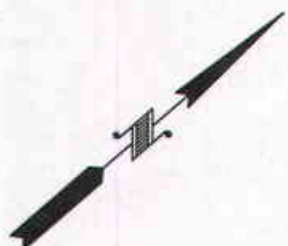
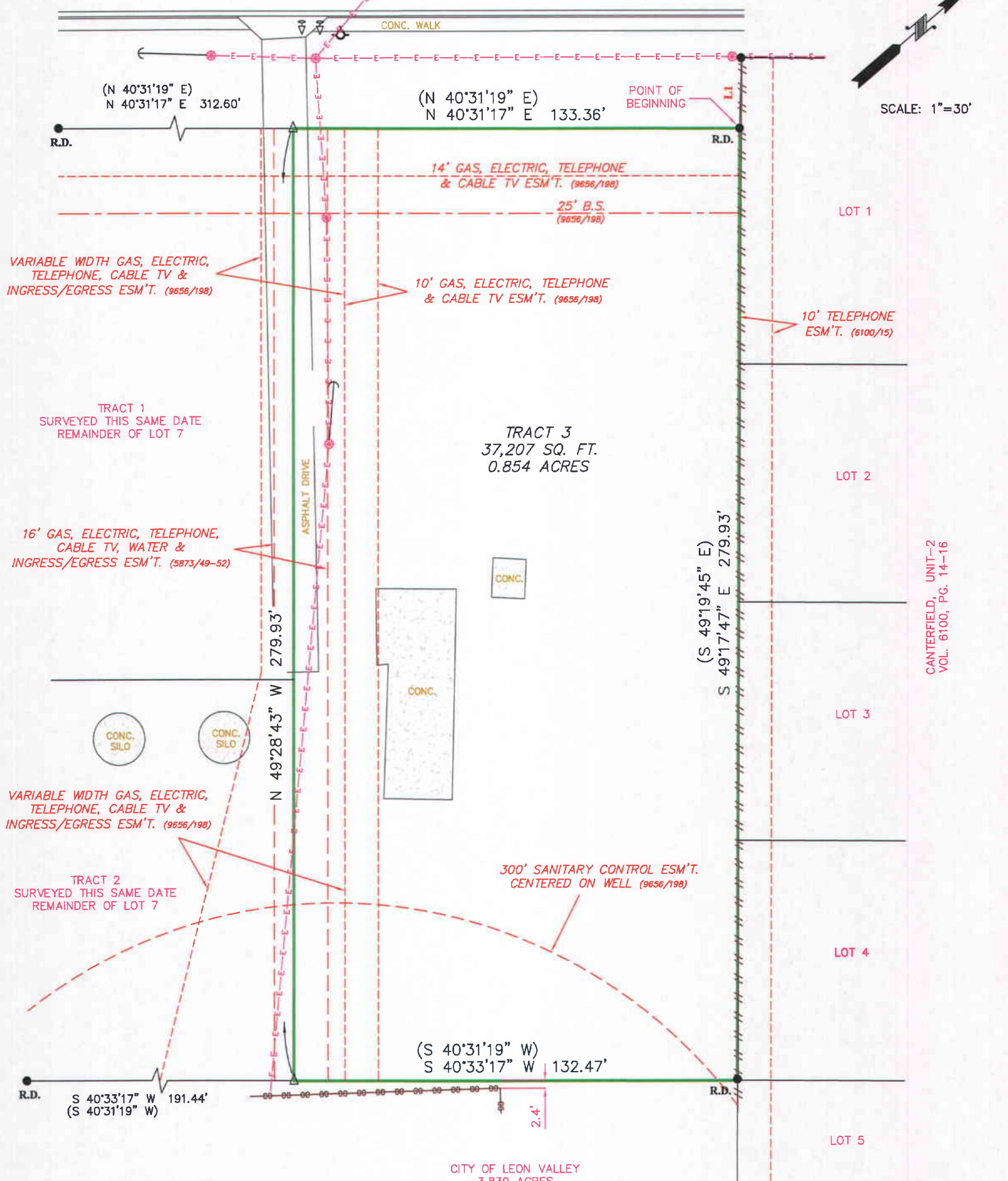


HUEBNER ROAD (VARIABLE WIDTH R.O.W.)



SCALE: 1"=30'



CANTERFIELD, UNIT-2
VOL. 6100, PG. 14-16

LINE	BEARING	DISTANCE
L1	N 47°58'17" W	20.51'

CITY OF LEON VALLEY
3.839 ACRES
VOL. 16137, PG. 1705

THIS SURVEY IS _____
ACKNOWLEDGED AND _____
IS ACCEPTED: _____

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

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.

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. 0240G, which is Dated 08/29/2010. 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 <http://www.fema.gov/index.shtml>.

Property Address:

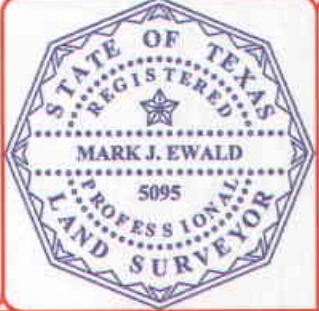
0 HUEBNER ROAD

Property Description:

Being 0.854 acres of land, more or less, and being out of Lot 7, Dirt V-Murchison-Huebner Subdivision, City of Leon Valley, Bexar County, Texas, according to the plat recorded in Volume 9656, Page 198, Deed and Plat Records, Bexar County, Texas, said 0.854 acres being more particularly described by metes and bounds attached hereto.

Owner:

HUEBNER DIRT INVESTORS, LTD



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual Category 1-A, Condition II 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, LLC.
P.O. BOX 1038 HELOTES, TEXAS 78023-1038
PHONE (210) 372-9500 FAX (210) 372-9899

- LEGEND**
- = 1/2" IRON ROD TO BE SET
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - — — = WOOD FENCE
 - — — = CHAIN LINK FENCE
 - ⊙ = FIRE HYDRANT
 - ⊕ = WATER VALVE
 - ⊖ = POWER POLE
 - — — = OVERHEAD ELECTRIC

METES AND BOUNDS

Being 0.854 acres of land, more or less, and being out of Lot 7, Dirt V-Murchison-Huebner Subdivision, City of Leon Valley, Bexar County, Texas, according to the plat recorded in Volume 9656, Page 198, Deed and Plat Records, Bexar County, Texas, said 0.854 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the North corner of this 0.854 acres (monument of record dignity), same being on the southeast Right-of-Way line of Huebner Road and on the southwest line of Lot 1, Canterfield, Unit-2 (Volume 6100, Pages 14-16), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.854 acres and said Lot 1, South 49 degrees 19 minutes 45 seconds East (called South 49 degrees 19 minutes 45 seconds East), a distance of 279.93 feet to a 1/2 inch iron rod found for the East corner of this 0.854 acres (monument of record dignity), same being the South corner of Lot 4 and the West corner of Lot 5 of said Canterfield, Unit-2, same also being the East corner of said Lot 7 and the North corner of the City of Leon Valley 3.839 acres (Volume 16137, Page 1705);

THENCE along the line common to this 0.854 acres and said City of Leon Valley 3.839 acres, South 40 degrees 33 minutes 17 seconds West (called South 40 degrees 31 minutes 19 seconds West), a distance of 132.47 feet to a point for the South corner of this 0.854 acres;

THENCE departing the southeast line of and severing said Lot 7, North 49 degrees 28 minutes 43 seconds West, a distance of 279.93 feet to a point for the West corner of this 0.854 acres, same being on the northwest line of said Lot 7 and on the southeast Right-of-Way line of said Huebner Road;

THENCE along the southeast Right-of-Way line of said Huebner Road, North 40 degrees 31 minutes 17 seconds East (called North 40 degrees 31 minutes 19 seconds East), a distance of 133.36 feet to the **POINT OF BEGINNING** and containing 0.854 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 actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
December 11, 2017

