

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.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

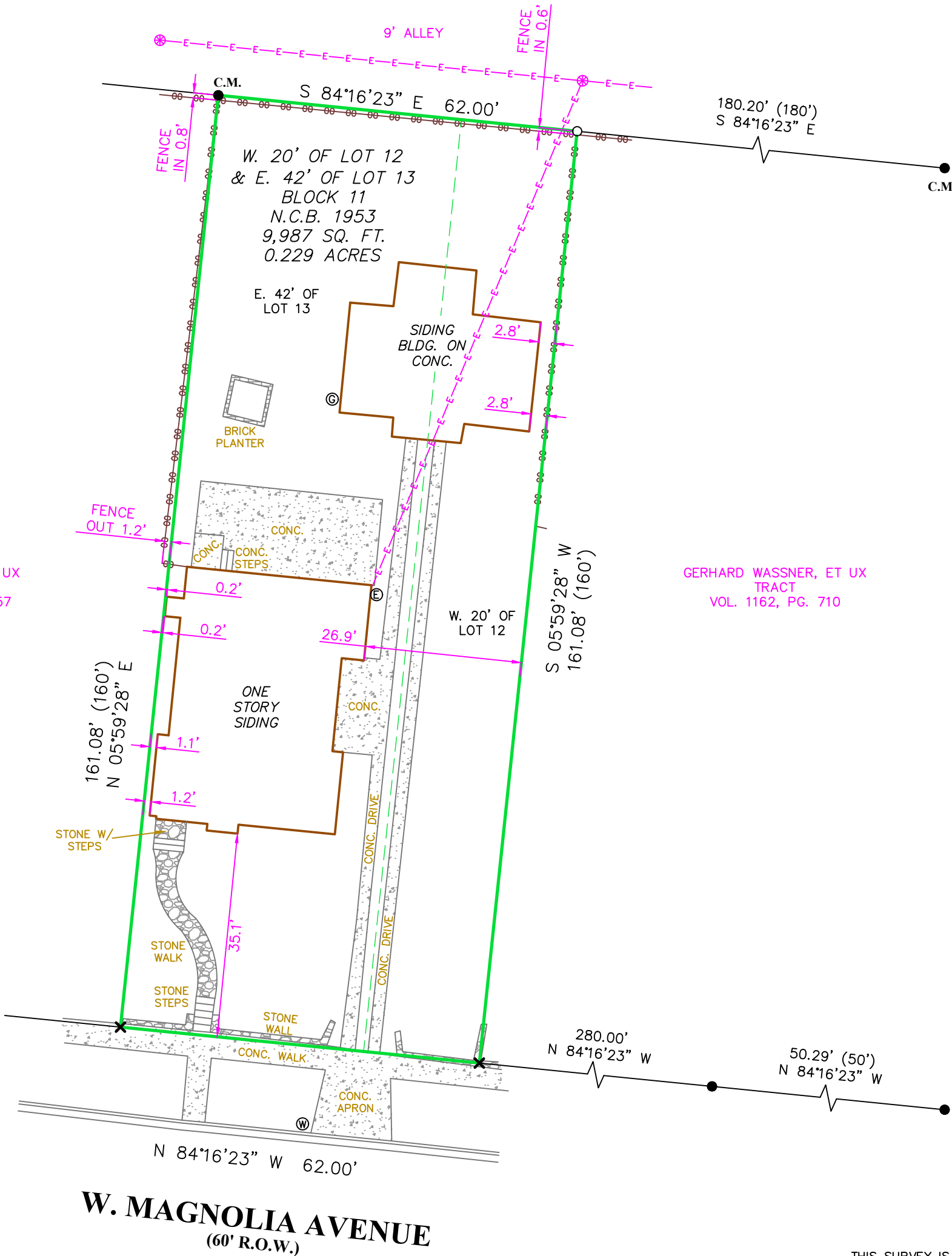
NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

SCALE: 1"=20'



BURTON SHAW, ET UX
TRACT
VOL. 5617, PG. 157

GERHARD WASSNER, ET UX
TRACT
VOL. 1162, PG. 710



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. 0383H, which is Dated 6/19/2020. 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>.

Property Address:
2051 W. MAGNOLIA AVENUE

Property Description:
THE WEST 20 FEET OF LOT 12 AND THE EAST 42 FEET OF LOT 13, BLOCK 11, NEW CITY BLOCK 1953, WOODLAWN TERRACE, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 642, PAGE 140, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Owner:
T.B.D.

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



LEGEND
X = SET 1/2" IRON ROD CAPPED WALS
X = SET "X"
FND. 1/2" IRON ROD
() = RECORD INFORMATION
B.S. = BUILDING SETBACK
C.M. = CONTROLLING MONUMENT
P = POWER POLE
E = ELECTRIC METER
G = GAS METER
W = WATER METER
E = OVERHEAD ELECTRIC
E = CHAIN LINK FENCE

DWG: CC RVD: CC

G.F. NO. N/A

JOB NO. 118981 TITLE COMPANY: N/A

DATE: 2/28/2023