

NOTE:
AMENDED ON 4/19/2023 TO CORRECT SCRIVENER'S
ERROR.

LOT 15

GRAY STREET, LLC
1.065 ACRES
DOC. #20130071546

N 16°58'20" W 98.00'

0.8'

N 73°38'06" E (91.64')
92.37'

342.31'
S 16°37'16" E

BRICK GARAGE

GRAVEL DRIVE

TRACT 1
9,053 SQ. FT.
0.208 ACRES

15' B.S. (PER PLAT)

BRICK COLUMN

SCALE: 1"=20'

S 16°59'23" E 97.99'
(98.00')

S. PRESA STREET
(55.6' R.O.W.)

TWO STORY
BRICK & SIDING

COV. WOOD

COV. WOOD

A/C PAD

BRICK WALK

CONC. WALK

POINT OF BEGINNING
(TRACT 1)

POINT OF BEGINNING
(TRACT 2)

VINCENT VILLEGAS
TRACT
DOC. #20100058096

TRACT 2
2,173 SQ. FT.
0.050 ACRES
(VACANT)

ASPHALT DRIVE

BRICK COLUMN

POINT OF COMMENCEMENT

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

LINE	BEARING	DISTANCE
1	S 16°50'22" E	27.16'
	(S 16°52'31" E)	
L2	N 16°59'23" W	27.16'
	(N 16°52'31" W)	

40' PERMANENT SUBTERRANEAN
FLOOD CONTROL TUNNEL ESM'T.
(4127/1186)

DANIEL C. BOONE, ET UX
0.164 ACRES
DOC. 20060047426

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

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.

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. 0415 C, which is Dated 9/29/2010. 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://msc.fema.gov/portal>.



Property Address:
635 S. PRESA STREET
Property Description:

TRACT 1:
Being 0.208 acres of land, more or less, being all of Lot 16, Block 4, New City Block 782 of Ellis Subdivision, in the City of San Antonio, Bexar County, Texas, according to the plat recorded in Volume 9511, Page 49, Deed and Plat Records, Bexar County, Texas, and being that same property described in Warranty Deed recorded in Document No. 2126899, Official Public Records, Bexar County, Texas; said 0.208 acres being more particularly described by metes and bounds attached hereto.

TRACT 2:
Being 0.050 acres of land, more or less, out of Lot A4, New City Block 782, in the City of San Antonio, Bexar County, Texas, and being that same property described in Warranty Deed recorded in Document No. 2126899, Official Public Records, Bexar County, Texas; said 0.050 acres being more particularly described by metes and bounds attached hereto.

Owner:
T.B.D.

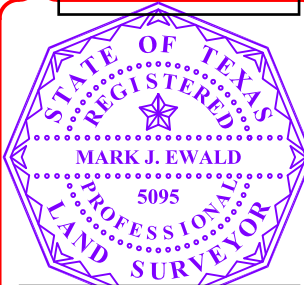
I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements,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

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

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
 - = FND PK NAIL
 - = SET 1/2" IRON ROD CAPPED "WALS"
 - ⊗ = CARVED "X" ON BRICK
 - ⊗ = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - = OVERHEAD ELECTRIC
 - ⊕ = WATER METER
 - ⊕ = LIGHT POST
 - ⊕ = METAL FENCE
 - ⊕ = ELECTRIC METER



G.F. NO. N/A JOB NO. 114933 TITLE COMPANY: N/A DATE: 6/21/2022