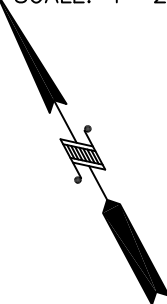


NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

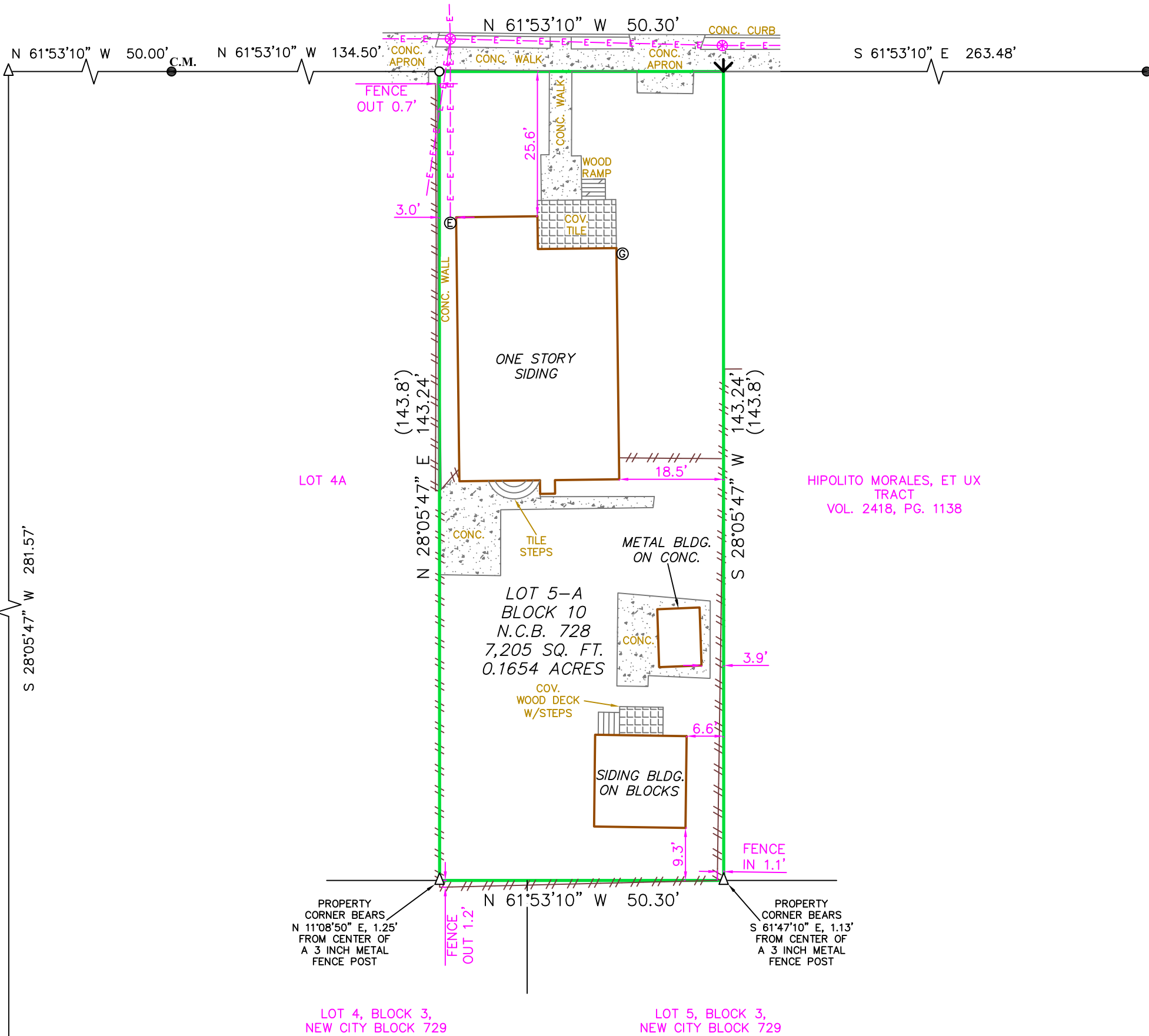
NOTE:  
Bearings shown hereon are based on actual GPS  
Observations, Texas State Plane Coordinates, South  
Central Zone, Grid.

NOTE:  
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.

SCALE: 1"=20'



## DEVINE STREET (50' R.O.W.)



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 G, 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 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:  
318 DEVINE STREET**

**Property Description:  
LOT 5-A, BLOCK 10, NEW CITY BLOCK 728, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 368, PAGE 228, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.**

**Owner:  
RICHARD LUTTON AND LUTTON PROPERTIES, LLC AND  
ELAINE LUTTON**

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 WALLS
  - = SET CROWSFOOT ON CONCRETE
  - = CALCULATED POINT
  - = FOUND 1/2" IRON ROD
  - = RECORD INFORMATION
  - = BUILDING SETBACK
  - = CONTROLLING MONUMENT
  - = POWER POLE
  - = ELECTRIC METER
  - = OVERHEAD ELECTRIC
  - = GAS METER
  - = WOOD FENCE

DWG: CJ RVD: MJE



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

G.F. NO. SOSA-2660874

JOB NO. 135839

TITLE COMPANY: INDEPENDENCE TITLE

DATE: 3/18/2026