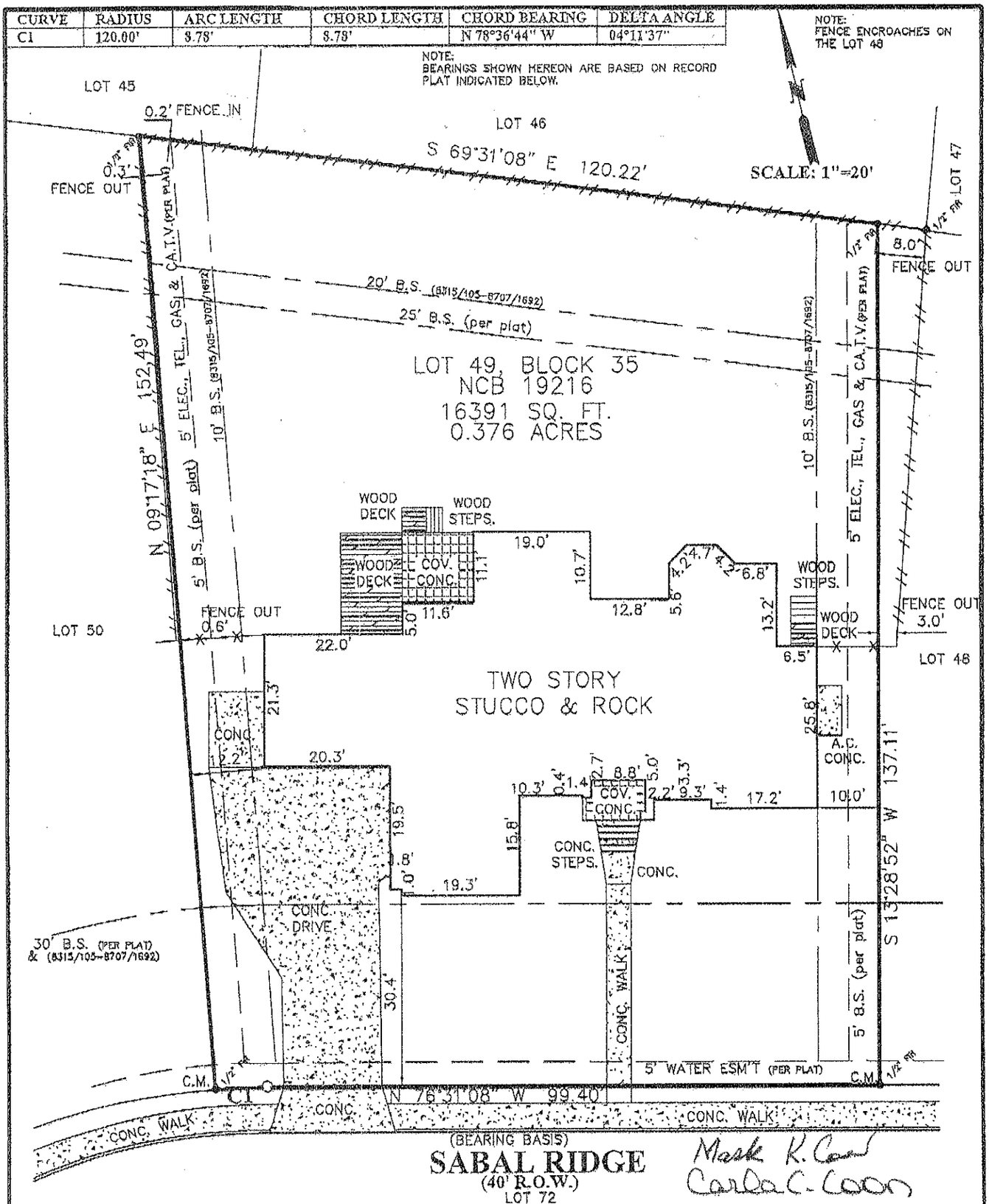
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	120.00'	8.78'	8.78'	N 78°36'44" W	04°11'37"



(BEARING BASIS)

SABAL RIDGE

(40' R.O.W.)

LOT 72

BLOCK 35, NCB 19216

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT

Mark K. Coon
Carla C. Coon

NOTE:
THIS LOT IS NOT AFFECT BY THE ELECTRIC AND GAS LINES RIGHT-OF-WAY AGREEMENT IN VOLUME 8174, PAGE 1562, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 9561, PAGE 126, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOLUME 8315, PAGE 105, VOLUME 8707, PAGE 1692, VOLUME 11360, PAGE 1056, VOLUME 8174, PAGE 1562, VOLUME 8315, PAGE 93, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

PROPERTY ADDRESS

907 SABAL RIDGE

BORROWER

MARK K. COON & CARLA C. COON

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480045, Panel No. 0120 E, Panel Dated 1-4-02, this tract is in Zone(s) X and is not in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state of local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Because this is a boundary survey, the surveyor did not take any actions to determine the flood status of the surveyed property other than interpret the status off of FEMA's FIRM. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. This surveyors is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.

PROPERTY DESCRIPTION

LOT 49, BLOCK 35, NEW CITY BLOCK 19216, THE HEIGHTS AT S.O. PUD, POD L, UNIT-2, City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9561, Page 126, Deed and Plat Records of Bexar County, Texas.

Westar Alamo
LAND SURVEYORS, INC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9898

LEGEND

- ○ = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR
- ● = FND 1/2 IRON ROD
- ( ) = RECORD INFORMATION
- C.M. = CONTROLLING MONUMENT
- -/-/- = WOOD FENCE
- -X-X- = WROUGH IRON FENCE

STATE OF TEXAS
REGISTERED
LEO S. BOND
5793
PROFESSIONAL
LAND SURVEYOR

I, LEO S. BOND, 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.

Leo S. Bond

LEO S. BOND
Registered Professional Land Surveyor
Texas Registration No. 5793

JOB No. 31631
DRAWN BY: V.R.

G.F. NO. 22242 | TITLE COMPANY: STEWART TITLE | DATE: OCTOBER 31, 2007