

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 MAPS THE SUBJECT OF THIS SURVEY APPEARS TO BE LOCATED IN A FEMA FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED BY TERRITORY NO. 83322C, ZONE 1A, WHICH IS DATED 12/22/2012. BY MAKING LOG, THE FIRM OF THIS SURVEY IS BEING FILED IN THE PUBLIC RECORDS OF MEDINA COUNTY, TEXAS. THE SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THE FLOOD ZONES, WHICH MAY NOT CORRESPOND WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT CORRESPOND WITH THE FIRM'S ACTUAL FLOOD ZONE. Flood Hazard Areas and Zones may be found at <http://www.fema.gov/data/data.cfm>.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

ROSS M. VALE, ET UX
12.54 ACRES
(VOL. 778, PG. 1258)

(SOUTH 1249.95')
S 00°00'22" W 1,250.12'

MATTHEW GRAY BLANTON
14.69 ACRES
(DOC. #2017003291)

(N 89°45'33" E 173.07')
N 89°41'02" E 173.39'

POINT OF
BEGINNING

SUBJECT TRACT
216,673 SQ. FT.
4.974 ACRES

N 00°00'22" E 1,249.18'
(BEARING BASIS) (1249.22')

JAMIE W. BRITTON, ET UX
10.001 ACRES
(DOC. #2015003391)

KEESEY H. NIXON
2.50 ACRES
(VOL. 361, PG. 830)

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 2, PAGES 1-2, PLAT RECORDS, MEDINA COUNTY, TEXAS.

NOTE: THIS PROPERTY IS SUBJECT TO 20' WATER EASEMENT ROW, EASEMENT RECORDED IN VOLUME 628, PAGE 596, MEDINA COUNTY, TEXAS. (NO SPECIFIC LOCATION RECORDED)

NOTE: THIS PROPERTY IS SUBJECT TO 15' UTILITY EASEMENT ROW, EASEMENT RECORDED IN VOLUME 628, PAGE 596, MEDINA COUNTY, TEXAS. (NO SPECIFIC LOCATION RECORDED)

FIRM REGISTRATION NO.
1011750

LEGEND

- △ - CALCULATED POINT
- - 1/2" IRON ROD
- - RECORD SETBACK
- - RECORD EASEMENT
- - WATER METER
- - WIRE TIE
- - LIGHT POST



LAND SURVEYORS, L.L.C.
P.O. BOX 1844, BIRMINGHAM, TEXAS 76008
PHONE (409) 372-3500, FAX (409) 372-9888

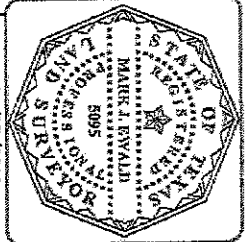
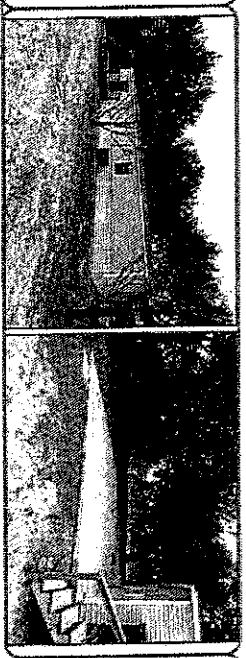
G.F. NO. 1800197-22

JOB NO. 80827

Property Address:
655 CR 6612

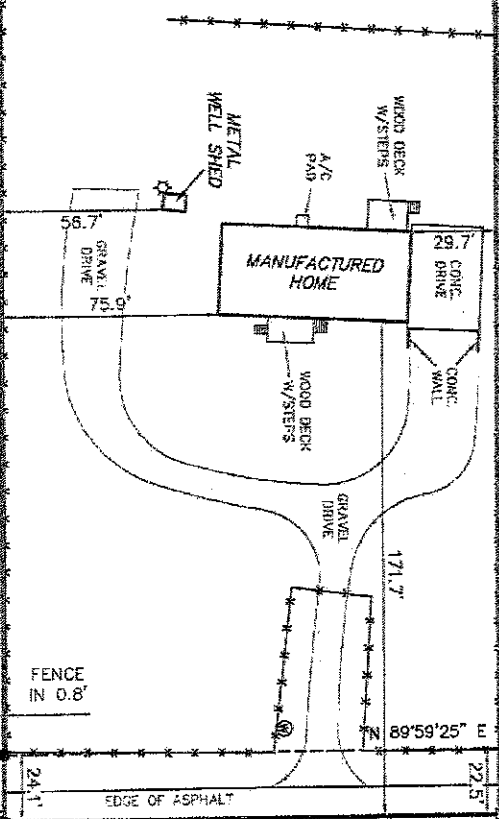
Being 4.974 acres of land, more or less, situated in Medina County, Texas, and being part of Lot 45, Block 33 of the San Antonio Trust Subdivision of lands as recorded in Plat Book 2, Page 3, Sheet 12, Plat Records of Medina County, Texas, and being the same parcel described as 5.001 acres in Document No. 201700653, Official Public Records of Medina County, Texas, said 4.974 acres being more particularly described by metes and bounds attached hereto.

Owner:
YESSENIA SALAZAR



MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, No. 8095. I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat was prepared under my supervision and that there are no discrepancies, omissions, or errors in the survey, or any encumbrance 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. 8095



CR 6612
(VAR. WIDTH R.O.W.)

DAVID R. REDMAN, ET UX
9.23 ACRES
(VOL. 110, PG. 80)

DEBBRA FRAZIER
2.000 ACRES
(VOL. 485, PG. 447)

MARVIN CUNNINGHAM, ET UX
8.209 ACRES
(VOL. 238, PG. 132)

METES AND BOUNDS

Being 4.974 acres of land, more or less, situated in Medina County, Texas, and being part of Lot 45, Block 33 of the San Antonio Trust Subdivision of lands as recorded in Plat Book 2, Page 3, Sheet "O", Plat Records of Medina County, Texas, and being the same parcel described as 5.001 acres in Document No. 2017006653, Official Public Records of Medina County, Texas, said 4.974 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of this 4.974 acres, same being on the South line of the Matthew Gray Blanton 14.69 acres (Document No. 2017003291), at the northwest corner of the Ross M. Vale, et ux 12.54 acres (Volume 778, Page 1258), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 4.974 acres and said Vale 12.54 acres, South 00 degrees 00 minutes 22 seconds West (called South), a distance of 1,250.12 feet (called 1249.95 feet) to a point for the southeast corner of this 4.974 acres, same being on the centerline of CR 6612, a variable width Right-of-Way, at the southwest corner of said Vale 12.54 acres, same also being the northwest corner of the David R. Redman, et ux 9.23 acres (Volume 110, Page 80), and the northeast corner of the Debbra Frazier 2.000 acres (Volume 465, Page 447);

THENCE along the centerline of said CR 6612, South 89 degrees 59 minutes 38 seconds West (called West), a distance of 173.39 feet (called 175.60 feet) to a point for the southwest corner of this 4.974 acres, same being the northwest corner of said Frazier 2.000 acres, and the northeast corner of the Marvin Cunningham, et ux 8.209 acres (Volume 238, Page 132), same also being the southeast corner of the Jamie W. Britton, et ux 10.001 acres (Document No. 2015003391);

THENCE along the line common to this 4.974 acres and said Britton 10.001 acres, North 00 degrees 00 minutes 22 seconds East (Bearing Basis), at a distance of 23.10 feet pass a 1/2 inch iron rod found (monument of record dignity) on the North Right-of-Way line of said CR 6612, and continuing for a total distance of 1,249.18 feet (called 1249.22 feet) to a 1/2 inch iron rod found for the northwest corner of this 4.974 acres, same being the northeast corner of said Britton 10.001 acres and on the South line of said Blanton 14.69 acres;

THENCE along the line common to this 4.974 acres and said Blanton 14.69 acres, North 89 degrees 41 minutes 02 seconds East (called North 89 degrees 45 minutes 33 seconds East), a distance of 173.39 feet (called 173.07 feet) to the **POINT OF BEGINNING**, and containing 4.974 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on deed of record recorded in Document 2015003391, Official Public Records, Medina County, Texas.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
February 5, 2018

