PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 7600, PAGES 124–125, DEED AND PLAT RECORDS AND IN VOLUME 7743, PAGE 467, OF THE DEED RECORDS, BEXAR COUNTY, TEXAS.

LEGEND

o = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR		◀ = ZERO LOT LINE	E.E.	= ELECTRICAL EASEMENT
● = FND 1/2 IRON ROD	▣ = FND MONUMENT	00 00 CHAINLINK FENCE	D.F.E.	= DRAINAGE FACILITIES EASEMENT
◬ = SET PK ON POST	◉ = FND 1" PIPE	// // WOOD FENCE	M.E.	= MAINTENANCE EASEMENT
◬ = FND PK ON POST	◌ = FND SPINDLE	X X WIRE FENCE	B.S.	= BUILDING SETBACK
△ = CALCULATED POINT	( ) = RECORD INFORMATION	o o METAL FENCE	W.E.	= WATER EASEMENT
▽ = RAIL ROAD SPIKE	❀ = POWER POLE	E E E OVERHEAD ELECTRIC	U.E.	= GAS, ELEC., TELE., CATV. ESMT.
X = "X" ON CONCRETE	⊖ = CABLE TELEVISION	LINE BREAK	I.E.	= INSTALLATION ESM'T
□ = METAL POST @ CORNER	◪ = TELEPHONE PEDESTAL	C.M. = CONTROLLING MONUMENT	R.O.W.	= RIGHT OF WAY

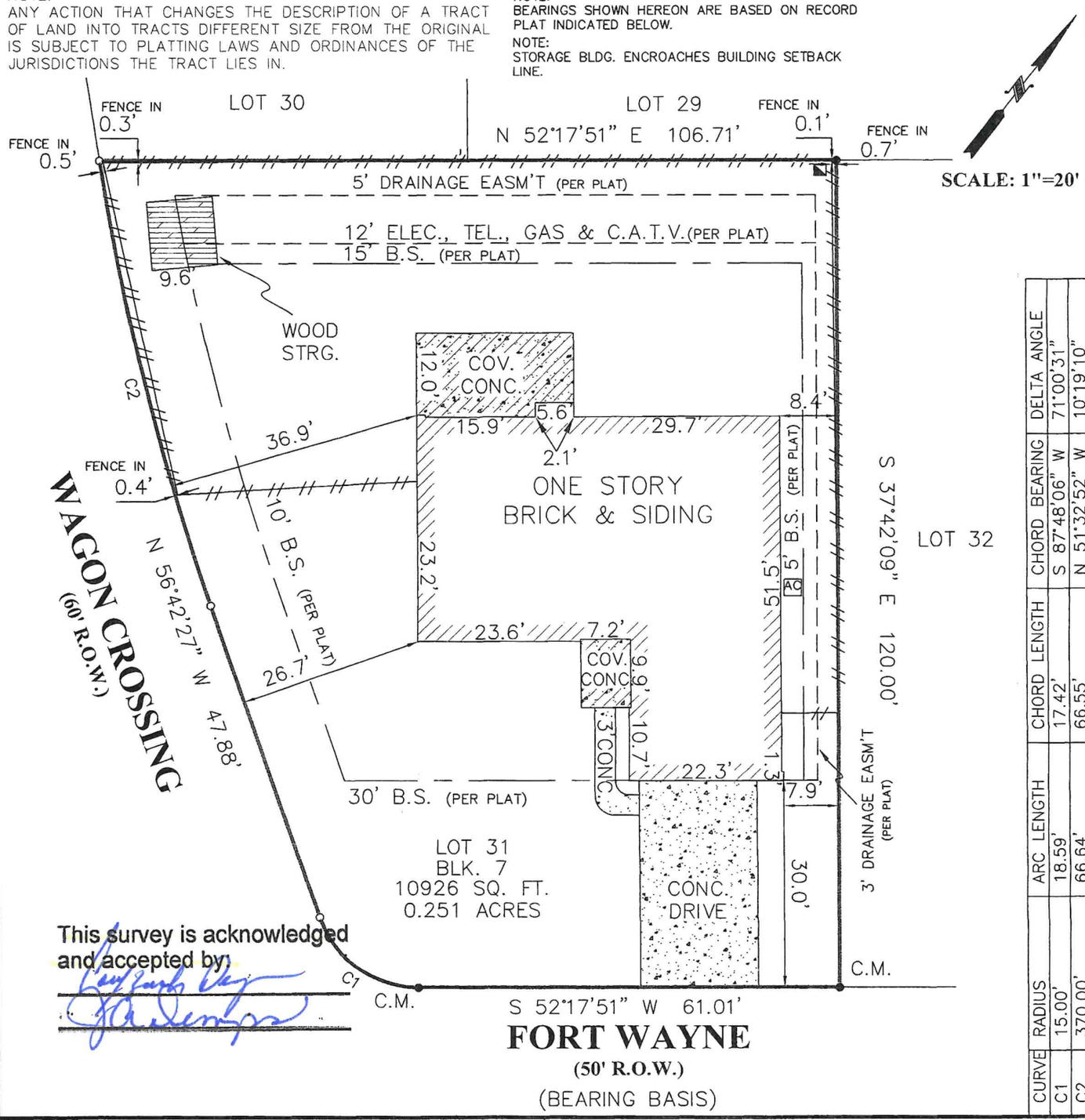
As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480049, Panel No. 0312 E, Panel Dated 2-16-96, this tract appears to be Zone(s) X and appears NO TO BE in a special flood hazard zone. This flood zone information is to be used for informational purposes only. This surveyor does not certify to any information provided by FEMA.

NOTE: ANY FLOOD PLAIN DATA HEREON IS AS PROVIDED BY FEMA AND IS ONLY AS CURRENT AS THE DATE OF THE MAP PANEL THEREON. NO REPRESENTATION IS MADE BY THE SURVEYOR AS TO THE PROBABILITY OF A FLOOD OCCURRING AT ANY GIVEN PLACE OR TIME, THE SURVEYOR IS LIMITED TO SHOW THE ELEVATION OF POINTS WITHIN HIS OR HER SCOPE OF WORK.
NOTE: AS THIS INFORMATION IS BASED ON GRAPHIC PLOTTING WE ASSUME NO RESPONSIBILITY FOR EXACT FLOOD ZONE DETERMINATION AND LOCATION.

NOTE:
ANY ACTION THAT CHANGES THE DESCRIPTION OF A TRACT OF LAND INTO TRACTS DIFFERENT SIZE FROM THE ORIGINAL IS SUBJECT TO PLATTING LAWS AND ORDINANCES OF THE JURISDICTIONS THE TRACT LIES IN.

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

NOTE:
STORAGE BLDG. ENCROACHES BUILDING SETBACK LINE.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	18.59'	17.42'	S 87°48'06" W	71°00'31"
C2	370.00'	66.64'	66.55'	N 51°32'52" W	10°19'10"

This survey is acknowledged and accepted by:

PROPERTY ADDRESS
100 FORT WAYNE

BORROWER
CORY DEMPS AND JACQUELINE DEMPS

PROPERTY DESCRIPTION
LOT 31, BLOCK 7, LIVE OAK VILLAGE UNIT 18, PHASE I, an addition to the City of Universal City, Bexar County, Texas, according to the map or plat thereof recorded in Volume 7600, Page 124–125, Deed and Plat Records of Bexar County, Texas.

TITLE COMPANY: UNITED TITLE OF TEXAS

Westar Alamo
LAND SURVEYORS, INC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

STATE OF TEXAS REGISTERED OTTO P. BERNHARDT 4774 PROFESSIONAL LAND SURVEYOR

I, OTTO P. BERNHARDT, 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.

OTTO P. BERNHARDT
Registered Professional Land Surveyor
Texas Registration No. 4774

G.F. NO.	0649464455SV	JOB NO.	26050

DATE: JANUARY 4, 2007

DESIGN: R.J.V.D.