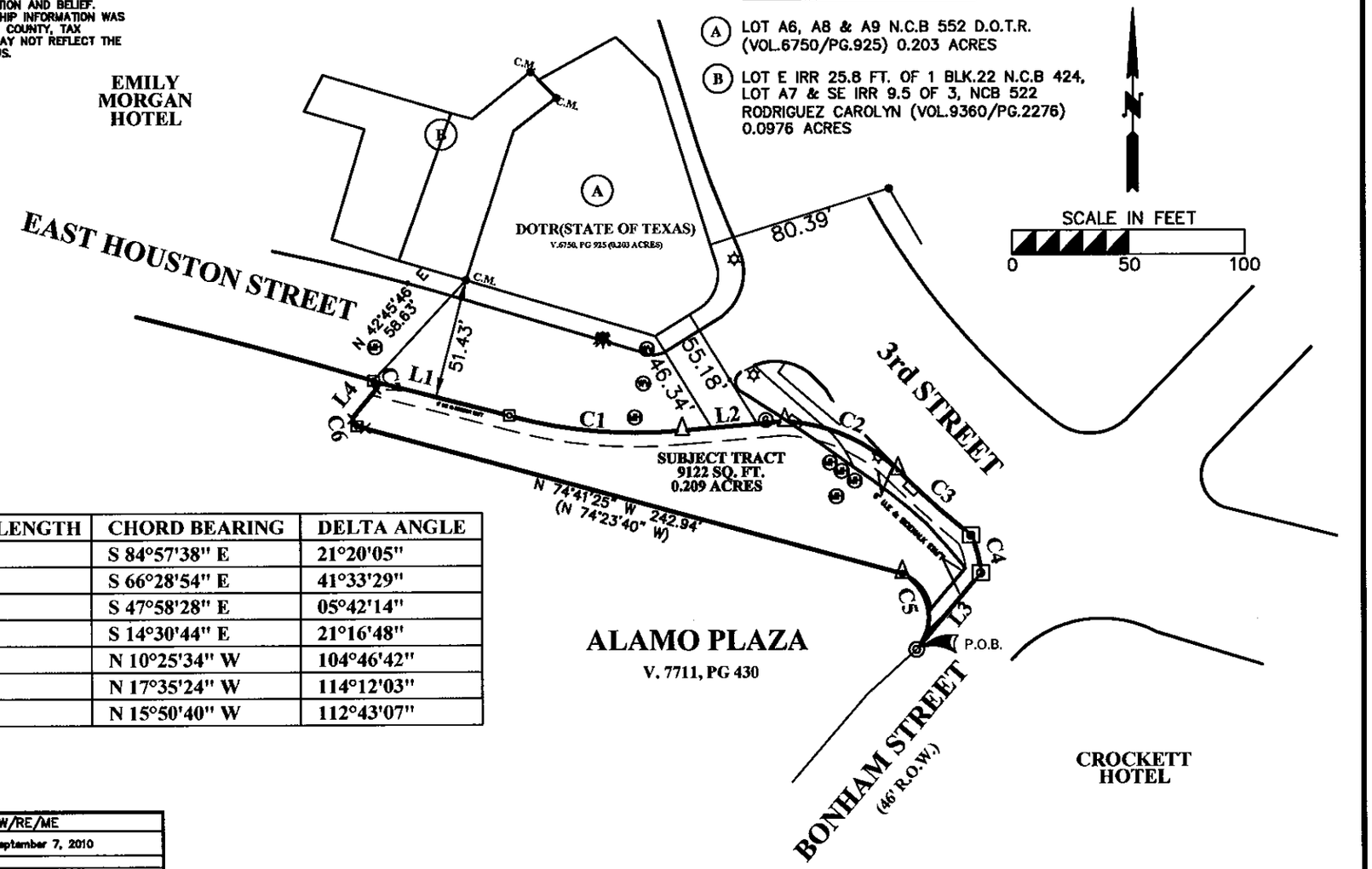
SURVEYOR'S NOTES

1. OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.
2. THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A COMMITMENT OF TITLE INSURANCE. THE UNDERSIGNED SURVEYOR CONDUCTED RESEARCH OF PUBLIC RECORDS THAT WAS FOCUSED ON THE BOUNDARY OF THE SUBJECT TRACT OF LAND. NO RESEARCH WAS CONDUCTED FOR EASEMENTS, DEDICATIONS, RESTRICTION OR ANY OTHER CONVEYANCES WHICH MIGHT AFFECT THE FEE OWNERSHIP OF THE PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED INSTRUMENTS WHICH MAY AFFECT THIS PROPERTY.
3. ALL STATEMENT'S WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON THAT ARE RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES BUILDINGS PARTY WALLS, PARKING, EASEMENTS, SERVITUDE AND ENCROACHMENTS ARE BASED ON VISIBLE ABOVEGROUND EVIDENCE UNLESS OTHERWISE NOTED. NO UNDERGROUND SURVEYING WAS CONDUCTED.
4. BEARING BASIS FOR THIS SURVEY IS TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD 83 AS OBSERVED BY GPS FROM BASE STATION EZSA PID DG5157. ALL DEED CALLS ROTATED TO FOUND CORNERS AS DEFINED BY GPS OBSERVATIONS.
5. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE UNDERSIGNED SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
6. THE ADJOINING OWNERSHIP INFORMATION WAS OBTAINED FROM THE BEXAR COUNTY, TAX APPRAISAL DISTRICT AND MAY NOT REFLECT THE CURRENT OWNERSHIP STATUS.

LEGAL DESCRIPTION

(A) LOT A6, A8 & A9 N.C.B 552 D.O.T.R. (VOL.6750/PG.925) 0.203 ACRES

(B) LOT E IRR 25.8 FT. OF 1 BLK.22 N.C.B 424, LOT A7 & SE IRR 9.5 OF 3, NCB 522 RODRIGUEZ CAROLYN (VOL.9360/PG.2276) 0.0976 ACRES



LINE	BEARING	DISTANCE
L1	S 75°27'17" E	60.26'
L2	N 85°10'34" E	44.23'
L3	S 39°59'02" W	42.92'
L4	N 39°30'37" E	14.91'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	201.94'	75.19'	74.76'	S 84°57'38" E	21°20'05"
C2	74.71'	54.19'	53.01'	S 66°28'54" E	41°33'29"
C3	421.12'	41.92'	41.90'	S 47°58'28" E	05°42'14"
C4	45.47'	16.89'	16.79'	S 14°30'44" E	21°16'48"
C5	21.00'	38.40'	33.27'	N 10°25'34" W	104°46'42"
C6	2.50'	4.98'	4.20'	N 17°35'24" W	114°12'03"
C7	2.47'	4.86'	4.12'	N 15°50'40" W	112°43'07"

MONUMENTS SET WILL BE PK NAILS PENDING FINAL ACCECEPTANCE OF BRASS MONUMENTS BY THE DAUGHTERS OF THE REPUBLIC OF TEXAS.

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480290 , Panel No. 0465F , Panel Dated 09/19/07 , this tract is in Zone(s) X and IS NOT in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state of local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Because this is a boundary survey, the surveyor did not take any actions to determine the flood status of the surveyed property other than interpret the status off of FEMA's FIRM. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. This surveyors is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.

DRAWN BY: JW/RE/ME	
DATE	September 7, 2010
JOB NO.	N/A
GF #	N/A

ALAMO ADJOINER TRACT

300 E. HOUSTON STREET
SAN ANTONIO, TEXAS

Being 0.209 acres of land, more or less, and consisting of public Right-of-Way of East Houston Street out of New City Block 115, in the City of San Antonio, Bexar County, Texas, along with a portion of the public Right-of-Way of 3rd Street, said 0.209 acres being subject to a six (6) foot wide sidewalk and utility easement adjoining all Right-of-Ways and being more particularly described by metes and bounds attached hereto.

LEGEND

- △ = CALCULATED POINT
- ▣ = SET MONUMENT
- ● = FND 1/2 IRON ROD
- X = FND "X" ON CONCRETE
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- = MANHOLE
- = FIRE HYDRANT
- = WATER VALVE
- = GAS
- = LIGHT POST
- = FND PUNCHED HOLE
- = FND NAIL

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

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

Westar Alamo
LAND SURVEYORS, INC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999
SURVEYING SAN ANTONIO & SURROUNDING AREAS

METES AND BOUNDS

Being 0.209 acres of land, more or less, and consisting of public Right-of-Way of East Houston Street out of New City Block 115, in the City of San Antonio, Bexar County, Texas, along with a portion of the public Right-of-Way of 3rd Street, said 0.209 acres being subject to a six (6) foot wide sidewalk and utility easement adjoining all Right-of-Ways and being more particularly described by metes and bounds as follows:

BEGINNING at a punched hole found in the northwest Right-of-Way line of Bonham Street, same being a northeasterly corner of Alamo Plaza (Volume 7711, Page 340) and a southeasterly corner of this 0.209 acres, same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.209 acres and said Alamo Plaza the following courses and distances:

> Along a curve to the left having a radius of 21.00 feet, an arc length of 38.40 feet, a chord length of 33.27 feet, a chord bearing of North 10 degrees 25 minutes 34 seconds West, and a delta angle of 104 degrees 46 minutes 42 seconds to a nail found for the point of tangency;
>
> North 74 degrees 41 minutes 25 seconds West (called North 74 degrees 23 minutes 40 seconds West), at a distance of 239.19 feet pass an "X" found on the concrete, and continuing for a total distance of 242.94 feet to a monument set for an angle corner;
>
> Along a curve to the right having a radius of 2.50 feet, an arc length of 4.98 feet, a chord length of 4.20 feet, a chord bearing of North 17 degrees 35 minutes 24 seconds West, and a delta angle of 114 degrees 12 minutes 03 seconds to an "X" found on the concrete for the West Corner of this 0.209 acres;
>
> North 39 degrees 30 minutes 37 seconds East, a distance of 14.91 feet to an "X" found on the concrete at a point of curvature;
>
> and,
>
> Along a curve to the left having a radius of 2.47 feet, an arc length of 4.86 feet, a chord length of 4.12 feet, a chord bearing of North 15 degrees 50 minutes 40 seconds West, and a delta angle of 112 degrees 43 minutes 07 seconds to a monument set for the point of tangency, same being in the southwest Right-of-Way line of said East Houston Street and the northwest corner of this 0.209 acres;

THENCE along the southwest Right-of-Way line of Houston Street, South 75 degrees 27 minutes 17 seconds East, a distance of 60.26 feet to a monument set for the point of curvature;

THENCE along a curve to the left having a radius of 201.94 feet, an arc length of 75.19 feet, a chord length of 74.76 feet, a chord bearing of South 84 degrees 57 minutes 38 seconds East, and a delta angle of 21 degrees 20 minutes 05 seconds to a calculated point for the point of tangency;

THENCE continuing along southwest Right-of-Way line of Houston Street, North 85 degrees 10 minutes 34 seconds East, a distance of 44.23 feet to a calculated point for the point of curvature, same being in the southwest Right-of-Way line of said 3rd Street;

THENCE along a curve to the right having a radius of 74.71 feet, an arc length of 54.19 feet, a chord length of 53.01 feet, a chord bearing of South 66 degrees 28 minutes 54 seconds East, and a delta angle of 41 degrees 33 minutes 29 seconds to a calculated point for the point of tangency and the point of curvature;

THENCE along a curve to the left having a radius of 421.12 feet, an arc length of 41.92 feet, a chord length of 41.90 feet, a chord bearing of South 47 degrees 58 minutes 28 seconds East, and a delta angle of 05 degrees 42 minutes 14 seconds to a monument set for the point of tangency and the point of curvature of a non-tangent curve to the right;

THENCE along the non-tangent curve to the right having a radius of 45.47 feet, an arc length of 16.89 feet, a chord length of 16.79 feet, a chord bearing of South 14 degrees 30 minutes 44 seconds East, and a delta angle of 21 degrees 16 minutes 48 seconds to a monument set for Easternmost corner of this 0.209 acres, same being in the northwest Right-of-Way of said Bonham Street;

THENCE along the northwest Right-of-Way line of said Bonham Street, South 39 degrees 59 minutes 02 seconds West, a distance of 42.92 feet to the **POINT OF BEGINNING**, and containing 0.209 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. All monuments set are "PK" nails pending final acceptance of Brass Monuments by the Daughters of the Republic. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
September 9, 2010

STATE OF TEXAS
REGISTERED
MARK J. EWALD
5095
PROFESSIONAL
LAND SURVEYOR

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