;

North 00 degrees 10 minutes 51 seconds West (called North 00 degrees 02 minutes 02 seconds East), a distance of 238.32 feet (called 238.20 feet) to a 5/8 inch iron rod found for the northwest corner of this 4.647 acres, same being the northeast corner of said Lot 80 and on the South line of the City of San Antonio, tract (Volume 4873, Page 587);

THENCE along the line common to this 4.647 acres and said San Antonio tract, North 89 degrees 38 minutes 55 seconds East (called South 89 degrees 58 minutes 14 seconds East), a distance of 626.13 feet (called 626.15 feet) to a 5/8 inch iron rod found for the northeast corner of this 4.647 acres, same being the northwest corner of the City of San Antonio, 10.903 acres (Volume 6851, Page 159);

THENCE along the line common to this 4.647 acres and said San Antonio 10.903 acres, South 00 degrees 33 minutes 52 seconds East (called South 00 degrees 08 minutes 13 seconds East), a distance of 326.79 feet to a 1/2 inch iron rod capped “WALS” set for the southeast corner of this 4.647 acres, same being the northeast corner of said Tract 2;

THENCE along the line common to this 4.647 acres and said Tract 2, South 89 degrees 48 minutes 10 seconds West (called North 89 degrees 58 minutes 57 seconds West), a distance of 609.89 feet (called 609.70 feet) to the **POINT OF BEGINNING**, and containing 4.647 acres of land, more or less.

Tract 2

Being 1.631 acres more or less, situated in the Julian Diaz Survey No. 133 1/2, Abstract 190, New City Block 10615, City of San Antonio, Bexar County, Texas, and being that same tract described in Warranty Deed recorded in Volume 7214, Page 826, Official Public Records of Bexar County, Texas; said 1.631 acres being more particularly described by metes and bounds as follows:

COMMENCING at a mag nail found for the southeast corner of the Robert R. Gomez 0.991 acres (Volume 10105, Page 1858), same being the lower southwest corner of Lot 80, New City Block 10615, Idea – W.W. White (Volume 9714, Page 75) and on the North Right-of-Way of Lord Road;

THENCE along the North Right-of-Way of said Lord Road, North 89 degrees 51 minutes 43 seconds East (called North 89 degrees 52 minutes 21 seconds East), a distance of 169.83 feet to a 1/2 inch iron rod capped “WALS” set for the southwest corner of 5.967 acres tract surveyed this same day as “Tract 3”, same being the southeast corner of said Lot 80;

THENCE along the line common to said Tract 3 and said Lot 80, North 00 degrees 10 minutes 34 seconds West (called North 00 degrees 50 minutes 14 seconds East), a distance of 411.94 feet (called 409.95 feet) to a 1/2 inch iron rod capped “WALS” set for the southwest corner of this 1.631 acres, same being the northwest corner of said Tract 3 and the **POINT OF BEGINNING**;

THENCE along the lines common to this 1.631 acres and said Lot 80 the following courses and distances:

North 00 degrees 10 minutes 34 seconds West (called North 00 degrees 02 minutes 02 seconds East), a distance of 85.97 feet (called 87.70 feet) to a 1/2 inch iron rod capped “WALS” set for an exterior corner of this 1.631 acres, same being the beginning of a curve to the right;

Along said curve to the right with a radius of 20.00 feet, an arc length of 17.81 feet (called 17.91 feet), a chord length of 17.23 feet, a chord bearing of North 25 degrees 02 minutes 44 seconds East, and a delta angle of 51 degrees 00 minutes 58 seconds to a 1/2 inch iron rod found for an exterior corner of this 1.631 acres, same being a point of reverse curvature to the left;

Along said reverse curve with a radius of 60.00 feet, an arc length of 16.22 feet (called 14.18 feet), a chord length of 16.17 feet, a chord bearing of North 43 degrees 14 minutes 39 seconds East, and a delta angle of 15 degrees 29 minutes 13 seconds to a 1/2 inch iron rod capped “WALS” set for the northwest corner of this 1.631 acres, same being the southwest corner of a 4.647 acres tract surveyed this same day as “Tract 1”;

THENCE along the line common to this 1.631 acres and said Tract 1., North 89 degrees 48 minutes 10 seconds East (called South 89 degrees 58 minutes 57 seconds East), a distance of 609.89 feet (called 609.70 feet) to a 1/2 inch iron rod capped “WALS” set for the northeast corner of this 1.631 acres, same being the southeast corner of said Tract 1 and on the West line of the City of San Antonio 10.903 acres (Volume 6851, Page 159);

THENCE along the line common to this 1.631 acres and said City of San Antonio 10.903 acres, South 00 degrees 33 minutes 52 seconds East (called South 00 degrees 08 minutes 13 seconds East), at a distance of 13.74 feet pass a 5/8 inch iron rod found, and in all a total distance of 113.29 feet to a 1/2 inch iron rod capped “WALS” set for the southeast corner of this 1.631 acres, same being the southwest corner of said City of San Antonio 10.903 acres and the northwest corner of the City of San Antonio 10.132 acres (Volume 6797, Page 219), same also being the northeast corner of said Tract 3;

THENCE along the line common to this 1.631 acres and said Tract 3, South 89 degrees 48 minutes 10 seconds West (called North 89 degrees 58 minutes 57 seconds West), a distance of 629.11 feet (called 627.46 feet) to the **POINT OF BEGINNING**, and containing 1.631 acres of land, more or less.

Tract 3

Being 5.967 acres more or less, situated in the Julian Diaz Survey No. 133 1/2, Abstract 190, New City Block 10615, City of San Antonio, Bexar County, Texas, and being all of that 7.564 acres described in Warranty Deed recorded in Volume 5031, Page 486, Official Public Records of Bexar County, Texas, **SAVE AND EXCEPT** a called 1.629 acres described in a Warranty Deed recorded in Volume 7214, Page 822, Official Public Records of Bexar County, Texas; said 5.967 acres being more particularly described by metes and bounds as follows:

COMMENCING at a mag nail found for the southeast corner of the Robert R. Gomez 0.991 acres (Volume 10105, Page 1858), same being the lower southwest corner of Lot 80, New City Block 10615, Idea – W.W. White (Volume 9714, Page 75) and on the North Right-of-Way of Lord Road;

THENCE along the North Right-of-Way of said Lord Road, North 89 degrees 51 minutes 43 seconds East (called North 89 degrees 52 minutes 21 seconds East), a distance of 169.83 feet to a 1/2 inch iron rod capped “WALS” set for the southwest corner of this 5.967 acres, same being the southeast corner of said Lot 80 and the **POINT OF BEGINNING**;

THENCE along the line common to this 5.967 acres and said Lot 80, North 00 degrees 10 minutes 34 seconds West (called North 00 degrees 50 minutes 14 seconds East), a distance of 411.94 feet (called 409.95 feet) to a 1/2 inch iron rod capped “WALS” set for the northwest corner of this 5.967 acres, same being the southwest corner of 1.631 acres tract surveyed this same day as “Tract 2”;

THENCE along the line common to this 5.967 acres and said Tract 2, North 89 degrees 48 minutes 10 seconds East (called East), a distance of 629.11 feet to a 1/2 inch iron rod capped “WALS” set for the northeast corner of this 5.967 acres, same being the southeast corner of said Tract 2 and the southwest corner of the City of San Antonio 10.903 acres (Volume 6851, Page 159), same also being the northwest corner of the City of San Antonio 10.132 acres (Volume 6797, Page 219);

THENCE along the line common to this 5.967 acres and said San Antonio 10.132 acres, South 00 degrees 33 minutes 52 seconds East (called South 00 degrees 50 minutes 14 seconds East), a distance of 412.60 feet (called 410.18 feet) to a 1/2 inch iron rod capped “WALS” set for the southeast corner of this 5.967 acres, same being the southwest corner of said San Antonio 10.132 acres and on the North Right-of-Way of said Lord Road;

THENCE along the North Right-of-Way of said Lord Road, South 89 degrees 51 minutes 43 seconds West (called North 89 degrees 59 minutes 00 seconds West), a distance of 631.91 feet to the **POINT OF BEGINNING**, and containing 5.967 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 herein 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 20, 2023

