

At date of this survey, the property is in FEMA designated ZONE X.
Area of minimal flood hazard, as verified by FEMA Map Panel No. 48029C 0403 H, effective date of JUNE 19, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA Map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

X

X

I, ROBERT W. JOHNSTON, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to KEY TITLE GROUP-ALAMO HEIGHTS
and -----

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: SOUTHTOWN PIGGYBANK, LLC
 Address: 204 E. ASHBY PL. GF No. KTGAHSA-22-1678
 Effective Date: July 11, 2022, Issued Date: July 21, 2022

Legal Description of the Land: Lot 8, Block 3, NEW CITY BLOCK 1726, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 368, Page 38, Deed and Plat Records of Bexar County, Texas.


SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 368, PAGE 38, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572 - 1995
WEB: WWW.AMERISURVEYORS.COM











ROBERT W. JOHNSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5579

LINE	BEARING	DISTANCE
L1	---	50.6'
L2	N 89°46'53" E	51.31'
L3	---	50.6'
L4	S 89°46'53" W	51.31'

The site plan for Lot 8, Block N.C.B. 172, shows a rectangular lot with a total area of 155.80' (F.M.) by 155.80' (F.M.). The lot is bounded by Lot 7 to the west, Lot 9 to the east, and a 14' alley to the south. The main building is a two-story structure with 2904 SF of siding, used for professional office, retail, and residential purposes. It features a covered porch and a gravel driveway. A future parking area of approximately 1,000 sq/ft is located south of the main building. An accessory dwelling unit of approximately 1,000 SF is situated at the south end of the lot, adjacent to the 14' alley. The plan also shows various setbacks, including a 5' minimum setback for the accessory unit and a 1.5' setback for the main building. The lot is bordered by a wood fence on the west and a chainlink fence on the east. The plan includes dimensions for the building, parking area, and setbacks, as well as a north arrow and a scale bar.

These standard symbols will be found in the drawing.

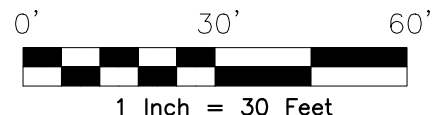
- | | |
|---|------------------|
|  | BOUNDARY LINE |
|  | CHAINLINK FENCE |
|  | WOOD FENCE |
|  | SET IRON ROD |
|  | CALCULATED POINT |
|  | FOUND IRON ROD |
|  | ELECTRIC METER |
| (PLAT) | RECORDED ON PLAT |
| (F.M.) | FIELD MEASURED |

To: "IDZ-1 AHOD" Limited Intensity Infill
Development Zone Airport Hazard Overlay District
with Uses Permitted in "MF-18" Low Density Multi-
Family District and "NC" Neighborhood Commercial
District"

*EAST COURTLAND PLACE (IDZ)
(VOL. 9690, PG. 68)
LOT 20, BLOCK 3
N.C.B. 1726*



GRAPHIC SCALE



FINAL "AS-BUILT" SURVEY

JOB NO.:	2207090837	NO.	REVISION	DATE
DATE:	07/25/22			
DRAWN BY:	JD/HD			
APPROVED BY:	RWJ			

