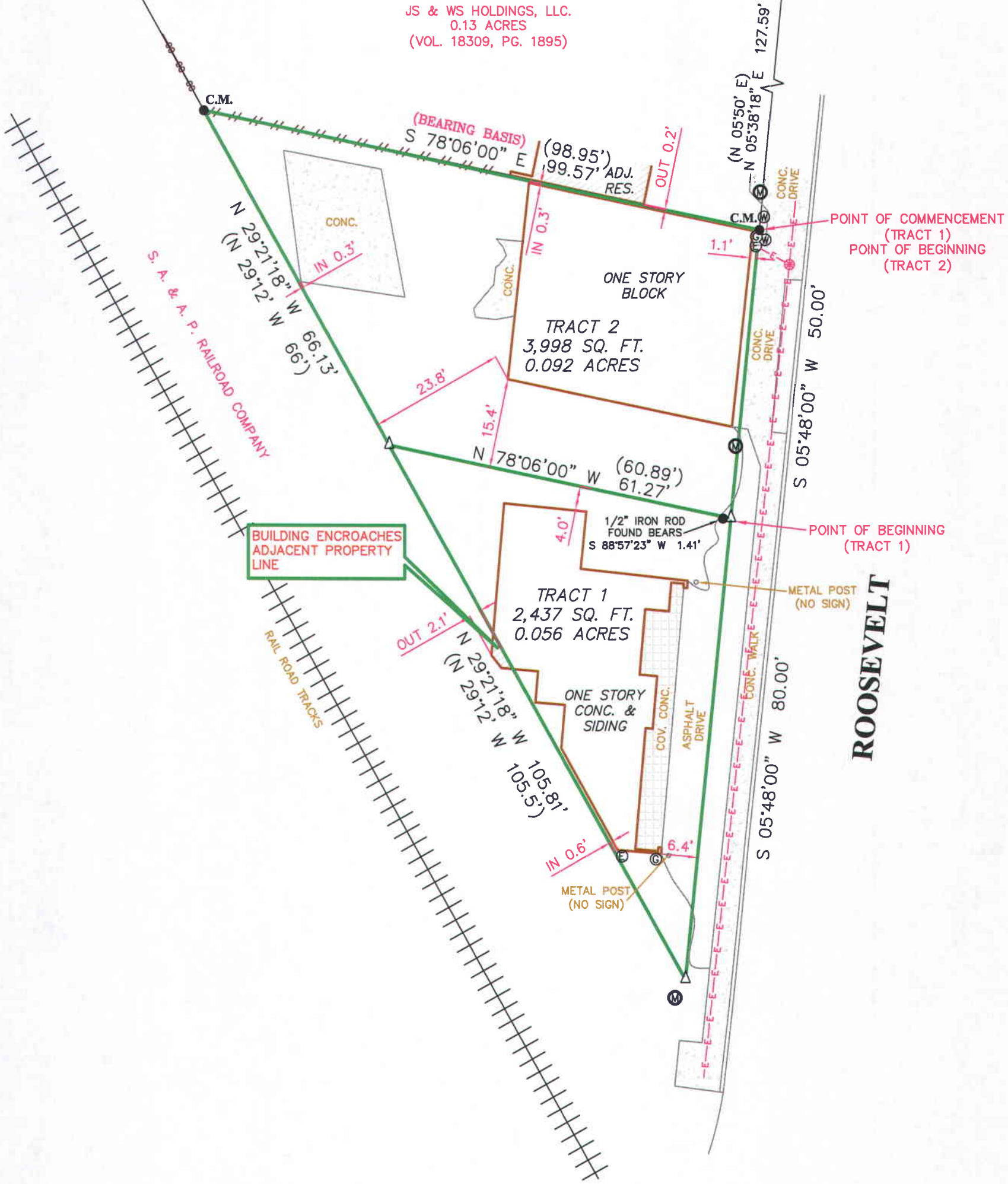




SCALE: 1"=20'

JS & WS HOLDINGS, LLC.
0.13 ACRES
(VOL. 18309, PG. 1895)



BUILDING ENCLOSES ADJACENT PROPERTY LINE

POINT OF COMMENCEMENT (TRACT 1)
POINT OF BEGINNING (TRACT 2)

POINT OF BEGINNING (TRACT 1)

METAL POST (NO SIGN)

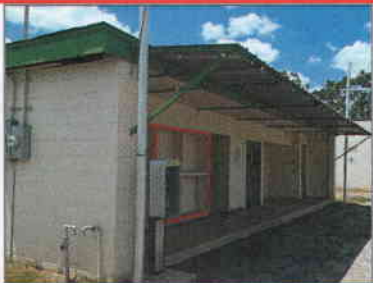
ROOSEVELT

NOTE:
THIS PROPERTY IS NOT SUBJECT TO 2' GAS PIPELINE EASEMENT RECORDED IN VOLUME 1313, PAGE 114, BEXAR COUNTY, TEXAS.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

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

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:



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. 0415G, 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 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 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 <https://msc.fema.gov/portal>.

Property Address: 1111 & 1115 ROOSEVELT

Property Description: TRACT 1— Being 0.056 acres of land, more or less, being the South 80 feet of a 0.576 acre tract out of New City Block A-20, situated in the City of San Antonio, Bexar County, Texas, and being the same parcel described in Volume 16185, Page 1931, Official Public Records, Bexar County, Texas, said 0.056 acres being more particularly described by metes and bounds attached hereto.

TRACT 2— Being 0.092 acres of land, more or less, out of a 0.576 acre tract out of New City Block A-20, situated in the City of San Antonio, Bexar County, Texas, and being the same parcel described in Volume 9262, Page 1960, Official Public Records, Bexar County, Texas, said 0.092 acres being more particularly described by metes and bounds attached hereto.

Owner: JS & WS HOLDINGS, LLC

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1845 BOERNE, TEXAS 78008
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
 - ⊙ = GAS METER
 - ⊕ = POWER POLE
 - ⊖ = OVERHEAD ELECTRIC
 - ⊗ = ELECTRIC METER
 - ⊘ = WOOD FENCE
 - ⊙ = CHAIN LINK FENCE
 - ⊙ = WATER METER
 - ⊙ = SEWER MANHOLE

DRAWN BY: AMS



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

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