SOUTHERN BLUFF

(50' R.O.W.)

PRIVATE STREET, LOT 70, BLOCK 62
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG
UTILITY, CABLE T.V., WATER, SANITARY
SEWER, INGRESS-EGRESS AND TRANSFORMER EASEMENT

(S 00°00'52" W 50.00')
S 00°52'31" E 50.41'

SCALE: 1"=20'

CONC. WALK

C.M.

S 00°23'09" E 54.96'
(S 00°00'52" W 55.00')

Ⓦ Ⓦ C.M.

S 00°08'15" E 50.04'
(S 00°00'52" W 50.00')

CONC. DRIVE

20.2'

15' B.S.
(12434/897)

20' B.S.
(PER PLAT)

6.0'

COV. CONC.

TWO STORY
BRICK & SIDING

125.00'

(N 90°00'00" E)
N 89°06'37" E 125.00'

(S 90°00'00" W)
S 89°06'37" W 125.00'

4.2'

A/C PAD

3' UNIVERSAL ESM'T.
(12434/897)

4' B.S. (12434/897)

LOT 23, BLOCK 64
N.C.B. 18274
6,301 SQ. FT.
0.145 ACRES

PROPERTY CORNER BEARS
S 22°49'03" W 0.76'
FROM CENTER OF
WOOD POST

PROPERTY CORNER BEARS
S 00°07'57" W 2.13'
FROM CENTER OF
WOOD POST

FENCE OUT 0.7'

5' B.S.
(12434/897)

FENCE IN 2.1'

LOT 24

LOT 22

N 00°52'31" W 50.41'
(N 00°00'52" E 50.00')

LOT 18

LOT 19

12' GAS, ELECTRIC, TELEPHONE
& CABLE TV ESM'T. (PER PLAT)

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

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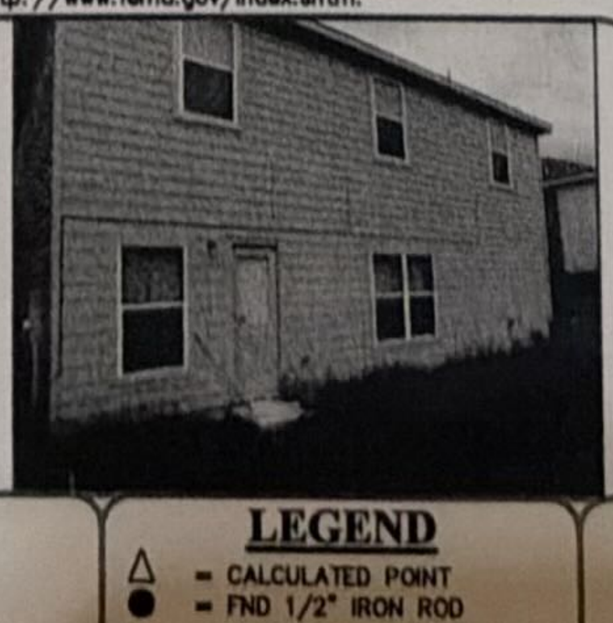
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THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 9567, PAGE 9, DEED AND PLAT RECORDS AND VOLUME 11965, PAGE 453, PAGE 12434, PAGE 897, VOLUME 13357, PAGE 1892, VOLUME 13385, PAGE 1642, VOLUME 16426, PAGE 2334, VOLUME 16426, PAGE 2336, VOLUME 16426, PAGE 2338, VOLUME 16426, PAGE 2340, VOLUME 16426, PAGE 2342, VOLUME 16426, PAGE 2344 AND VOLUME 16616, PAGE 878, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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

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. 0440G, 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 http://www.fema.gov/index.shtm.





Property Address:
3931 SOUTHERN BLUFF

Property Description:
LOT 23, BLOCK 64, NEW CITY BLOCK 18274, SOUTHERN HILLS SUBDIVISION, P.U.D. PHASE I, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9567, PAGE 9, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Owner:
TBD

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

LEGEND

- △ = CALCULATED POINT
- ● = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
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- Ⓔ = ELECTRIC METER
- -//- = WOOD FENCE

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
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO.	128000394	JOB NO.	69317

DRAWN BY: TS

TITLE COMPANY: PROVIDENCE TITLE

DATE: 03/11/2016

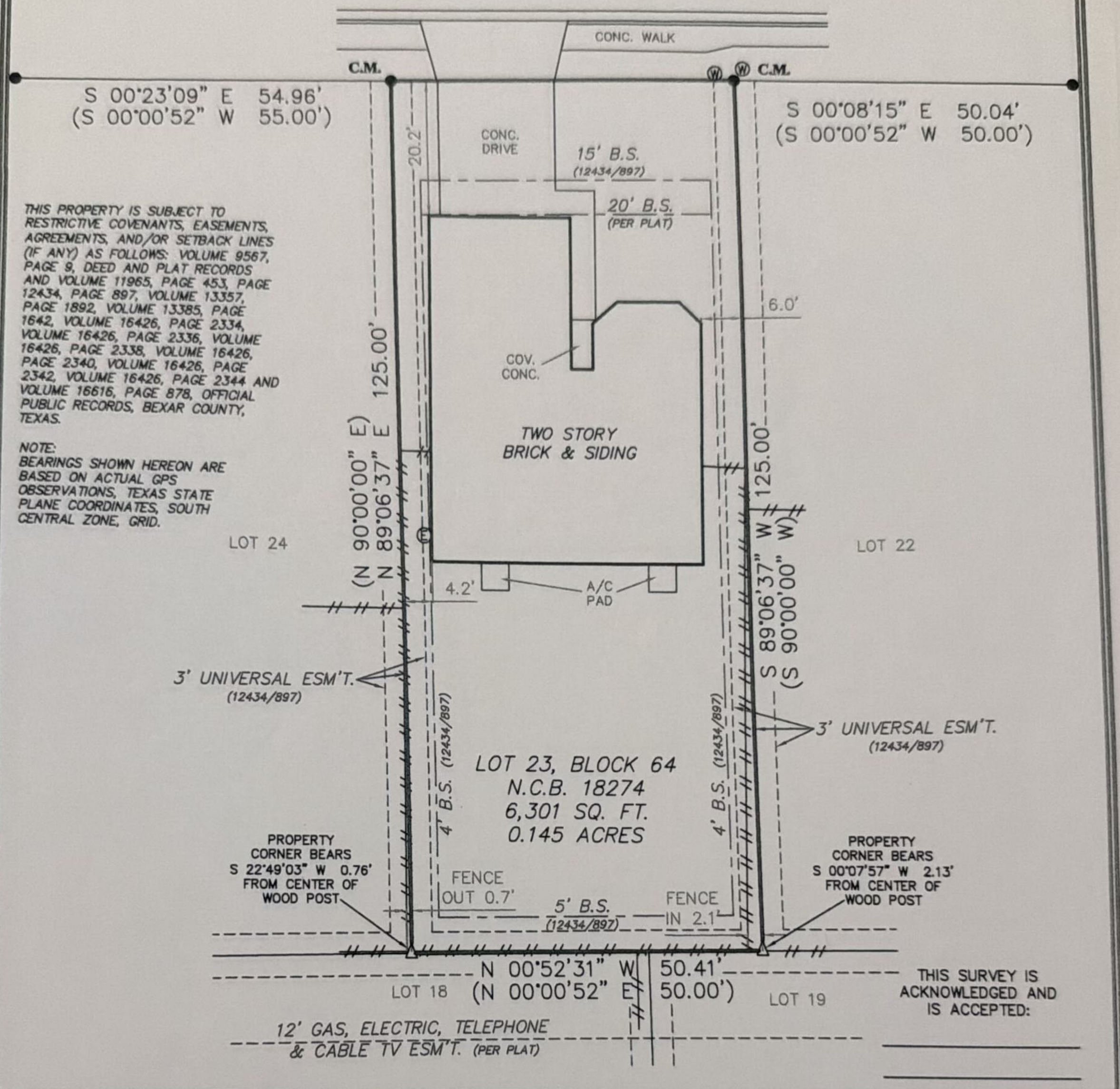
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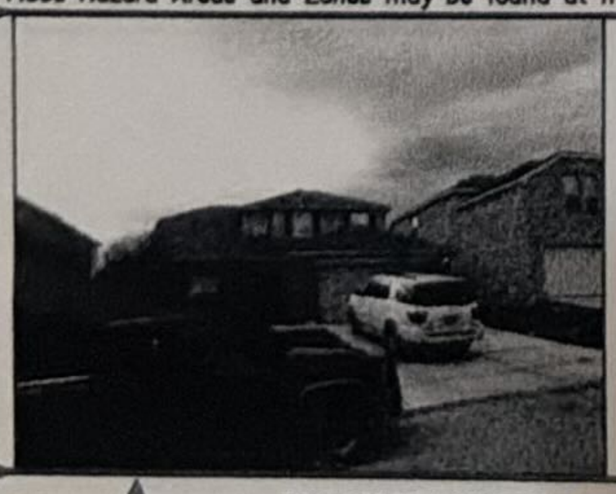
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