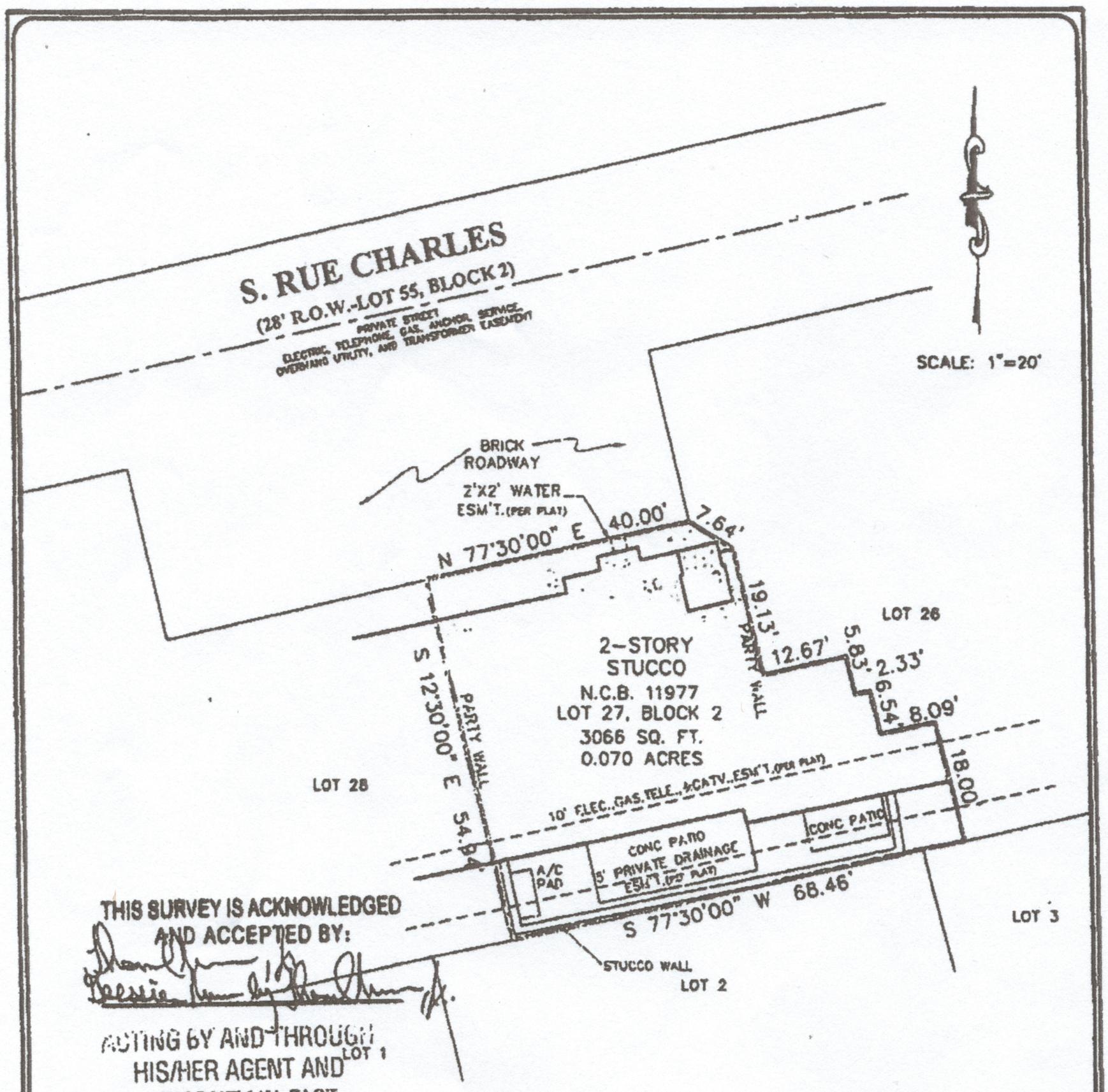


THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS:
VOLUME 9510, PAGE 106, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND VOLUME 2989, PAGE 599, DEED RECORDS OF BEXAR COUNTY, TEXAS AND IN VOLUME 3384, PAGE 647 AND VOLUME 3796, PAGE 1181, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

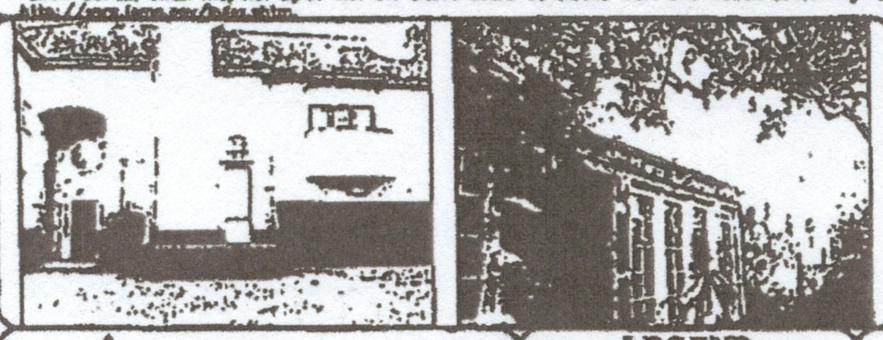
NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

NOTE:
STUCCO WALL ENCROACHES 5' EASEMENT IN REAR.

NOTE:
BUILDING ENCROACHES 10' EASEMENT IN REAR.

CORRECTION:
11-18-09 ADDED THE WORD "PATIO".

FLOOD ZONE INTERPRETATIONS 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. 480786C, Panel No. 0795 F, which is Dated 09-05-07. 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 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.



Property Address:
35 RUE CHARLES (S. RUE CHARLES, PER PLAT)
Property Description:
LOT 27, BLOCK 2, NEW CITY BLOCK 11977, THE SAINT CHARLES PLANNED UNIT DEVELOPMENT, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9510, PAGE(S) 106, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
Owner:
THOMAS C. NUNN, GEESSIEN NUNN

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1038 HELOTES, TEXAS 78023-1038
PHONE (210) 372-8500 FAX (210) 372-9999

LEGEND
- o = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR
- ● = FND 1/2 IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT

STATE OF TEXAS
REGISTERED
JOSE ANTONIO TREVINO
5552
PROFESSIONAL LAND SURVEYOR

I, JOSE ANTONIO TREVINO, 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.

JOSE ANTONIO TREVINO
Registered Professional Land Surveyor
Texas Registration No. 5552

DRAWN BY: RD

G.F. NO. 09-25016775 | JOB NO. 44837 | TITLE COMPANY: ALAMO TITLE | DATE: 11-18-09