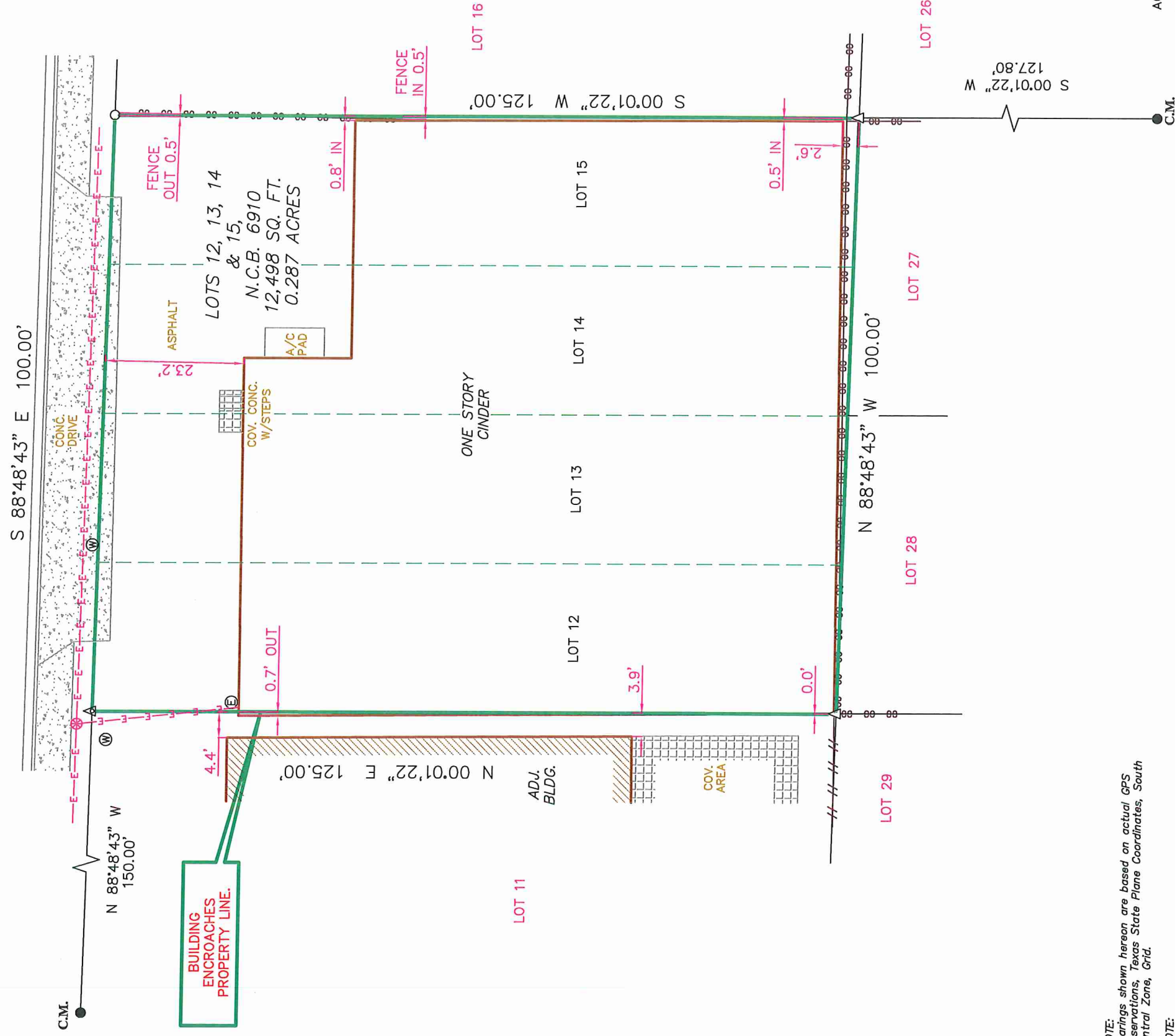




E. HOUSTON STREET (55.6' R.O.W.)

SCALE: 1"=20'



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

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 980, PG. 105, DEED AND PLAT RECORDS, AND VOL. 1751, PG. 146, DEED RECORDS OF BEXAR COUNTY, TEXAS.



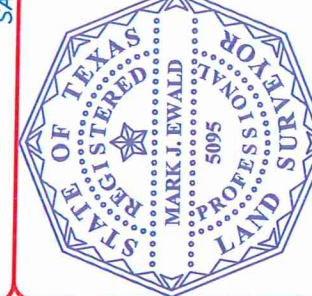
FIRM REGISTRATION NO.
10111700

Westar Alamo

LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- △ = CALCULATED POINT
 - = FND. 1/2" IRON ROD
 - = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊙ = WATER METER
 - ⊕ = POWER POLE
 - ⊖ = OVERHEAD ELECTRIC
 - ⊗ = ELECTRIC METER
 - ⊙ = SET MAG NAIL W/ WASHER
 - ⊙ = SET 1/2" IRON ROD CAPPED WALL
 - ⊙ = WOOD FENCE
 - ⊙ = CHAIN LINK FENCE
- DWG: JW RVD: CC
JOB NO. 113866

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. 0415G, 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 surveyor 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://www.fema.gov/portal>



Owner:
SAB VENTURES, LLC

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

Property Address:
2930 E. HOUSTON STREET

Property Description:
LOTS 12, 13, 14, AND 15, NEW CITY BLOCK 6910, HOUSTON HEIGHTS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 980, PAGE 105, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

G.F. NO. 2729963-SA68

TITLE COMPANY: FIRST AMERICAN

DATE: 04-19-2022