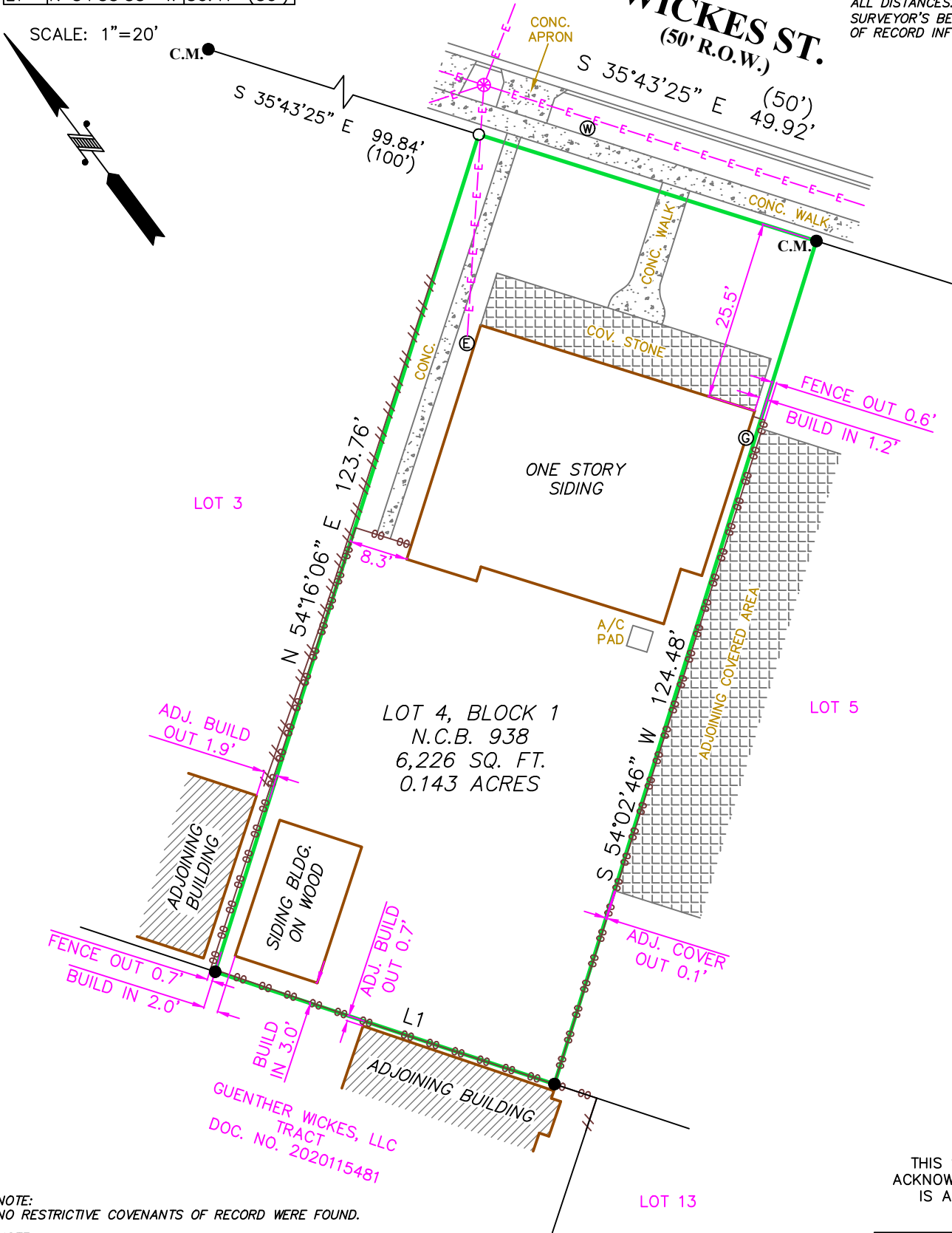


LINE	BEARING	DISTANCE
L1	N 34°53'55" W	50.41' (50')

SCALE: 1"=20'

NOTE:
THE ORIGINAL MAP OR PLAT OF
RECORD IS WITHOUT BEARINGS AND
ALL DISTANCES. THIS IS THE
SURVEYOR'S BEST INTERPRETATION
OF RECORD INFORMATION.



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
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. 0415G, 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>.



Property Address:
211 WICKES ST.

Property Description:

LOT 4, BLOCK 1, NEW CITY BLOCK 938, IN THE CITY
OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING
THAT SAME PROPERTY DESCRIBED IN THE DEED
RECORDED IN VOLUME 4077, PAGE 125, DEED
RECORDS, BEXAR COUNTY, TEXAS.

Owner:
LUTTON PROPERTIES, LLC

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
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**
- = FOUND 1/2" IRON ROD
 - = SET 1/2" IRON ROD CAPPED WALS
 - () = RECORD INFORMATION
 - C.M. = RECORD DIGNITY MONUMENT
 - ⊕ = POWER POLE
 - ⊖ = OVERHEAD ELECTRIC
 - ⊙ = WATER METER
 - ⊗ = GAS METER
 - ⊕ = ELECTRIC METER
 - ⊖ = WOOD FENCE
 - ⊗ = CHAIN LINK FENCE



DWG: TW RVD: CC

G.F. NO. 1-230460

JOB NO. 120967

TITLE COMPANY: PRESIDIO TITLE

DATE: 6/27/2023