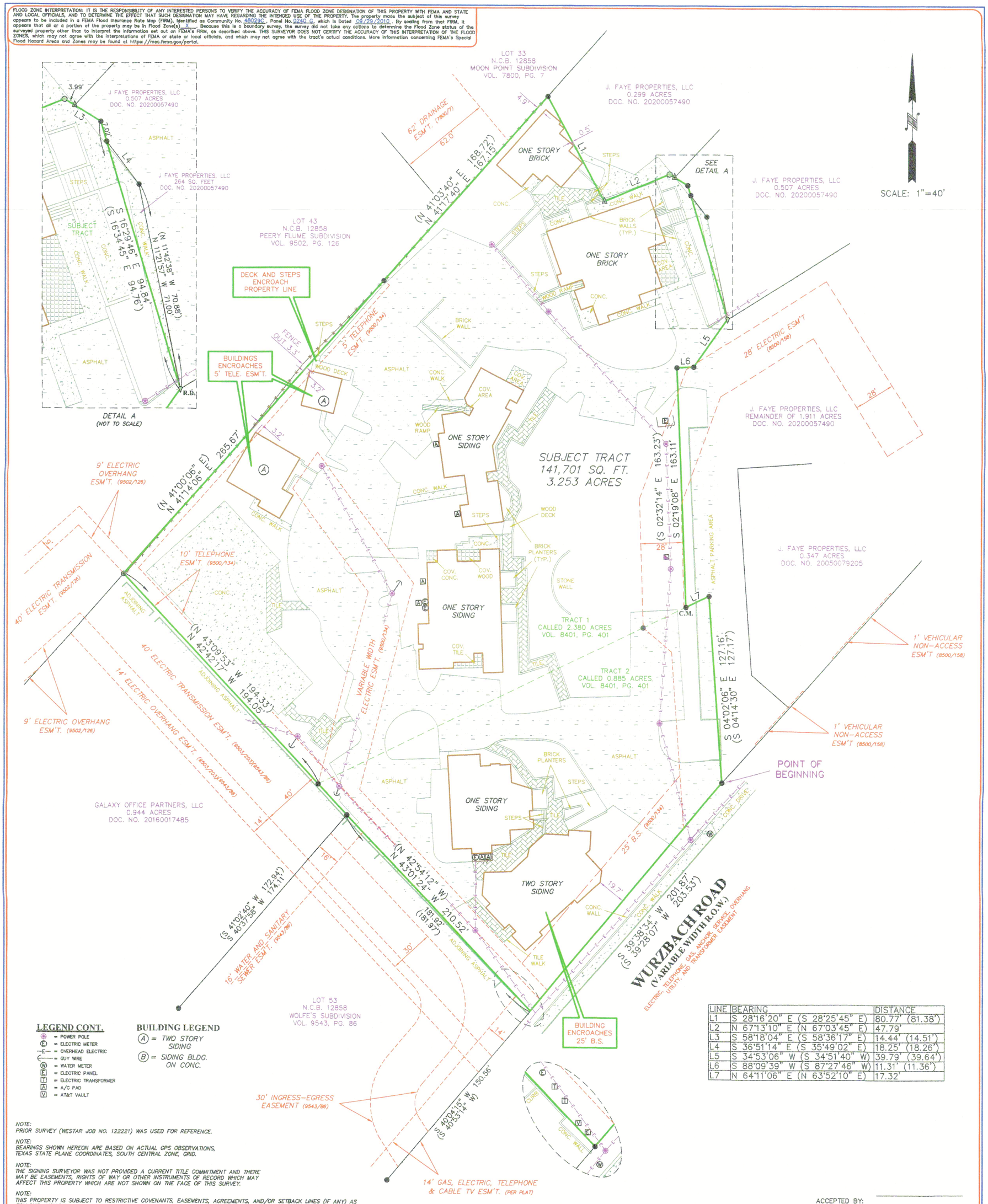
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480296C, Panel No.0240 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://msc.fema.gov/portal.



LINE	BEARING	DISTANCE
L1	S 28°16'20" E (S 28°25'45" E)	80.77' (81.38')
L2	N 67°13'10" E (N 67°03'45" E)	47.79'
L3	S 58°18'04" E (S 58°36'17" E)	14.44' (14.51')
L4	S 36°51'14" E (S 35°49'02" E)	18.25' (18.26')
L5	S 34°53'06" W (S 34°51'40" W)	39.79' (39.64')
L6	S 88°09'39" W (S 87°27'46" W)	11.31' (11.36')
L7	N 64°11'06" E (N 63°52'10" E)	17.32'

LEGEND CONT.

- = POWER POLE
- = ELECTRIC METER
- = OVERHEAD ELECTRIC
- = GUY WIRE
- = WATER METER
- = ELECTRIC PANEL
- = ELECTRIC TRANSFORMER
- = A/C PAD
- = AT&T VAULT

BUILDING LEGEND

(A) = TWO STORY SIDING

(B) = SIDING BLDG. ON CONC.

NOTE:
PRIOR SURVEY (WESTAR JOB NO. 122221) WAS USED FOR REFERENCE.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

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.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 8500, PAGE 158, AND VOLUME 9500, PAGE 134, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

ACCEPTED BY: _____

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

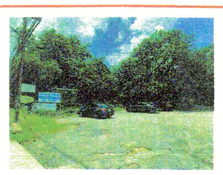
- = FOUND MAG NAIL
- = FOUND 1" IRON PIPE
- = FOUND 1/2" IRON ROD
- = FOUND RAIL ROAD SPIKE
- = FOUND DRILLHOLE
- ( ) = RECORD INFORMATION
- C.M. = CONTROLLING MONUMENT
- R.D. = RECORD DIGNITY MONUMENT
- B.S. = BUILDING SETBACK
- = TELEPHONE PEDESTAL

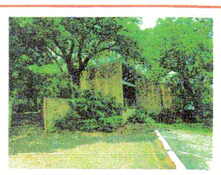
DWG: TW RVD: MJE

Property Address:
8607 & 8647 WURZBACH ROAD

Property Description:
BEING 3.253 ACRES OF LAND, MORE OR LESS, CONSISTING OF A PORTION OF LOT 40, NEW CITY BLOCK 12858, CANAVAN CENTER SUBDIVISION PHASE VII, AS SHOWN ON THE PLAT RECORDED IN VOLUME 8500, PAGE 158, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND ALL OF LOT 42, NEW CITY BLOCK 12858, CANAVAN HILL SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 9500, PAGE 134, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, SAID 3.253 ACRES BEING THAT SAME PROPERTY DESCRIBED AS TWO TRACTS IN THE CASH WARRANTY DEED RECORDED IN VOLUME 8401, PAGE 401, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 3.253 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
T.B.D.





STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

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

G.F. NO. N/A | JOB NO. 125933 | TITLE COMPANY: N/A | DATE: 06/12/2024