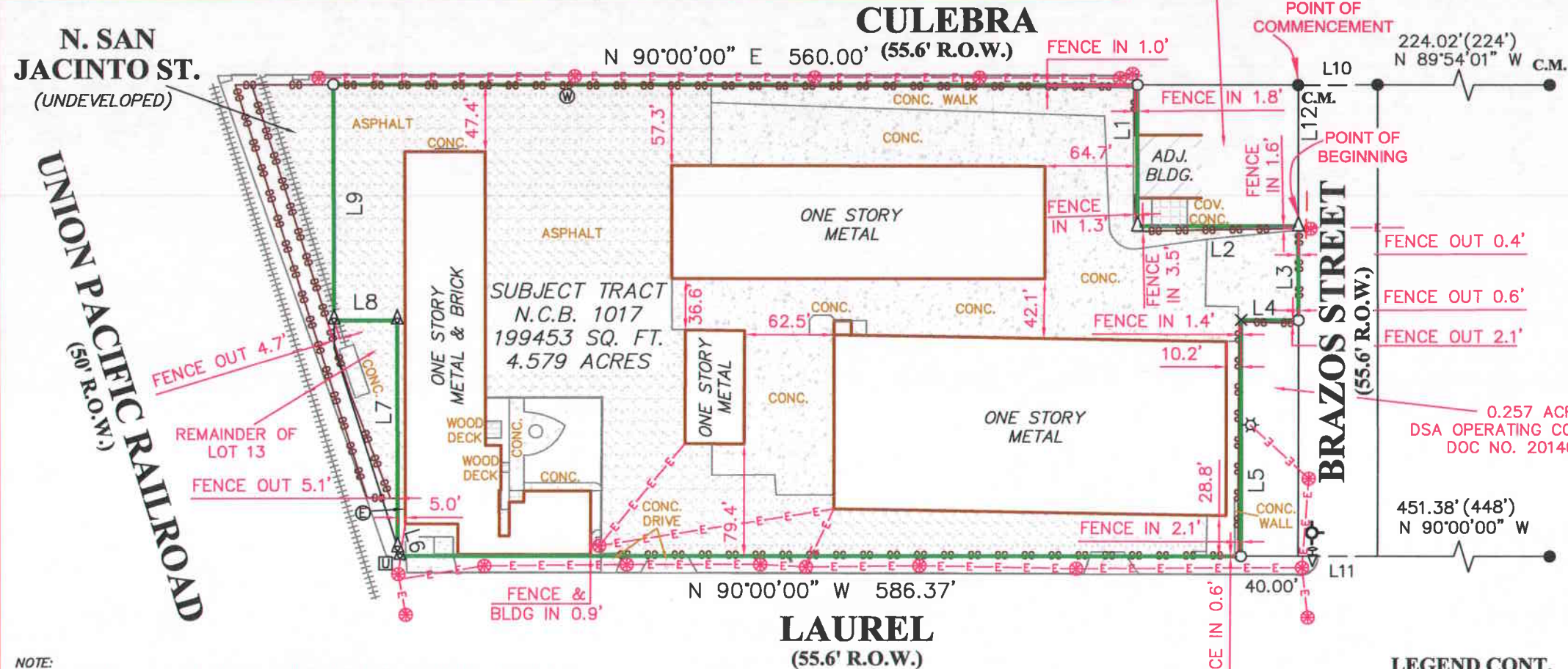


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property 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. 0385 G, 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 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 <https://msc.fema.gov/portal>.

0.257 ACRES
MUSTAFA AYMAN
DOC NO. 20160210899

LINE	BEARING	DISTANCE
L1	S 00°05'00" E	100.00'
L2	N 90°00'00" E	112.00'
L3	S 00°05'00" E	66.70' (66.67')
L4	N 90°00'00" W	40.00'
L5	S 00°05'00" E	167.71' (166.7')
L6	N 17°15'05" W	5.53'
L7	N 00°05'00" W	161.92'
L8	N 90°00'00" W	44.00'
L9	N 00°05'00" W	167.20' (166.7')
L10	S 89°35'48" W	55.45' (55.6')
L11	N 90°00'00" W	55.60'
L12	S 00°05'00" E	100.00'



0.257 ACRES
DSA OPERATING COMPANY, LLC
DOC NO. 20140188333

SCALE: 1"=100'

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = SET 1/2" IRON ROD
 - = FND 1/2" IRON ROD
 - = RECORD INFORMATION
 - = BUILDING SETBACK
 - = CONTROLLING MONUMENT
 - = WATER METER
 - = ELECTRIC METER
 - = UTILITY BOX
 - = LIGHT POST
 - = FIRE HYDRANT
 - = POWER POLE
 - = WATER VALVE
 - = CHAIN LINK FENCE
 - = OVERHEAD ELECTRIC

DRAWN BY: CS

Property Address:
540 CULEBRA

Property Description:
Being 4.579 acres more or less, in the City of San Antonio, New City Block 1017, and being that same tract conveyed in Warranty Deed with Vendor's Lien recorded in Volume 5459, Page 1711, Deed Records of Bexar county, Texas, said 4.579 acres being more particularly described by metes and bounds attached hereto.

Owner:
AREA REAL ESTATE, 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

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

G.F. NO. 18-391161-AH

JOB NO. 86293

TITLE COMPANY: CAPITAL TITLE

DATE: 11/27/2018

METES AND BOUNDS

Being 4.579 acres more or less, in the City of San Antonio, New City Block 1017, and being that same tract conveyed in Warranty Deed with Vendor's Lien recorded in Volume 5459, Page 1711, Deed Records of Bexar county, Texas, said 4.579 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northeast corner of the Mustafa Ayman 0.257 acres (Doc No.20160210899), same being at the intersection of the South Right-of-Way of Culebra and the West Right-of-Way of Brazos Street;

THENCE with the West Right-of-Way of said Brazos Street, South 00 degrees 05 minutes 00 seconds East, a distance of 100.00 feet to a point, for the northernmost East corner of this 4.579 acres, same being the southeast corner of said Ayman 0.257 acres and the **POINT OF BEGINNING**;

THENCE continuing with the West Right-of-Way of said Brazos Street, South 00 degrees 05 minutes 00 seconds East, a distance of 66.70 (called 66.67 feet) to a 1/2" iron rod set for the southernmost east corner of this 4.579 acres, same being the northeast corner of the DSA Operating Company, LLC 0.257 acres (Doc No.20140188333);

THENCE along the lines common to this 4.579 acres and said DSA 0.257 acres the following courses and distances:

North 90 degrees 00 minutes 00 seconds West, a distance of 40.00 feet to a "x" in concrete set for an interior corner of this 4.579 acres, same being the northwest corner of said DSA 0.257 acres;

South 00 degrees 05 minutes 00 seconds East, a distance of 167.71 feet (called 166.7 feet) to a 1/2" iron rod set for the southeast corner of this 4.579 acres, same being the southwest corner of said DSA 0.257 acres and on the north Right-of-Way of Laurel, from which a 1/2" iron rod found for the southeast corner of Lot 32, Block 1, New City Block 1016 bears South 90 degrees 00 minutes 00 seconds East, a distance of 546.98 feet;

THENCE with the North Right-of-Way of said Laurel, North 90 degrees 00 minutes 00 seconds West, a distance of 586.37 feet to a pk nail set for the southwest corner of this 4.579 acres, and at the intersection of the North Right-of-way of Laurel and the northeast Right-of-Way of the Union Pacific Railroad;

THENCE with the northeast Right-of-Way of said Union Pacific Railroad, North 17 degrees 15 minutes 05 seconds, a distance of 5.53 feet to a pk nail set for an angle corner of this 4.579 acres, same being the southeast corner of the remaining portion of Lot 13, of said New City Block 1017;

THENCE along the lines common to this 4.579 acres and said remaining portion of Lot 13 the following courses and distances:

North 00 degrees 05 minutes 00 seconds West, a distance of 161.92 feet to a pk nail set for an interior corner of this 4.579 acres, same being the northeast corner of said remaining portion of Lot 13;

North 90 degrees 00 minutes 00 seconds West, a distance of 44.00 feet to a pk nail set for an angle corner of this 4.579 acres, same being the northwest corner of said remainder of Lot 13 and being on the East Right-of-Way of North San Jacinto Street (undeveloped);

THENCE with the East Right-of-Way of said North San Jacinto Street, North 00 degrees 05 minutes 00 seconds West, a distance of 167.20 feet (called 166.7 feet) to a 1/2" iron rod set for the northwest corner of this 4.579 acres, same being at the intersection of the East Right-of-Way of North San Jacinto Street and the South Right-of-Way of said Culebra;

THENCE with the South Right-of-Way of said Culebra, North 90 degrees 00 minutes 00 seconds East, a distance of 560.00 feet to a 1/2" iron rod set for the northeast corner of this 4.579 acres, same being the northwest corner of said Ayman 0.257 acres;

THENCE along the lines common to this 4.579 acres and said Ayman 0.257 acres the following courses and distances:

South 00 degrees 05 minutes 00 seconds East, a distance of 100.00 feet to a point for an interior corner of this 4.579 acres, same being the southwest corner of said Ayman 0.257 acres;

North 90 degrees 00 minutes 00 seconds East, a distance of 112.00 feet to the **POINT OF BEGINNING**, and containing 4.579 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
November 27, 2018

