

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	757.55'	501.71' (501.85')	492.60' (492.72')	S 24°20'26" W (S 24°17'18" W)	37°56'46" (37°57'23")

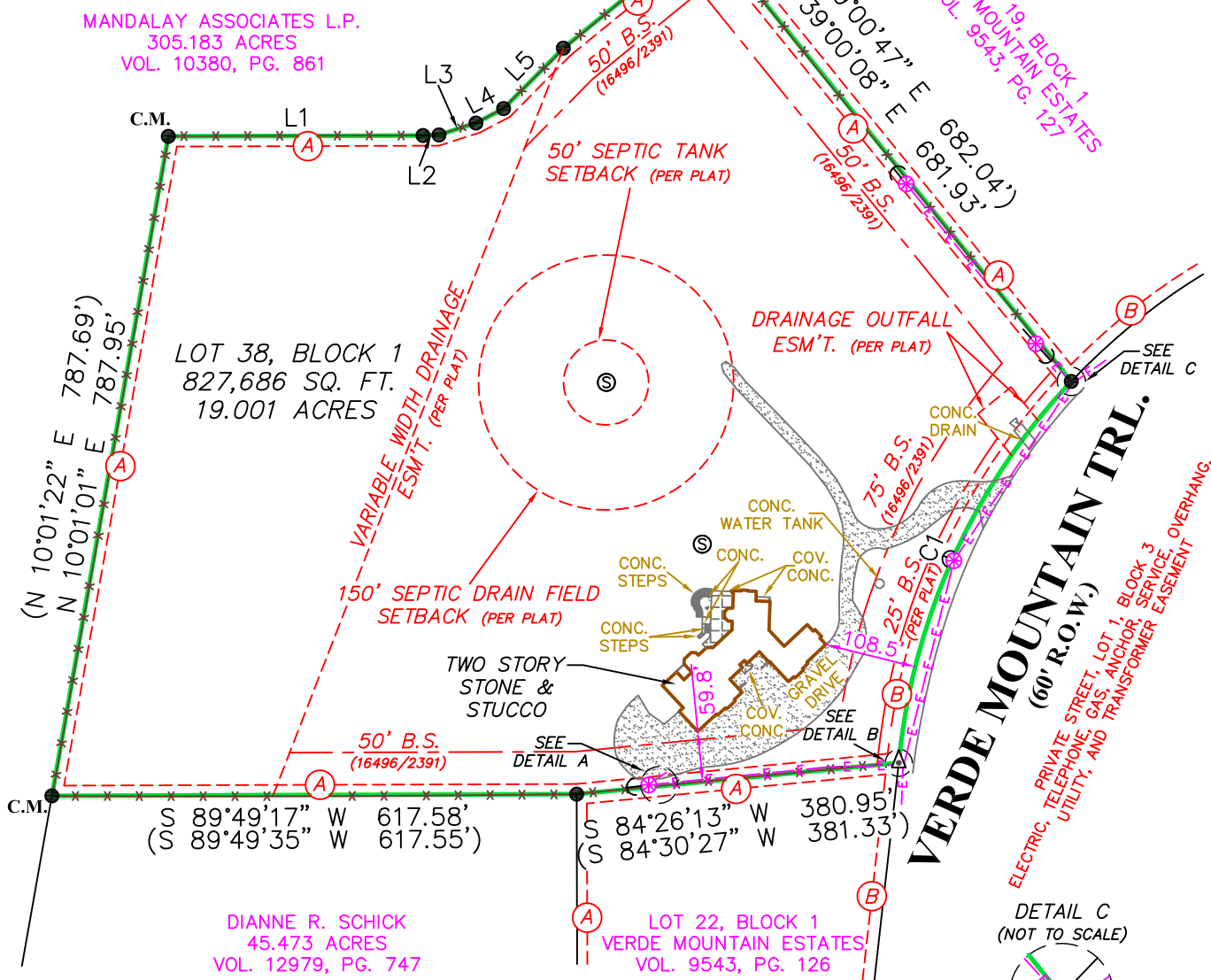
LINE	BEARING	DISTANCE
L1	N 89°48'09" E (N 89°48'18" E)	299.73' (299.76')
L2	N 87°51'31" E (N 87°48'20" E)	18.79' (18.80')
L3	N 72°11'32" E (N 72°09'07" E)	45.80' (45.84')
L4	N 62°27'07" E (N 62°23'57" E)	36.65' (36.56')
L5	N 44°38'25" E (N 44°44'26" E)	100.09' (100.59')
L6	N 50°44'57" E (N 50°40'57" E)	217.72' (217.13')

EASEMENT LEGEND

- (A) = 12' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (PER PLAT)
- (B) = 14' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (PER PLAT)

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.

SCALE: 1"=200'



NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 9543, PAGES 125-127, DEED AND PLAT RECORDS; VOLUME 7991, PAGE 279, VOLUME 8580, PAGE 67, VOLUME 9209, PAGE 1941 & VOLUME 16496, PAGE 2391 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

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. 0135 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, AE. 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 <https://msc.fema.gov/portal>.



Property Address:
28860 VERDE MOUNTAIN TRL.
Property Description:

LOT 38, BLOCK 1, VERDE MOUNTAIN ESTATES, A PLANNED UNIT DEVELOPMENT, SITUATED IN BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20002, PAGE 1060, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Owner:
T.B.D.

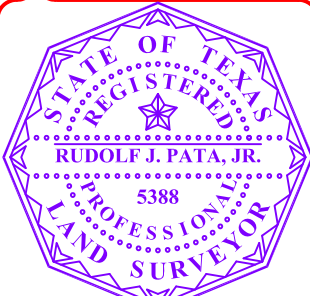
I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388

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**
- ▲ = FOUND MAG NAIL
 - = FOUND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊙ = POWER POLE
 - ⊕ = OVERHEAD ELECTRIC
 - ⊖ = POWER POLE W/ TEMP. METER
 - ⊗ = SEPTIC AREA
 - = GUY WIRE
 - x— = WIRE FENCE



DWG: CJ RVD: RJP
G.F. NO. N/A JOB NO. 129165 TITLE COMPANY: N/A DATE: 01/28/2025