

NOTE:
BEARING BASIS (S 04°05'55" E 274.29') BEING THE
THEORETICAL LINE BETWEEN FOUND IRON RODS LOCATED
AT THE NORTH CORNER OF THIS TRACT AND AT THE
EAST CORNER OF THE ROBIN RAKESTRAW 0.172 ACRES
AS SHOWN HEREON.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS,
EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY)
AS FOLLOWS: VOLUME 2611, PAGE 3030, VOLUME 2671,
PAGE 154 OF THE DEED RECORDS OF BEXAR COUNTY,
TEXAS.

BANK ONE TEXAS
NATIONAL ASSOCIATION
1.402 ACRES
VOL. 5131, PG. 968

1/2 INCH IRON
ROD FOUND BEARS
S 40°20'56" W 5.70'

SUBJECT TRACT
21,759 SQ. FT.
0.500 ACRES

ONE STORY
STONE, BRICK
STUCCO & METAL

SIGN ESM'T.
(3883/1653)

STATE OF TEXAS
0.078 ACRES
VOL. 9731, PG. 583

GEN. MC MULLEN DR.
(70' R.O.W.)

SCALE: 1"=40'

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT/DEED INDICATED BELOW.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11389.66'	105.10'	105.10'	S 49°19'40" E	00°31'43"
		(105.11')	(105.11')	(S 49°27'15" E)	(00°31'44")
C2	55.00'	76.21'	70.26'	S 09°21'56" E	79°23'38"
				(S 09°29'43" E)	(79°23'20")
C3	633.97'	34.71'	34.71'	S 28°59'46" W	03°08'14"
		(34.72')		(S 28°51'59" W)	

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. 385G, which is Dated 09/29/2010. 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 <http://www.fema.gov/index.shtml>.



Property Address:
703 BANDERA ROAD
Property Description:

Being 0.500 acres of land, more or less, out of Lot 11, Block 45, New City Block 9605, University Park Unit 5 as recorded in Volume 2575, Page 58, Deed and Plat Records, Bexar County, Texas, consisting of a 0.292 acre tract recorded in Volume 14405, Page 235, a 0.290 acre tract recorded in Volume 13957, Page 1434, and a 0.270 acre tract recorded in Volume 14405, Page 242, Real Property Records, Bexar County Texas, SAVE AND EXCEPT that 0.078 acres conveyed to the State of Texas recorded in Volume 9731, Page 583, Real Property Records, Bexar County, Texas, said 0.500 acres being more particularly described by metes and bounds attached hereto.

Owner:
ALEJANDRO TOLENTINO AND/OR ASSIGNS

FIRM REGISTRATION NO.
10111700

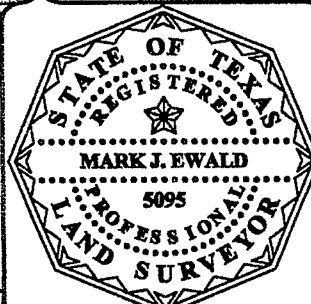
**Westar
Alamo**

LAND SURVEYORS, LLC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND
- 1/2" IRON ROD TO BE SET
 - FND 1/2" IRON ROD
 - CALCULATED POINT
 - RECORD INFORMATION
 - B.S. BUILDING SETBACK
 - C.M. CONTROLLING MONUMENT
 - POWER POLE
 - TRAFFIC SIGNAL
 - WATER METER
 - SEWER MANHOLE
 - METAL POSTS
 - CHAIN LINK FENCE
 - WROUGHT IRON FENCE
 - OVERHEAD ELECTRIC

DRAWN BY: AMS



I, MARK J. EWALD, 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.

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

G.F. NO. 19073NC

JOB NO. 61798

TITLE COMPANY: TRINITY TITLE

DATE: 10/08/2014

METES AND BOUNDS

Being 0.500 acres of land, more or less, out of Lot 11, Block 45, New City Block 9605, University Park Unit 5 as recorded in Volume 2575, Page 58, Deed and Plat Records, Bexar County, Texas, consisting of a 0.292 acre tract recorded in Volume 14405, Page 235, a 0.290 acre tract recorded in Volume 13957, Page 1434, and a 0.270 acre tract recorded in Volume 14405, Page 242, Real Property Records, Bexar County Texas, SAVE AND EXCEPT that 0.078 acres conveyed to the State of Texas recorded in Volume 9731, Page 583, Real Property Records, Bexar County, Texas, said 0.500 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for the North corner of this 0.500 acres, same being the lower northwest corner of said 0.078 acre Save and Except and an easterly corner of the Bank One Texas National Association 1.402 acres (Volume 5131, Page 968), same also being the **POINT OF BEGINNING**;

THENCE along the lines common to this 0.500 acres and said 0.078 acres the following courses and distances:

Along a curve to the right having a radius of 11389.66 feet, an arc length of 105.10 feet (called 105.11 feet), a chord length of 105.10 feet (called 105.11 feet), a chord bearing of South 49 degrees 19 minutes 40 seconds East (called South 49 degrees 27 minutes 15 seconds East), and a delta angle of 00 degrees 31 minutes 43 seconds (called 00 degrees 31 minutes 44 seconds) to a point for the point of tangency of this curve and the point of curvature for a second curve to the right;

Along said curve to the right having a radius of 55.00 feet, an arc length of 76.21 feet, a chord length of 70.26 feet, a chord bearing of South 09 degrees 21 minutes 56 seconds East (called South 09 degrees 29 minutes 43 seconds East), and a delta angle of 79 degrees 23 minutes 38 seconds (called 79 degrees 23 minutes 20 seconds) to a point for the point of tangency;

South 30 seconds 19 minutes 44 seconds West (called South 30 degrees 11 minutes 57 seconds West), a distance of 57.36 feet to a point for the point of curvature of a curve to the left;

Along said curve to the left having a radius of 633.97 feet, an arc length of 34.71 feet (called 34.72 feet), a chord length of 34.71, a chord bearing of South 28 degrees 59 minutes 46 seconds West (called South 28 degrees 51 minutes 59 seconds West), and a delta angle of 03 degrees 08 minutes 14 seconds to a 1/2 inch iron rod set for the South corner of this 0.500 acres, same being the upper South corner of said 0.078 acres and the upper southeast corner of said Bank 1.402 acres;

THENCE along the lines common to this 0.500 acres and said Bank 1.402 acres the following courses and distances:

North 49 degrees 07 minutes 30 seconds West, a distance of 177.93 feet to a 1/2 inch iron rod set for the West corner of this 0.500 acres, from which a 1/2 inch iron rod found bears South 40 degrees 20 minutes 56 seconds West, 5.70 feet, said set iron rod also being an interior corner of said Bank 1.402 acres;

North 41 degrees 22 minutes 30 seconds East, a distance of 134.93 feet to the **POINT OF BEGINNING**, and containing 0.500 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.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
October 8, 2014

