

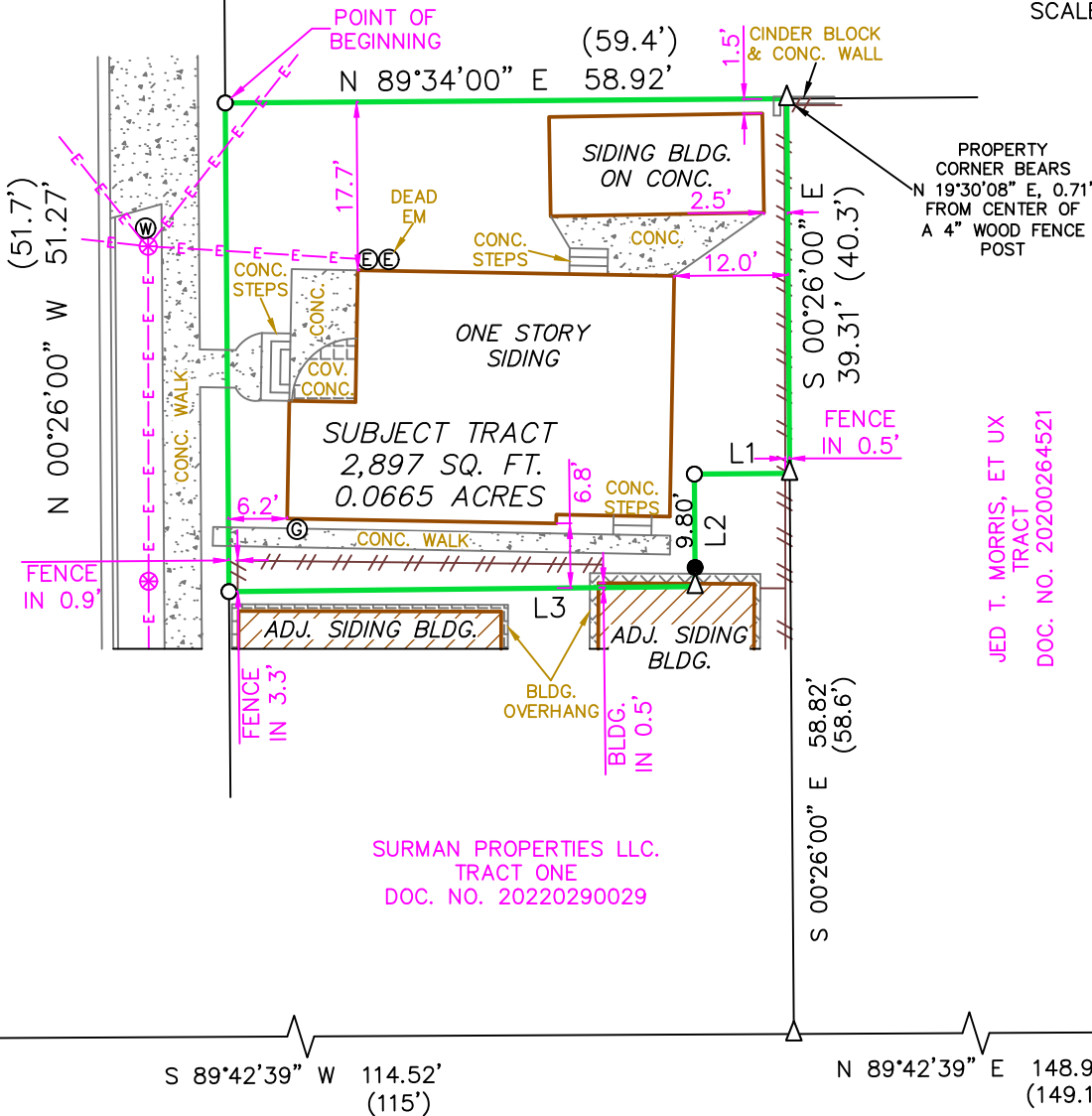
LINE	BEARING	DISTANCE
L1	S 89°34'00" W	10.00'
L2	S 00°26'00" E	11.80' (11.4')
L3	S 89°22'35" W	48.92' (49.4')



SCALE: 1"=20'

LOT 4
VOL. 642, PG. 80
A.K.A. "LOT D"

N. MESQUITE ST.
(55.6' R.O.W.)



SURMAN PROPERTIES LLC.
TRACT ONE
DOC. NO. 20220290029

JED T. MORRIS, ET UX
TRACT
DOC. NO. 20200264521

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.

NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT
SHOWN ON THE FACE OF THIS SURVEY.

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. 0415 C, 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 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>.



Property Address:

904 N. MESQUITE ST.
Property Description:

BEING 0.0665 ACRES OF LAND, MORE OR LESS, BEING A PORTION OF LOT 3 (ALSO KNOWN AS LOT C), BLOCK 24, NEW CITY BLOCK 520, RESUBDIVISION OF LOTS 11 AND 12 C.B. 520 NE COR. MESQUITE AND LAMAR ST., ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 642, PAGE 80, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED AS TRACT THREE IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20220290029, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.0665 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
T.B.D.

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat 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

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 CAPPED WALS
- △ = CALCULATED POINT
- = FOUND 1/2" IRON PIPE
- = FOUND 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊕ = POWER POLE
- ⊖ = OVERHEAD ELECTRIC
- ⊙ = ELECTRIC METER
- ⊗ = WATER METER
- ⊘ = WOOD FENCE
- ⊙ = GAS METER

DWG: CJ RVD: MJE



G.F. NO. N/A

JOB NO. 131329

TITLE COMPANY: N/A

DATE: 5/30/2025