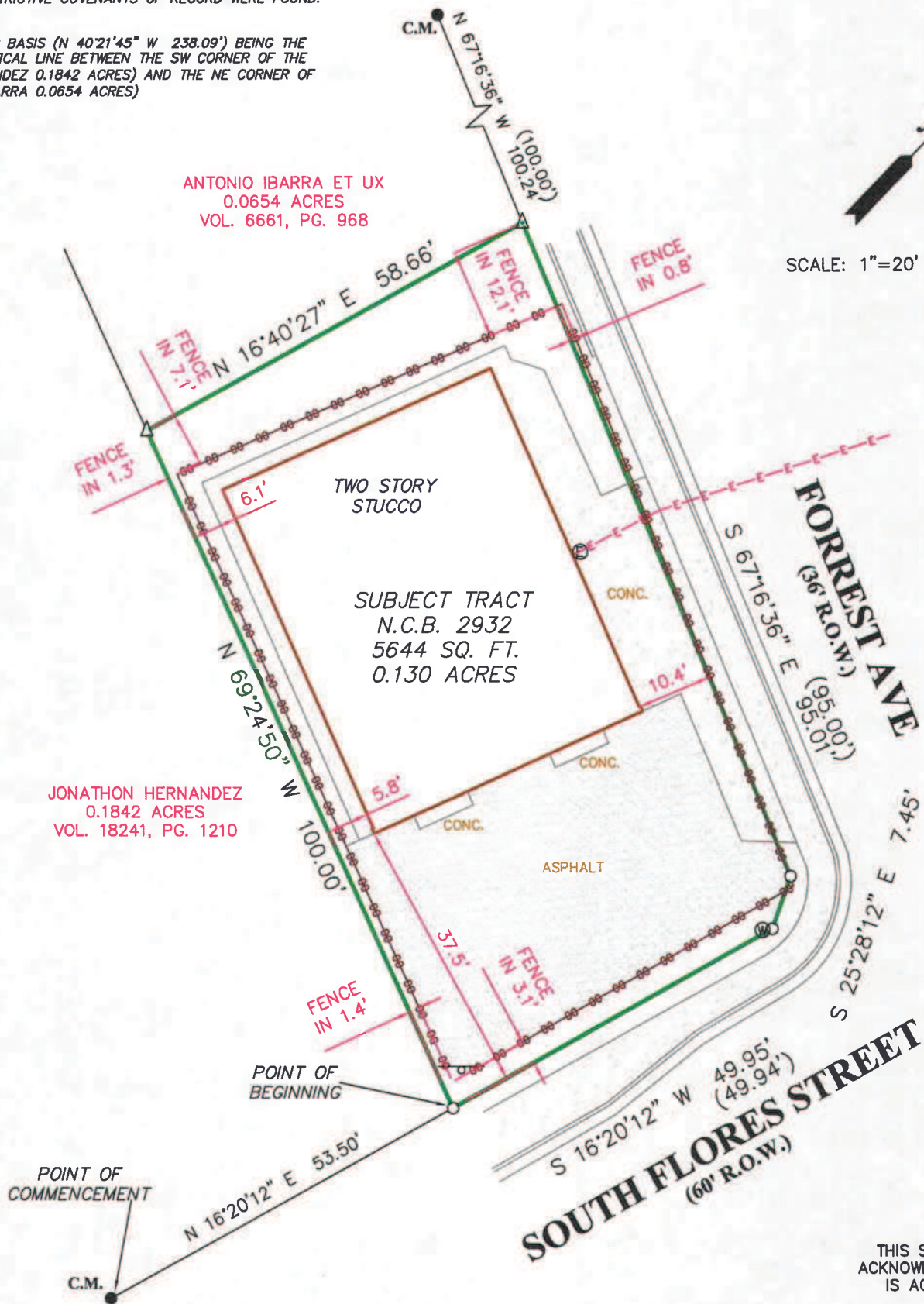


NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
BEARING BASIS (N 40°21'45" W 238.09') BEING THE THEORETICAL LINE BETWEEN THE SW CORNER OF THE (HERNANDEZ 0.1842 ACRES) AND THE NE CORNER OF THE (IBARRA 0.0654 ACRES)

ANTONIO IBARRA ET UX
0.0654 ACRES
VOL. 6661, PG. 968

JONATHAN HERNANDEZ
0.1842 ACRES
VOL. 18241, PG. 1210



THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

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

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. 0395 G, 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 <https://mac.fema.gov/portal>.



Property Address:
2219 S. FLORES STREET

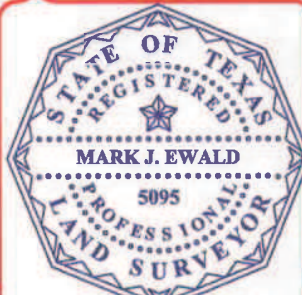
Property Description:
Being 0.130 acres of land, more or less, consisting of the East 100 feet out of Lot 1, Block 2, New City Block 2932, Mockert's Subdivision, SAVE AND EXCEPT a 12.43 Square foot parcel of land recorded in Volume 9819, Page 1946, and being that same property recorded in Volume 10424, Page 1055, both of the Official Public Records of Bexar County, Texas, said 0.130 acres being more particularly described by metes and bounds attached hereto.

Owner:
MJ HOLDINGS LLC.

FIRM REGISTRATION NO.
10111700

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
 - o—o— = CHAIN LINK FENCE
 - E—E— = OVERHEAD ELECTRIC
 - ⊙ = POWER POLE
 - ⊙ = SIGN
 - ⊙ = WATER METER
 - ⊙ = ELECTRIC METER
 - = SET 1/2" IRON ROD



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

METES AND BOUNDS

Being 0.130 acres of land, more or less, consisting of the East 100 feet out of Lot 1, Block 2, New City Block 2932, Mockert's Subdivision, **SAVE AND EXCEPT** a 12.43 Square foot parcel of land recorded in Volume 9819, Page 1946, and being that same property recorded in Volume 10424, Page 1055, both of the Official Public Records of Bexar County, Texas, said 0.130 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southwest corner of the Jonathon Hernandez 0.1842 acres (Volume 18241, Page 1210), same being on the Northwest Right-of-Way line of South Flores Street;

THENCE along the northwest Right-of-Way of said South Flores Street, North 16 degrees 20 minutes 12 seconds East, a distance of 43.50 feet to a 1/2 inch iron rod set for the southwest corner for this 0.130 acres, same being the southeast corner of said Hernandez 0.1842 acres, and the **POINT OF BEGINNING**;

THENCE along the line common to this 0.130 acres and said Hernandez 0.1842 acres, North 69 degrees 24 minutes 50 seconds West, a distance of 100.00 feet to a point for the northwest corner of this 0.130 acres, same being the southwest corner of the Antonio Ibararra 0.0654 acres (Volume 6661, Page 959);

THENCE along the line common to this 0.130 acres and the said Ibarra 0.0654 acres, North 16 degrees 40 minutes 27 seconds East, a distance of 58.66 feet to a point for the northwest corner of this 0.130 acres same being the southeast corner of the said Ibarra 0.0654 acres, and on the South Right-of-Way line of Forrest Avenue;

THENCE along the northwest Right-of-Way line of Forrest Ave, South 67 degrees 16 minutes 36 seconds East, a distance of 95.01 feet (called 95.00 feet) to a 1/2 inch iron set for the upper southeast corner of this 0.130 acres, same being at the intersection of said Forrest Avenue, and said South Flores Street;

THENCE along the northwest Right-of-Way line of South Flores Street, South 25 degrees 28 minutes 12 seconds East, a distance of 7.45 feet to a 1/2 inch iron rod set for the lower southeast corner of this 0.130 acres;

THENCE continuing along the northwest Right-of-Way of said South Flores Street, South 16 degrees 20 minutes 12 seconds West, a distance of 49.05 feet (called 49.94 feet) to the **POINT OF BEGINNING**, and containing 0.130 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
September 9, 2019

