

METES AND BOUNDS

Being 0.574 acres of land, more or less, out of the M.G. de los Santos Survey No. 82, Abstract 664, County Block 4446, Bexar County, Texas, and being that same property described in Warranty Deed with Vendor's Lien recorded in Volume 11827, Page 688, Official Public Records of Bexar County, Texas, TOGETHER WITH a 20-foot Ingress/Egress Easement recorded in Volume 2898, Page 366, Official Public Records of Bexar County, Texas, AND SUBJECT TO a 22-foot Ingress/Egress Easement recorded in Volume 5179, Page 676, Deed Records of Bexar County, Texas; said 0.574 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found (monument of record dignity) for the southwest corner of this 0.574 acres, same being the lower northwest corner of the Sheila D. Mclean tract (Document No. 20120211629), and on the East boundary of the Norma I. Plata 4.110 acres (Document No. 20120017537), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.574 acres and said Plata 4.110 acres, North 00 degrees 38 minutes 00 seconds West (bearing basis), at a distance of 268.71 feet pass a 1/2-inch iron rod found on the South boundary of said 22-foot Ingress/Egress Easement, and continuing for a total distance of 279.72 feet to a point for the northwest corner of this 0.574 acres, same being the northeast corner of said Plata 4.110 acres, and a point in the centerline of said 22-foot Ingress/Egress Easement, same also being on the South boundary of the remainder of the KB Home Lone Star LP 25.99 acres (Volume 10127, Page 676);

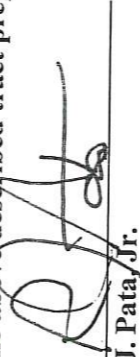
THENCE along the line common to this 0.574 acres and the remainder of said KB Home Lone Star 25.99 acres, North 89 degrees 17 minutes 24 seconds East (called North 89 degrees 22 minutes 00 seconds East), a distance of 89.45 feet (called 89.44 feet) to a point for the northeast corner of this 0.574 acres, same being the upper northwest corner of said Mclean tract, and the northwest corner of said 20-foot Ingress/Egress Easement;

THENCE along the lines common to this 0.574 acres and said Mclean tract, the following courses and distances:

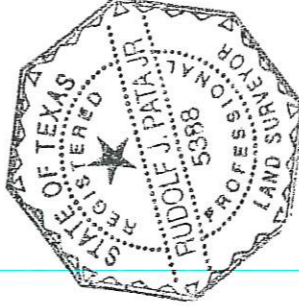
South 00 degrees 38 minutes 00 seconds East, a distance of 279.72 feet to a 1/2-inch iron rod found for the southeast corner of this 0.574 acres;

South 89 degrees 17 minutes 24 seconds West (called South 89 degrees 22 minutes 00 seconds West), a distance of 89.45 feet (called 89.44 feet) to the **POINT OF BEGINNING**, and containing 0.574 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.


Rudolf J. Pata, Jr.

Registered Professional Land Surveyor
Texas Registration No. 5388
October 05, 2021



LOT 12, BLOCK 4
CORAL SPRINGS SUBD.
VOL. 9560, PG. 178

12.5' PRIVATE DRAINAGE ESM'T. (8960/178)

THE REMAINDER OF KB HOME LONE STAR LP 25.99 ACRES
VOL. 10127, PG. 678

TO LOW BID LANE

22' INGRESS/EGRESS
ESM'T. (878/678)

SUBJECT TRACT
25,020 SQ. FT.
0.574 ACRES

20' INGRESS/EGRESS
ESM'T. (2899/286)



SCALE: 1"=40'

LINE BEARING	DISTANCE
1 N 89°17'24" E	89.45
(N 89°22'00" E) (89.44')	

NOTE:
THIS PROPERTY IS SUBJECT TO MAINTENANCE AGREEMENTS/EASEMENTS RECORDED IN VOLUME 6444, PAGE 665, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO AN ELECTRIC LINE EASEMENT RECORDED IN DOCUMENT NO. 1975056378E, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO UTILITY EASEMENTS RECORDED IN VOLUME 1073, PAGE 215 & VOLUME 3399, PAGE 225, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

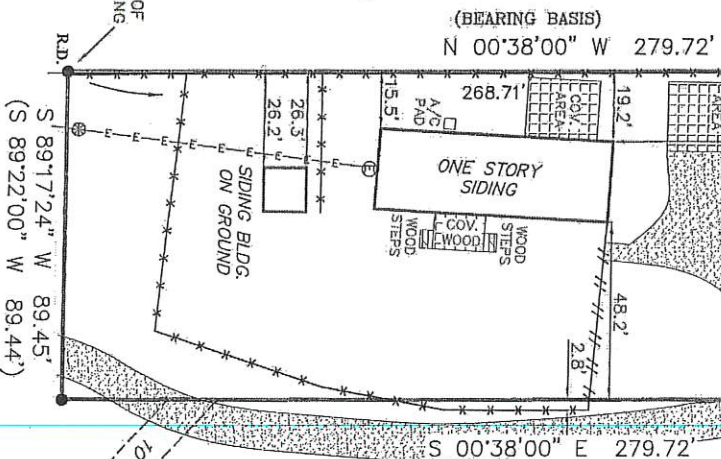
NOTE:
THIS PROPERTY IS NOT SUBJECT TO RIGHT-OF-WAY EASEMENTS RECORDED IN VOLUME 4237, PAGE 574 & VOLUME 5179, PAGE 684, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

NOTE:
PRIOR SURVEY (WESTAR JOB NO. 110123) WAS USED FOR REFERENCE.

NOTE:
AMENDED ON 12/09/2021 TO ADD DIRECTION TO PUBLIC ROAD.

SHEILA D. MCLEAN
TRACT
DOC. NO. 20120211629

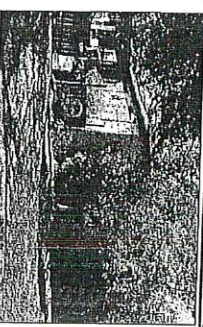
THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



NORMA I. PLATA
4.110 ACRES
DOC. NO. 20120017537

NOTE:
THE BEARINGS SHOWN HEREON ARE BASED
ON RECORD DEED INDICATED BELOW.

FLOOD ZONE INTERESTED PARTIES: 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 OBTAIN THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTERRUPTED AND/OR THE PROPERTY. THE PROPERTY IS THE SUBJECT OF THIS SURVEY. IT OPERATES TO BE INCLUDED IN A FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0220. The effective date of the FIRM is 09/29/2010. By sealing from that FIRM, it is deemed property other than to interpret the information set out on FEMA's FIRM because this is a boundary survey, the survey did not have the authority to determine the FLOOD ZONE status of the property. Flood Hazard Areas and Zones may be found at <http://www.fema.gov/pertid>.



FIRM REGISTRATION NO.
10111700

Being 0.574 acres of land, more or less, out of the M.G. de los Santos Survey No. 82, A Street 664, County Block 4446, Bear County, Texas, and being that same property described in Warranty Deed with Vendor's Lien recorded in Volume 11827, Page 689, Official Public Records of Bear County, Texas, TOGATHER WITH a 20-foot Ingress/Egress Easement recorded in Volume 2898, Page 366, Official Public Records of Bear County, Texas, SUBJECT TO a 22-foot Ingress/Egress Easement recorded in Volume 5179, Page 676, Deed Records of Bear County, Texas; said 0.574 acres being more particularly described by metes and bounds attached hereto.

Property Address:
8880 HEATH CIRCLE DRIVE

Property Description:

OWNER:
HYG HOMES LLC

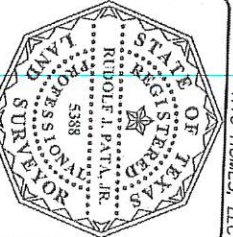
LEGEND

- ▲ CALCULATED POINT
- PND, 1/2" IRON ROD
- RECORD INFORMATION
- CONTROLING MONUMENT
- POWER POLE
- OVERHEAD ELECTRIC
- WIRE FENCE
- WOOD FENCE
- R.D. - RECORD DIGNITY MONUMENT
- ELECTRIC METER

Westar
Miamo

LAND SURVEYORS, LLC.
P.O. BOX 1646 BEARIE, TEXAS 78806
PHONE (210) 372-9550 FAX (210) 372-9999

DWG. JS RVD: RJP



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

G.F. NO. 14791-21-04767 JOB NO. 111205

TITLE COMPANY: NORTH AMERICAN

DATE: 10/05/2021