



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, GRID.

SCALE: 1"=20'

NEER AVE.
(50' R.O.W.)

(N 00°20'00" E 55.00')
(N 00°23'57" W 54.97')

W. HERMOSA DRIVE
(45' R.O.W.)

(S 89°36'00" E 50')
(N 89°37'38" E 50.07')

50.07' (50') 49.92' (50')
(S 89°36'00" E) (S 89°36'00" E)
(N 89°37'38" E) (N 89°37'38" E)

C.M.

POINT OF
BEGINNING

SUBJECT TRACT
3,883 SQ. FT.
0.089 ACRES
(VACANT)

CONC. WALL
CONC. DRIVE

100.14'
(S 00°23'57" E 100.14')
(S 00°20'00" W)

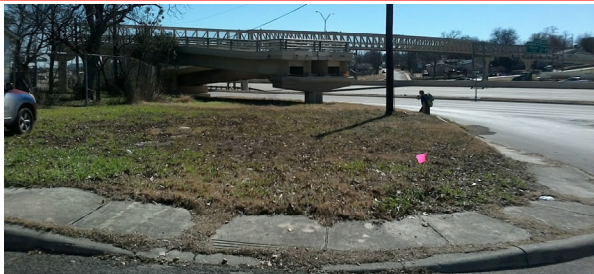
KATHRYN FELTER TRACT
VOL. 14164, PG. 127

McDERMOTT FREEWAY (IH-10)
(N 48°19'39" W 67.45')
(N 47°33'17" W 67.40')

0.0228 ACRE WATER &
SEWER ESM'T. (10316/47)

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.

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. 0382H, which is Dated 06/19/2020. 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 <https://msc.fema.gov/portal>.



Property Address:
1538 W. HERMOSA DRIVE
Property Description:

Being 0.089 acres of land, more or less, out of Lot 1, Block 113, New City Block 7089, Los Angeles Heights Addition, situated in the city of San Antonio, according to the plat thereof recorded in Volume 105, Page 284, Bexar County, Texas, **SAVE AND EXCEPT** that certain portion of land purchased by the Texas Highway Department of Transportation for controlled highway access (Deed of record not found); said 0.089 acres being more particularly described by metes and bounds as follows:

Owner:
T.B.D.

I, RUDOLF J. PATA, JR., 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.

RJA

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388

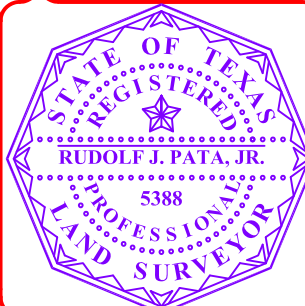
FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
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
⊗ = POWER POLE
—E— = OVERHEAD ELECTRIC
—00— = CHAIN LINK FENCE



DWG:FO RVD:RJP

G.F. NO. N/A

JOB NO. 112556

TITLE COMPANY: N/A

DATE: 02/09/2022