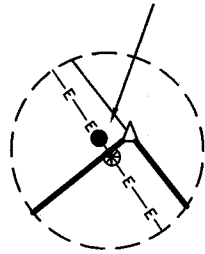


NOTE:
THIS PROPERTY IS NOT AFFECTED BY ELECTRIC
TRANSMISSION LINE EASEMENT RECORDED IN VOLUME
152, PAGE 304, DEED RECORDS, COMAL COUNTY, TEXAS.

NOTE:
BEARING BASIS (S 87°17'11" W 459.09') BEING THE
THEORETICAL LINE BETWEEN THE EAST CORNER AND AN
INTERIOR CORNER OF LOT 153R.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FND I.R. BEARS
S 54°20'28" W 2.25'



LOT 26
SCENIC HEIGHTS UNIT No. 3
(4/73-76)

N 51°44'15" E (300.96')
301.41'

100' x 100'
ESM'T.
(9906025950)

METAL BLD.
ON N/G

SIDING BLD.
ON N/G

30' B.S.
(229/826)

25' B.S. & UTILITY
ESM'T. (PER PLAT)

CONC. RAMP

AC PAD

CONC. WALL

ONE STORY
CONC. BRICK

STEPS

CONC. WALL

STEPS

CONC. WALL

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E.M. 2673
(R.O.W. VARIES)

LOT 152
SCENIC HEIGHTS
UNIT No. 1(2/32)

(N 06°36'33" E 199.88')
N 06°34'07" E 200.04'

SCENIC HILLS
DRIVE
(60' R.O.W.)

LOT 153R
176862 SQ. FT.
4.060 ACRES

LOT 25RB
SCENIC HEIGHTS UNIT No. 3
(12/220)

LOT 24
SCENIC HEIGHTS UNIT No. 3
(4/73-76)

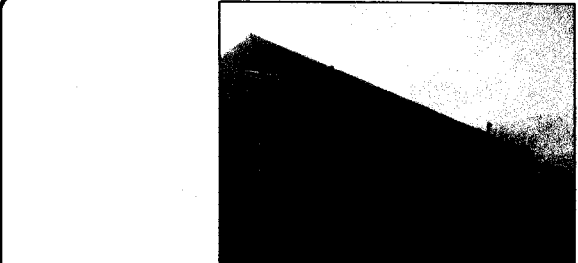
THIS PROPERTY IS SUBJECT TO
RESTRICTIVE COVENANTS, EASEMENTS,
AGREEMENTS, AND/OR SETBACK LINES
(IF ANY) AS FOLLOWS: VOLUME 13, PAGE
166, MAP AND PLAT RECORDS; VOLUME
229, PAGE 826, VOLUME 661, PAGE 506,
DEED RECORDS; CLERK FILE No. 466973,
CLERK FILE No. 199906025950, CLERK
FILE No. 200506019535, CLERK FILE No.
200906043762, CLERK FILE No.
201406034855, CLERK FILE No.
201506017969, OFFICIAL PUBLIC
RECORDS, COMAL COUNTY, TEXAS.

LOT 158

SCENIC HEIGHTS
UNIT No. 1
(2/32)

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

LINE	BEARING	DISTANCE
L1	S 38°52'21" E	65.06'
		(64.95')
L2	S 31°57'30" E	115.01'
	(S 32°11'30" E)	(114.74')
L3	S 31°53'43" E	124.93'
	(S 31°58'35" E)	
L4	S 32°06'03" E	17.76'
	(S 32°10'55" E)	(17.71')
L5	S 51°31'33" W	127.97'
		(127.68')
L6	N 49°55'35" E	26.66'
L7	S 69°24'45" W	146.49'
L8	S 38°52'45" E	50.17'
	(S 39°06'17" E)	(50.09')
L9	N 51°23'30" E	100.39'
	(N 51°21'18" E)	(100.35')
L10	N 38°46'33" W	3.49'

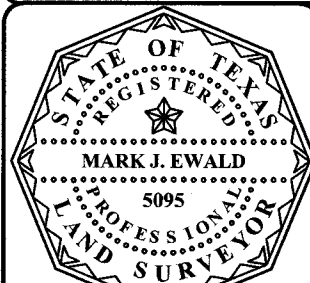


FLOOD ZONE INTERPRETATION: IT IS THE
RESPONSIBILITY OF ANY INTERESTED PERSONS TO
VERIFY THE ACCURACY OF FEMA FLOOD ZONE
DESIGNATION OF THIS PROPERTY WITH FEMA AND
STATE AND LOCAL OFFICIALS, AND TO DETERMINE
THE EFFECT THAT SUCH DESIGNATION MAY HAVE
REGARDING THE INTENDED USE OF THE
PROPERTY. The property made the subject of
this survey appears to be included in a FEMA
Flood Insurance Rate Map (FIRM), identified as
Community No. 48091C, Panel No. 0235 E,
which is Dated 09/02/2009. 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
<http://www.fema.gov/index.shtml>.

Property Address:
8691 SCENIC HILLS DRIVE
Property Description:

LOT 153R, REPLAT OF SCENIC HEIGHTS, UNIT 1, COMAL
COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF
RECORDED IN VOLUME 13, PAGE 166 OF THE MAP AND
PLAT RECORDS OF COMAL COUNTY, TEXAS.

Owner:
STEWART LEGACY GROUP, LLC.



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

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
- = FND MONUMENT
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊕ = POWER POLE
- ⊙ = ELECTRIC METER
- ⊗ = ABOVE GROUND SEPTIC TANK
- ⊘ = WATER METER
- ⊙ = PROPANE
- ⊗ = WATER HEATER CLOSET

DRAWN BY: JTD



P.O. Box 1036
Helotes, TX 78023-1036

210•372•9500
Fax: 210•372•9999
Toll Free: 1•877•372•9500
Toll Free Fax: 1•877•372•0400

Invoice

Invoice No.: 68194

Invoice Date: 1/5/2016 4:12:30 PM

GF Number

Buyer

8691 Scenic Hills Dr

Title Company

First American Title
1826 N. Loop 1604 W.
Suite 175 San Antonio
Tx 78248

Michelle Hebert
210-390-3600
866-385-0650

Ordered By

Keller Williams
Heritage
14103 Parkhurst SA TX
78232

Donna Renken
512-695-1390
512-519-8835

DESCRIPTION	AMOUNT
Land Survey	\$735.00
Tax	\$60.64
Total	\$795.64
Paid 12/28/2015 (Visa)	\$795.64
Total Due	\$0.00