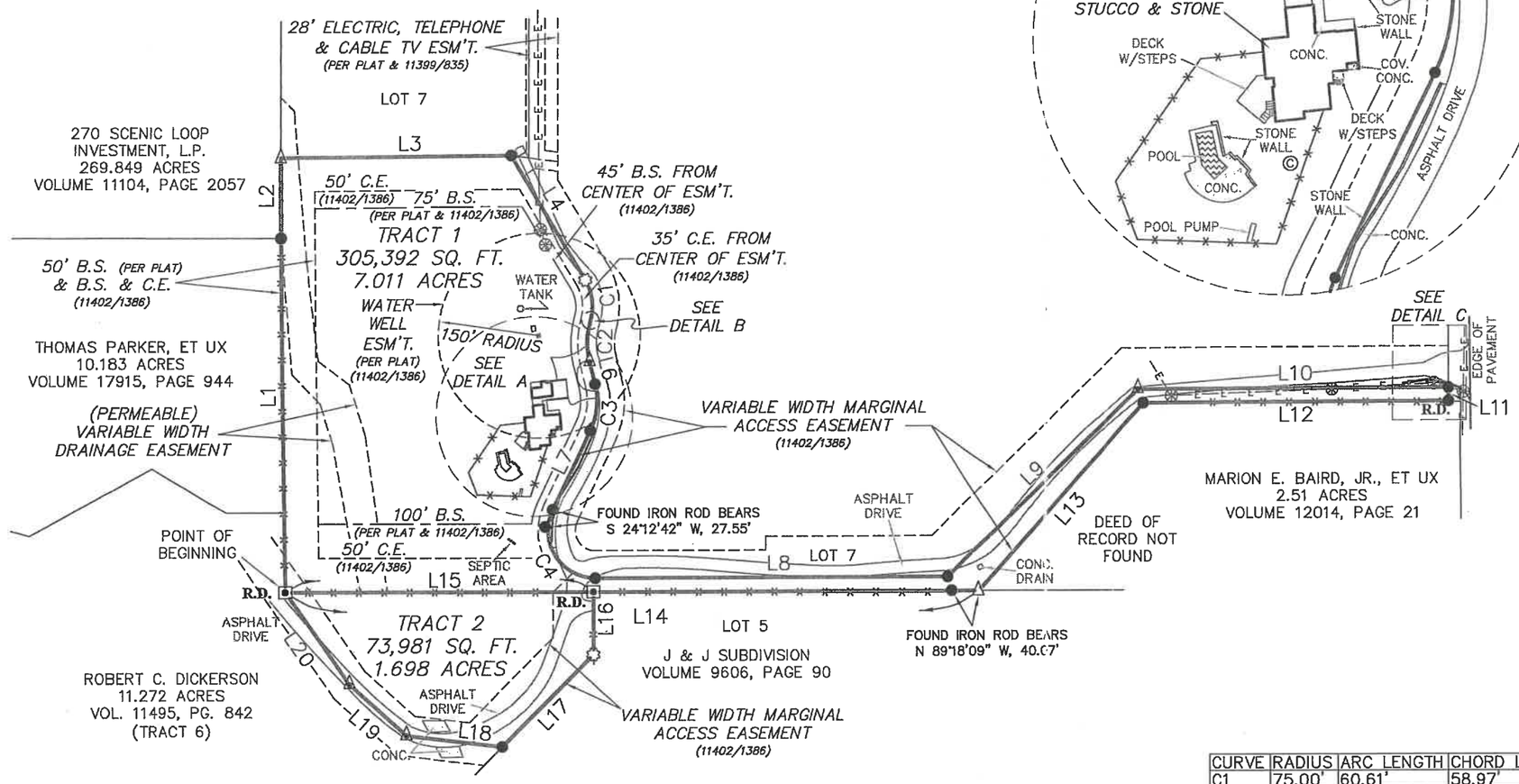
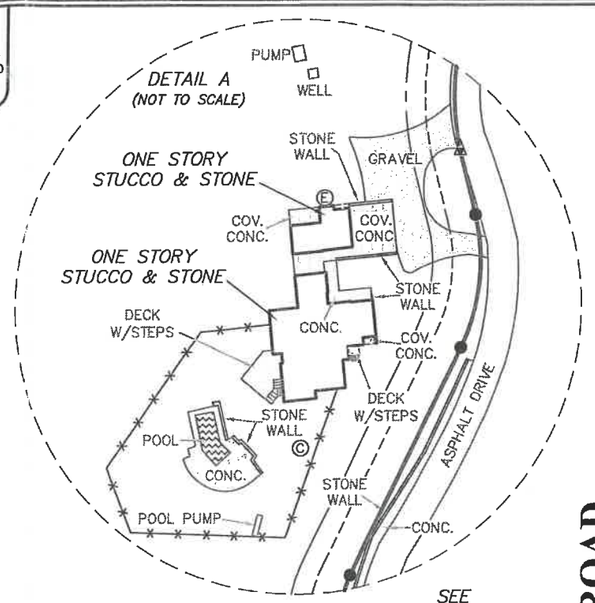
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property 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. 0095 F, 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 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 http://www.fema.gov/index.shtm.

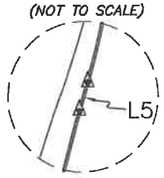
NOTE: RECORD DATA DOES NOT FORM A CLOSED MATHEMATICAL FIGURE.

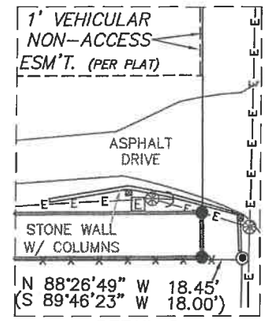
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 11402, PAGE 1386, VOLUME 18495, PAGE 1086, VOLUME 18524, PAGE 812 AND VOLUME 18539, PAGE 2365, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.









SCENIC LOOP ROAD
(68' R.O.W.)
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT

SCALE: 1"=200'

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

LINE	BEARING	DISTANCE
L1	N 00°52'23" W	518.43'
	(N 00°53'40" W)	(518.16')
L2	N 00°43'23" W	118.02'
	(N 00°36'40" W)	(118.50')
L3	N 89°29'22" E	342.12'
	(N 89°30'08" E)	(320.00')
L4	S 31°20'48" E	214.01'
	(S 31°15'35" E)	(213.81')
L5	S 16°01'56" W	1.81'
	(S 14°55'48" W)	(1.93')
L6	S 14°23'51" E	33.46'
	(S 13°59'16" E)	(33.43')
L7	S 25°42'24" W	128.36'
	(S 25°39'55" W)	(128.60')
L8	N 89°53'23" E	520.14'
	(N 89°56'02" E)	(520.08')
L9	N 46°00'23" E	393.72'
	(N 46°00'06" E)	(393.60')
L10	N 89°48'11" E	459.48'
	(N 89°46'23" E)	(459.62')
L11	S 00°24'23" E	19.74'
	(S 00°23'01" E)	(20.00')
L12	S 89°45'00" W	451.65'
	(S 89°46'23" W)	(451.64')
L13	S 41°46'39" W	367.79'
	(S 41°53'04" W)	(367.22')
L14	S 89°58'19" W	1026.19'
	(S 89°56'02" W)	
L15	N 89°58'19" E	456.91'
	(N 89°56'02" E)	(456.88')
L16	S 00°05'23" W	91.93' (92.39')
L17	S 45°00'38" W	191.52'
	(S 45°02'15" W)	(191.39')
L18	N 83°31'38" W	144.50'
	(N 83°32'42" W)	(144.60')
L19	N 48°07'22" W	112.53'
	(N 48°05'32" W)	(112.74')
L20	N 34°41'47" W	165.05
	(N 34°39'48" W)	(164.81')

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	60.61'	58.97'	S 08°14'54" E	46°17'57"
		(60.46')	(58.84')	(S 08°09'54")	(46°11'26")
C2	119.99'	60.49'	59.85'	S 00°37'55" W	28°53'07"
		(60.57')	(59.92')	(S 00°28'16" W)	(28°55'10")
C3	100.00'	69.53'	68.14'	S 05°58'21" W	39°50'20"
		(69.21')	(67.84')	(S 05°50'20" W)	(39°39'12")
C4	70.00'	141.48'	118.60'	S 32°07'58" E	115°48'00"
		(141.47')	(118.59')	(S 32°13'52" E)	(115°47'35")

NOTE: THIS PROPERTY IS SUBJECT TO ELECTRIC RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 16206, PAGE 1747, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. (LOCATION NOT DEFINED)

NOTE: THIS PROPERTY IS SUBJECT TO 20' UTILITY AND DRAINAGE EASEMENT AS RECORDED IN VOLUME 11402, PAGE 1386, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: THIS PROPERTY IS NOT SUBJECT TO ELECTRIC, TELEPHONE AND CABLE TV EASEMENT RECORDED IN VOLUME 11399, PAGE 835, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: THIS PROPERTY IS NOT SUBJECT TO 60' ROAD EASEMENT RECORDED IN VOLUME 7955, PAGE 728, DEED RECORDS OF BEXAR COUNTY, TEXAS.

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

- △ = CALCULATED POINT
- ● = FND 1/2" IRON ROD
- ▣ = FND MONUMENT
- ◉ = FND 1" PIPE
- ○ = FND SPINDLE
- ▲ = FND MAG NAIL
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.E. = CONSERVATION EASEMENT
- R.D. = RECORD DIGNITY MONUMENT
- (E) = ELECTRIC METER
- (C) = CLEANOUT
- (EB) = ELECTRIC BOX
- (PP) = POWER POLE
- —E— = OVERHEAD ELECTRIC
- —G— = GUY WIRE
- —X— = WIRE FENCE

DRAWN BY: BLE

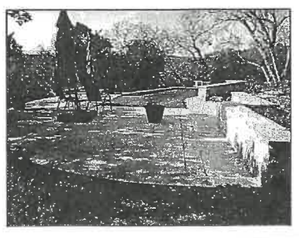
Property Address: *22015 SCENIC LOOP ROAD*

Property Description:

TRACT 1: LOT 8, BLOCK 1, ALTAIR SUBDIVISION, AN ADDITION IN BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9566, PAGES 208-209, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 2: BEING 1.698 ACRES OF LAND, MORE OR LESS, OUT OF THE ALBERT LIEBE SURVEY NO, 912, ABSTRACT 1053, COUNTY BLOCK 4613, BEXAR COUNTY, TEXAS, AND BEING THAT SAME 1.698 ACRES CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 14719, PAGE 928, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 1.698 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner: *TOMMY E. OZMENT AND RENEE M. OZMENT*



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

G.F. NO. 18-341040-DO | JOB NO. 80749 | TITLE COMPANY: CAPITAL TITLE | DATE: 02/01/2018