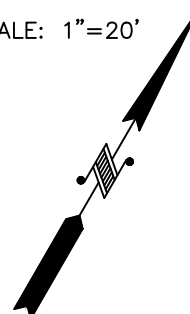


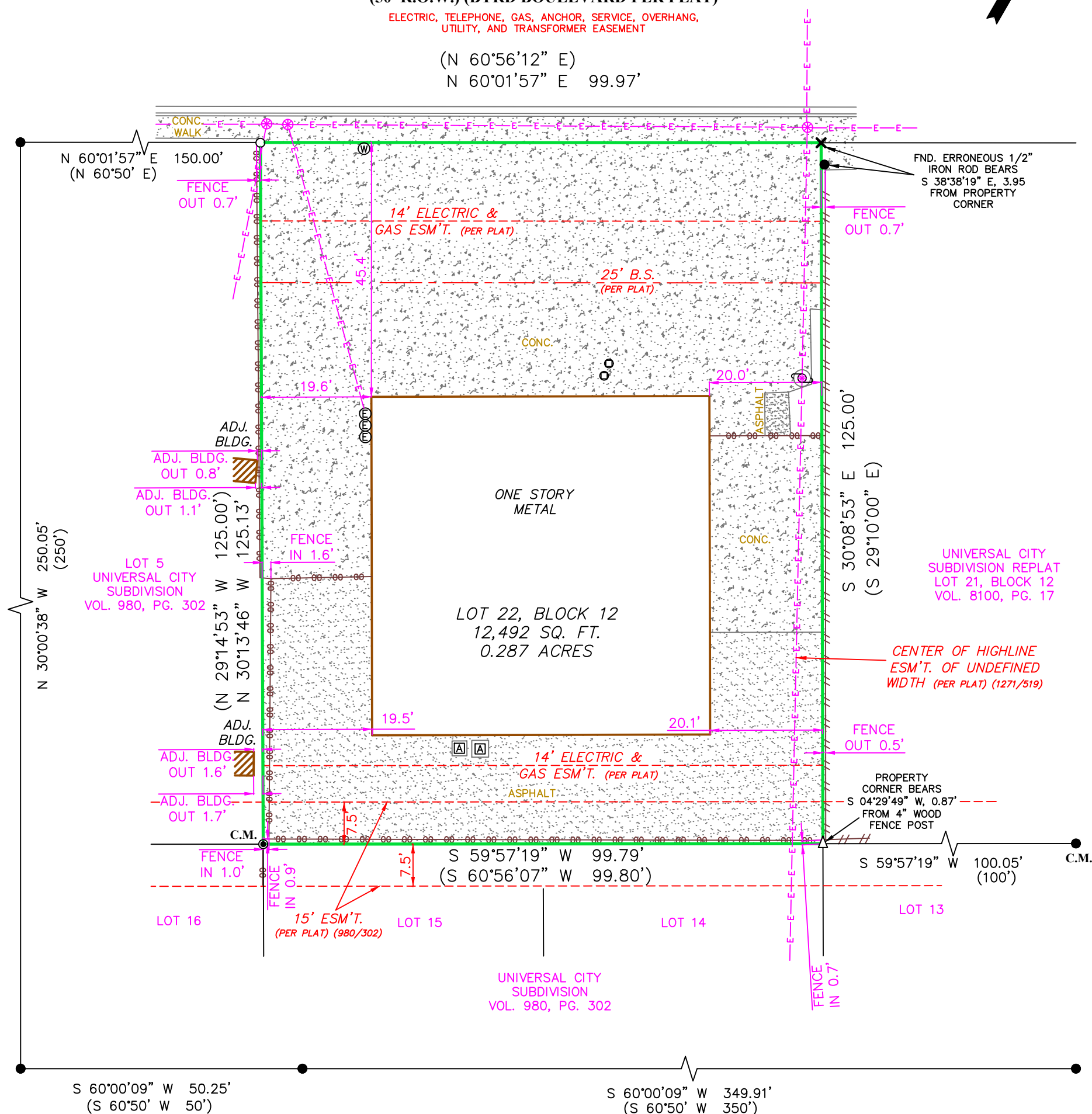
NOTE:
THIS PROPERTY **IS NOT** SUBJECT TO PIPELINE
EASEMENTS RECORDED IN VOLUME 1221, PAGE
472, AND VOLUME 1195, PAGE 626, DEED
RECORDS, BEXAR COUNTY, TEXAS.

SCALE: 1"=20'



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

(N 60°56'12" E)
N 60°01'57" E 99.97'



NOTE:
RECORD DATA DOES NOT FORM A
CLOSED MATHEMATICAL FIGURE.

NOTE:
Bearings shown hereon are based on actual GPS Observations,
Texas State Plane Coordinates, South Central Zone, Grid.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK
LINES (IF ANY) AS FOLLOWS: VOLUME 9550, PAGE 3, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

LEGEND CONT.

-  = CLEANOUT
 = WOOD FENCE
 = A/C PAD
 = TRANSMISSION LINE
 TOWER ON CONC.

Property Address:
WEST BYRD BOULEVARD

LOT 22, BLOCK 12, ELAM SUBDIVISION,
AN ADDITION TO THE CITY OF UNIVERSAL CITY,
BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF, RECORDED IN VOLUME 9550, PAGE 3,
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Owner:
T.B.D.

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plot represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.


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



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. 0295 F, which is Dated 9/29/2010. 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>.



LEGEND

- LEGEND**
- ▲ = CALCULATED POINT
○ = SET 1/2" IRON ROD CAPPED WALIS
⊗ = SET "X" ON CONCRETE
⊙ = FOUND 1" IRON PIPE
● = FOUND 1/2" IRON ROD
() = RECORD INFORMATION
B.S. = BUILDING SETBACK
C.M. = CONTROLLING MONUMENT
⊕ = POWER POLE
⊖ = ELECTRIC METER
⊞ = OVERHEAD ELECTRIC
⊗ = WATER METER
⊞ = CHAIN LINK FENCE

DWG: CH RVD: CC

FIRM REGISTRATION NO.
10111700

Westar Alamo

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

G.F. NO.	2329944-CRSA
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JOB NO.	121668
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TITLE COMPANY: INDEPENDENCE TITLE

DATE: 8/18/2023