LEGEND

- SUBJECT TRACT
- EXISTING PIPELINE
- FENCE LINE
- OVERHEAD POWER LINE
- EXISTING WATERLINE
- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT
- TIE POINT (AS NOTED)
- POWER POLE

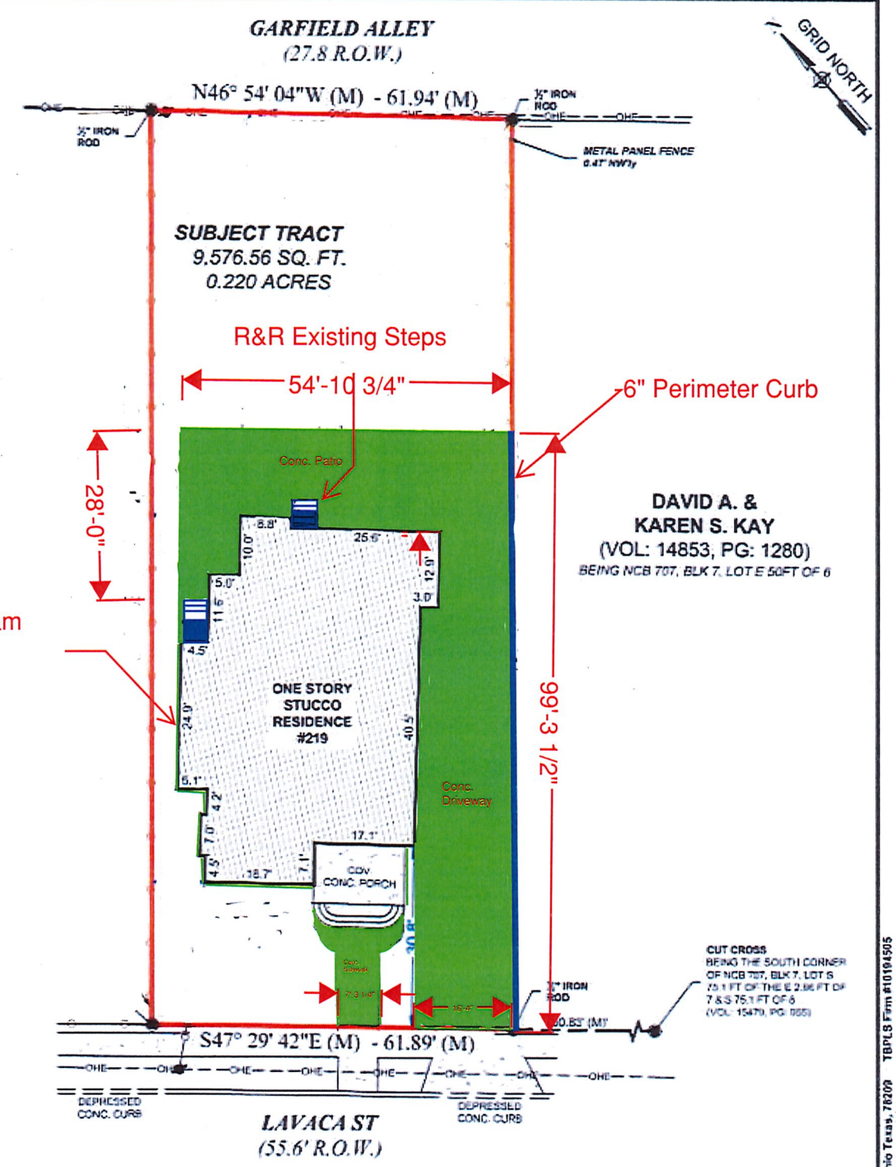
(R) = RECORD (M) = MEASURED COV. = COVERED

CKS FIELD SERVICES LLC.
RESIDENTIAL | COMMERCIAL | ENERGY
(726) 999-3680 OFFICE INFO@CKSFIELDSERVICES.COM
4900 BROADWAY ST. SUITE 250 SAN ANTONIO, TEXAS 78209

SCALE:	1" = 25'
DATE:	3/15/2022
JOB #:	C2022-0125
PAGE #:	1 OF 1

FLOOD ZONE NOTES:

1. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48029C0415G, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010 FOR COMMUNITY NO. 480045, IN BEXAR COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.



LEGAL DESCRIPTION OF LAND:

LOT 5 AND WEST 5.96 FEET OF LOT 6, BLOCK 7, NEW CITY BLOCK 707, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

ORIGINAL TEXAS LAND SURVEY

SURVEY: SAN ANTONIO TOWN TRACT
ABSTRACT: 20

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS & EASEMENTS RECORDED IN:

- VOL. 9130, PG. 2116, R.P.R., BEXAR CO., TX.
- VOL. 7281, PG. 403, D.R., BEXAR CO., TX.
- VOL. 14817, PG. 1962, R.P.R., BEXAR CO., TX.

ADDRESS 219 LAVACA ST
LOT 5 & 5.96' OF 6 **BLOCK** 7 **CB** 707
SUBDIVISION CORPORATE LIMITS OF THE CITY OF SAN ANTONIO
CITY SAN ANTONIO **COUNTY** BEXAR **STATE** TEXAS
ACCORDING TO THE CITY OF SAN ANTONIO NEW CITY BLOCK PLAT MAP
WARD 7 **CB** 707 **BLOCK** 7 **G.F. NO.** SAT-03-4000032200083-CF
SURVEY REQUESTED BY: ALAMO TITLE

SURVEY NOTES:

1. THIS SURVEY IS FOR THIS TRANSACTION ONLY DATED 03/14/2022.
2. THIS SURVEY SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.
3. NO GUARANTEE IS GIVEN THAT ALL UTILITIES AFFECTING SHOWN PROPERTY ARE DEPICTED. ONLY VISUAL UTILITIES WERE CAPTURED DURING FIELD SURVEY.
4. THE PROPERTY DEPICTED HEREON IS SUBJECT TO ALL RESTRICTIVE COVENANTS AND/OR EASEMENTS ACCORDING TO THE SCHEDULE B OF TITLE COMMITMENT (T-7) ISSUED BY ALAMO TITLE COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2022 AND ISSUED AS **GF NO.: SAT-03-4000032200083-CF**

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of all buildings and improvements are within the boundaries of the property, (except as shown), and set back from the property lines the distances indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

STATE OF TEXAS REGISTERED ALBERT R. DEHOYOS 6725 PROFESSIONAL LAND SURVEYOR

3/15/2022
DATE

RPLS ALBERT R. DEHOYOS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6725

CATEGORY 1-A LAND TITLE SURVEY:
219 LAVACA ST

Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to others for an loss resulting therefrom.

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