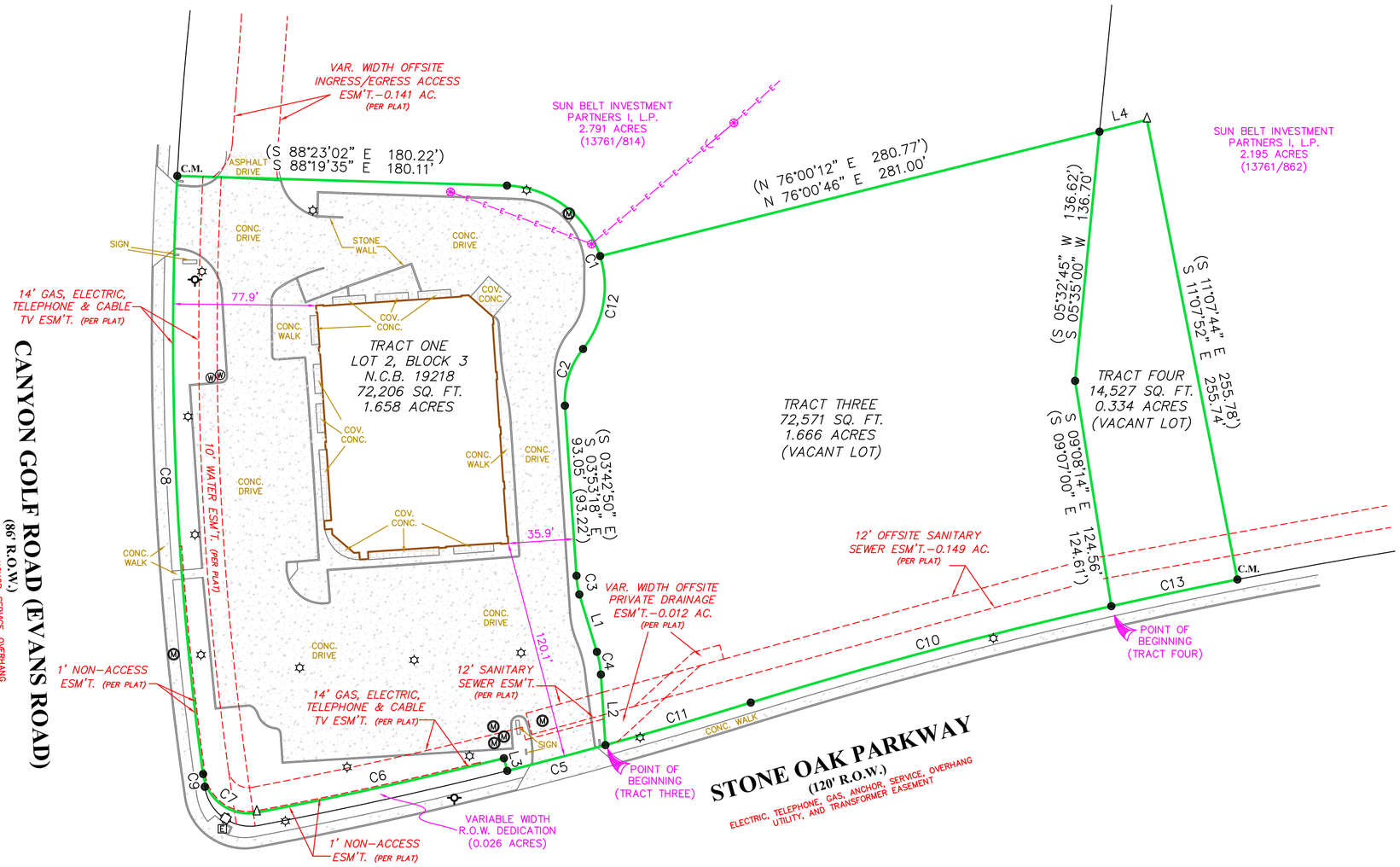
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property 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. 0140G , 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 & A . 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.shtm.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.08'	121.65'	98.39'	S 24°58'44" E	126°32'32"
	(55.00')	(121.93')	(98.45')	(S 24°52'22" E)	(127°01'19")
C2	45.00'	33.26'	32.50'	S 17°43'57" W	42°20'34"
			(32.51')	(S 17°27'44" W)	(42°21'07")
C3	45.00'	10.35'	10.33'	S 08°34'39" E	13°10'33"
		(10.28')	(10.26')	(S 10°15'35" E)	(13°05'31")
C4	55.00'	12.60'	12.57'	S 10°01'54" E	13°07'32"
		(12.57')	(12.54')	(S 10°15'35" E)	(13°05'31")
C5	2,445.00'	55.43'	55.43'	S 75°19'37" W	1°17'56"
		(55.46')	(55.46')	(S 75°19'46" W)	(1°17'59")
C6	2,438.00'	138.18'	138.16'	S 77°36'03" W	3°14'50"
				(S 77°36'11" W)	
C7	25.00'	40.33'	36.10'	N 54°17'58" W	92°26'09")
		(40.53')	(36.23')	(N 54°20'06" W)	(92°52'36")
C8	1,730.42'	327.28'	326.79'	N 02°28'29" W	10°50'12"
		(327.30')	(329.81')	(N 02°28'41" W)	(10°50'14")
C9	1,730.42'	7.03'	7.03'	N 07°36'00" W	0°13'58"
		(7.10')	(7.10')	(N 08°00'51" W)	(0°14'06")
C10	2,555.00'	203.87'	203.82'	S 75°01'57" W	4°34'18"
		(203.85')	(203.80')	(S 75°01'38" W)	(4°34'17")
C11	2,445.00'	82.67'	82.67'	S 73°41'38" W	1°56'14"
		(82.70')	(82.70')	(S 73°42'38" W)	(1°56'17")
C12	55.08'	53.64'	51.55'	N 10°23'40" E	55°47'45"
	(55.00')	(53.63')	(51.53')	(N 10°42'06" E)	(55°52'22")
C13	2,555.00'	70.36'	70.35'	S 78°03'22" W	1°34'40"
		(70.39')	(70.39')	(S 78°04'54" W)	(1°34'43")

LINE	BEARING	DISTANCE
L1	S 17°01'27" E	32.76'
	(S 16°48'21" E)	(32.67')
L2	S 03°40'51" E	38.63'
	(S 03°42'50" E)	(38.64')
L3	N 14°46'50" W	7.09'
	(N 14°01'14" W)	(7.00')
L4	N 76°00'46" E	26.73'
	(N 76°00'12" E)	(26.84')

NOTE:
AN ENCROACHMENT AGREEMENT HAS BEEN GRANTED TO ERECT SIGN ON WATER EASEMENT AS RECORDED IN VOLUME 14249, PAGE 739, BEXAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO DRAINAGE EASEMENT RECORDED IN VOLUME 13761, PAGE 871, BEXAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO SEWER AND CONSTRUCTION EASEMENTS RECORDED IN VOLUME 12834, PAGE 1462 AND VOLUME 12724, PAGE 1108, BEXAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO 16' SANITARY SEWER EASEMENT RECORDED IN VOLUME 6044, PAGE 587, BEXAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO 28' ELECTRIC LINE R.O.W. EASEMENT RECORDED IN VOLUME 3991, PAGE 588, BEXAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO 28' ELECTRIC & ANCHOR. EASEMENT RECORDED IN VOLUME 3991, PAGE 536, BEXAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO ELECTRIC & DISTRIBUTION LINE EASEMENT RECORDED IN VOLUME 3095, PAGE 467, BEXAR COUNTY, TEXAS.

LEGEND

- △ = CALCULATED POINT
- ● = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- = LIGHT POST
- E = OVERHEAD ELECTRIC
- = GUY WIRE
- = POWER POLE
- = FIRE HYDRANT
- = TRAFFIC SIGNAL
- M = SEWER MANHOLE
- W = WATER METER
- E = UNDERGROUND ELECTRIC

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

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 9612, PAGES 49–50 OF THE DEED AND PLAT RECORDS; VOLUME 3534, PAGE 1184, VOLUME 3998, PAGE 444, VOLUME 4361, PAGE 617, VOLUME 5895, PAGE 743, VOLUME 6564, PAGE 828, VOLUME 6735, PAGE 882, VOLUME 6760, PAGE 1238, VOLUME 7222, PAGE 76, VOLUME 7398, PAGE 1798, VOLUME 7398, PAGE 1826, VOLUME 7588, PAGE 658, VOLUME 7588, PAGE 661, VOLUME 7666, PAGE 1651, VOLUME 8217, PAGE 929, VOLUME 8283, PAGE 1004, VOLUME 8299, PAGE 1580, CORRECTED IN VOLUME 8347, PAGE 1, VOLUME 8343, PAGE 2044, VOLUME 8427, PAGE 1967, VOLUME 8551, PAGE 579, VOLUME 8554, PAGE 211, VOLUME 8781, PAGE 1612, VOLUME 8809, PAGE 1835, VOLUME 8811, PAGE 1350, VOLUME 11287, PAGE 1351, VOLUME 11591, PAGE 374, VOLUME 11789, PAGE 769, VOLUME 11831, PAGE 2355, VOLUME 12121, PAGE 1707, VOLUME 12251, PAGE 1414, VOLUME 12307, PAGE 1993, AND VOLUME 14549, PAGE 563 OF THE OFFICIAL PUBIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=50'

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

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

Property Address: *20203 STONE OAK PARKWAY*

Property Description:

TRACT ONE: Lot 2, Block 3, New City Block 19218, containing 1.658 acres of land, more or less, of Subdivision Plat Establishing CVS Store No. 8978, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9612, Pages 49–50 of the Deed and Plat Records of Bexar County, Texas.
TRACT TWO: Easement Rights as defined and described in Easement, Covenant, Condition and Restriction Agreement recorded in Volume 14549, Page 563 of the Official Public Records of Bexar County, Texas.
TRACT THREE: Being 1.666 acres of land, more or less, out of the remaining portion of a 6.142 acre tract recorded in Volume 13761, Page 814 of the Official Public Records of Bexar County, Texas, situated in the L.C. Grotaus Survey No. 122, Abstract No. 930 in the City of San Antonio, Bexar County, Texas, being that same tract of land conveyed as Tract 2 by Special Warranty Deed recorded in Volume 14457, Page 947, Official Public Records, Bexar County, Texas, said 1.666 acres being more particularly described by metes and bounds attached hereto.
TRACT FOUR: Being 0.334 acres of land, more or less, out of a 2.534 acre tract recorded in Volume 13761, Page 862 of the Official Public Records, Bexar County, Texas, situated in the L.C. Grotaus Survey No. 122, Abstract No. 930 in the City of San Antonio, Bexar County, Texas, being that same tract of land conveyed as Tract 3 by Special Warranty Deed recorded in Volume 14457, Page 947, Official Public Records, Bexar County, Texas, said 0.334 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, 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

Digitally signed by Mark J. Ewald
DN: cn=Mark J. Ewald, o=Westar Alamo Land Surveyors, LLC, ou,
email=mewald@westarlandsurveyors.com, c=US
Date: 2016.08.04 17:46:31 -05'00'

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

G.F. NO. 2016021357 | JOB NO. 71982 | TITLE COMPANY: N/A | DRAWN BY: AMS | DATE: 07/29/2016