

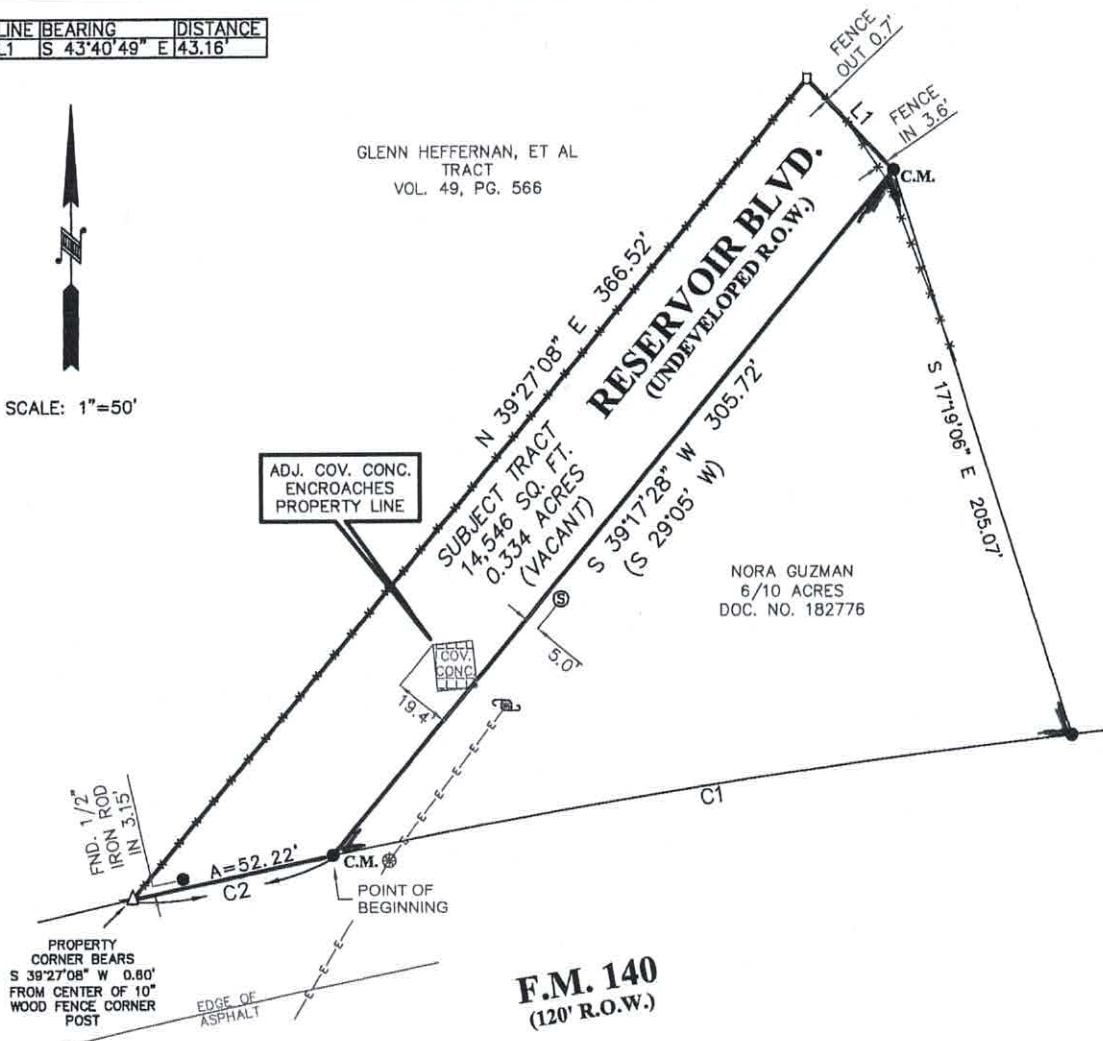
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2864.93'	257.99'	257.90'	S 80°53'25" W	05°09'34"
C2	2864.93'	70.75'	70.75'	S 77°36'11" W	01°24'54"

LINE BEARING	DISTANCE
L1	S 43°40'49" E 43.16'



SCALE: 1"=50'

GLENN HEFFERNAN, ET AL  
TRACT  
VOL. 49, PG. 566



NOTE:  
PORTIONS OF THE ORIGINAL RECORD INFORMATION ARE ILLEGIBLE.  
THIS IS THE SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

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

NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

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 is the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48013C, Panel No. 0500 C, which is Dated 11/04/2010. 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 <https://www.fema.gov/portal>.



Property Address: 0 E. F.M. 140

Property Description:

Being 0.334 acres of land, more or less, out of the E. Garrett Howell Survey No. 820, Abstract 409, Atascosa County, Texas, and being a portion of Reservoir Blvd. (an undeveloped Right-of-Way), as referenced in Texas State Highway Department Right-of-Way Map Number SA T074805AB, Atascosa County, Texas, and in Right-of-Way Deed recorded in Volume 219, Page 179, Deed Records, Atascosa County, Texas; said 0.334 acres being more particularly described by metes and bounds attached hereto.

Owner: T.B.D.

FIRM REGISTRATION NO.  
1011700

LAND SURVEYORS, LLC.  
P.O. BOX 1848 BOERNE, TEXAS 78008  
PHONE (210) 372-8500 FAX (210) 372-8999

- LEGEND**
- ▲ - CALCULATED POINT
  - - FND. 1/2" IRON ROD
  - - 10' WOOD FENCE POST AT CORNER
  - - RECORD INFORMATION
  - ⊙ - CONTROLLING MONUMENT
  - ⊕ - ADJ. SEPTIC AREA
  - ⊖ - WIRE FENCE
  - ⊗ - POWER POLE
  - ⊘ - METER POLE
  - - OVERHEAD ELECTRIC

I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot 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.

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

## METES AND BOUNDS

### TRACT 2:

Being 0.334 acres of land, more or less, out of the E. Garrett Howell Survey No. 820, Abstract 409, Atascosa County, Texas, and being a portion of Reservoir Blvd. (an undeveloped Right-of-Way), as referenced in Texas State Highway Department Right-of-Way Map Number SAT074805AB, Atascosa County, Texas, and in Right-of-Way Deed recorded in Volume 219, Page 179, Deed Records, Atascosa County, Texas; said 0.334 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod found for the southeast corner of this 0.334 acres, same being the southwest corner of the Nora Guzman 6/10 acres (Document Number 182776) and the intersection of the North Right-of-Way of F.M. 140 and the southeast Right-of-Way of said Reservoir Blvd. same also being the **POINT OF BEGINNING**;

**THENCE** along the North Right-of-Way of said F.M. 140 and following a curve to the left having a radius of 2864.93 feet, at an arc length of 52.22 feet pass a 1/2-inch iron rod found in to the right, a distance of 3.15 feet, and continuing for a total arc length of 70.75 feet, a chord length of 70.75 feet, a chord bearing of South 77 degrees 36 minutes 11 seconds West, and a delta angle of 01 degrees 24 minutes 54 seconds to a point for the southwest corner of this 0.334 acres, from which the center of a 10-inch wood fence corner post bears North 39 degrees 27 minutes 08 seconds East, a distance of 0.60 feet, same point being a South corner of the Glenn Heffernan, et al tract (Volume 49, Page 566) and on the northwest Right-of-Way of said Reservoir Blvd.;


**THENCE** along the line common to this 0.334 acres and said Heffernan tract, the following courses and distances:

North 39 degrees 27 minutes 08 seconds East, a distance of 366.52 feet to a 10-inch wood fence corner post found for the North corner of this 0.334 acres;

South 43 degrees 40 minutes 49 seconds East, a distance of 43.16 feet to a 1/2-inch iron rod found for the northeast corner of this 0.334 acres, same being an interior corner of said Heffernan tract, the North corner of said Guzman 6/10 acres and a northeast corner of the terminus of said Reservoir Blvd.;

**THENCE** along the line common to this 0.334 acres and said Guzman 6/10 acres, same being the southeast Right-of-Way of said Reservoir Blvd., South 39 degrees 17 minutes 28 seconds West (called South 29 degrees 05 minutes West), a distance of 305.72 feet to the **POINT OF BEGINNING**, and containing 0.334 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 hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

  
\_\_\_\_\_  
Rudolf J. Pata, Jr.  
Registered Professional Land Surveyor  
Texas Registration No. 5388  
June 22, 2022

