

00004

Z2016009

83.51' 20" =

SAVE AND EXCEPT  
STATE OF TEXAS  
0.022 ACRE  
VOL. 3965, PG. 668

SCALE: 1"=30'

**Santos**  
owner, acknowledge  
plan submitted  
case of rezoning  
is in accordance  
applicable provisions  
Development code.  
I understand that  
approval  
in conjunction  
LOT 3

**POINT OF BEGINNING**  
FENCE OUT 1.6'  
FENCE OUT 1.1'  
FENCE OUT 0.9'  
CONC. COLUMN FOR HWY SIGN  
CONC.  
S 04°12'36" W 104.43'  
10 ft. front setback

**ALLEY**  
Fence along south property line - 6 ft. wood privacy or wrought iron  
N 83°51'20" W 50.10' (50')  
N 83°51'20" W 50.00'

**SUBJECT TRACT**  
7049 SQ. FT.  
0.162 ACRES  
1,600 sq. ft. office  
FENCE IN 0.9'  
FENCE IN 0.4'

**JOE L CASAS**  
MARY O. CASAS  
0.0076 ACR  
VOL. 3502, PG

**10 ft. front setback**  
Fence along East 6 ft. wood or wrought iron  
METAL OVERHEAD HIGHWAY SIGN  
IH 10

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

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: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON RECORD DEED RECORDED BELOW.

FLOOD ZONE INTERPRETATION: 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, BE THE SUBJECT OF THIS SURVEY, appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0365 G, which is Dated 09-29-2010. By reciting 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:**

1406 W FRENCH PLACE (FRENCH PER PLAT)

**Property Description:**

Being 0.102 acres of land, more or less, being all of Lot 2, Block 5, NCB 1997, City of San Antonio, Bexar County, Texas SAVE AND EXCEPT that portion conveyed to The State of Texas described in Deed Recorded in Volume 3965, Page 668 of the Real Property Records of Bexar County, Texas: said 0.162 acres being more particularly described by metes and bounds attached hereto.

**Owner:**  
*T.B.D.*

FIRM REGISTRATION NO.  
10111700

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
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JOB NO.	62047
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**TITLE COMPANY: FIR:**

TITLE DATE: 10-27-2014

Registered Professional Land Surveyor  
Texas Registration No. 5095

## LEGEND

○	1/2" IRON ROD TO BE SET
●	FND 1/2" IRON ROD
( )	RECORD INFORMATION
B.S.	BUILDING SETBACK
C.M.	CONTROLLING MONUMENT
⊙	POWER POLE
—E—	OVERHEAD ELECTRIC
—W—	WIRE FENCE
—X—	WOOD FENCE



MARK G. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an accurate survey made on the ground under my personal 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 G. Ewald