

CASSIN LANE
SOMERSET ROAD
SOMERSET ROAD

SCALE: 1"=40'



CITY OF SAN ANTONIO
25.07 ACRES
VOL. 8036, PG. 64

S 17°54'00" E 285.17'
250.65'

SUBJECT TRACT
24,526 SQ. FT.
0.563 ACRES
(VACANT)

SKINNER LANDS SAN ANTONIO, LLC.
2.71 ACRES
VOL. 12987, PG. 1939

NOTE:
AMENDED 12-01-2020 TO
UPDATE TITLE PROVIDED BY
CAPITAL TITLE.

NOTE:
PRIOR SURVEY (WESTAR JOB NO. 99455) WAS USED
FOR REFERENCE.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

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

THIS SURVEY IS
ACKNOWLEDGED AND
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. 0555 F, which is Dated 09/28/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X & A. 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://mcc.fema.gov/portal>.



Property Address:
9536 SOMERSET ROAD
Property Description:

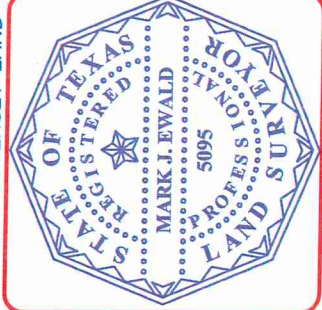
Being 0.563 acres of land, more or less, out of the Jose Angel Navarro Survey No. 5, Abstract 12, County Block 4295, Bexar County, Texas, being that same property described in Warranty Deed recorded in Volume 12217, Page 911, Official Public Records of Bexar County, Texas, SAVE AND EXCEPT that 0.296 acres described in Deed recorded in Volume 2510, Page 272, Official Public Records of Bexar County, Texas, said 0.563 acres being more particularly described by metes and bounds attached hereto.

Owner:
9536 SOMERSET LAND TRUST

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**
- ▲ = CALCULATED POINT
 - = END. 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING INFORMATION
 - C.M. = CONTROLLING MONUMENT
 - = RAIL POST
 - = METAL FENCE POST
 - E— = SET 1/2" IRON ROD
 - ⊕ = OVERHEAD ELECTRIC
 - ⊖ = POWER POLE
 - ⊗ = WATER METER
 - ⊠ = TELEPHONE PEDESTAL



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

DRAWN BY: JB/BLE

TITLE COMPANY: CAPITAL TITLE

DATE: 11/24/2020

G.F. NO. C-20-500894-SA JOB NO. 102028