LINE	BEARING	DISTANCE
L1	S 32°00'00" W	49.49'
L2	S 37°53'29" W	49.49'
L3	N 32°00'00" E	45.13'
L4	N 37°53'29" E	45.13'

SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS SOUTH CENTRAL ZONE, NAD 83.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

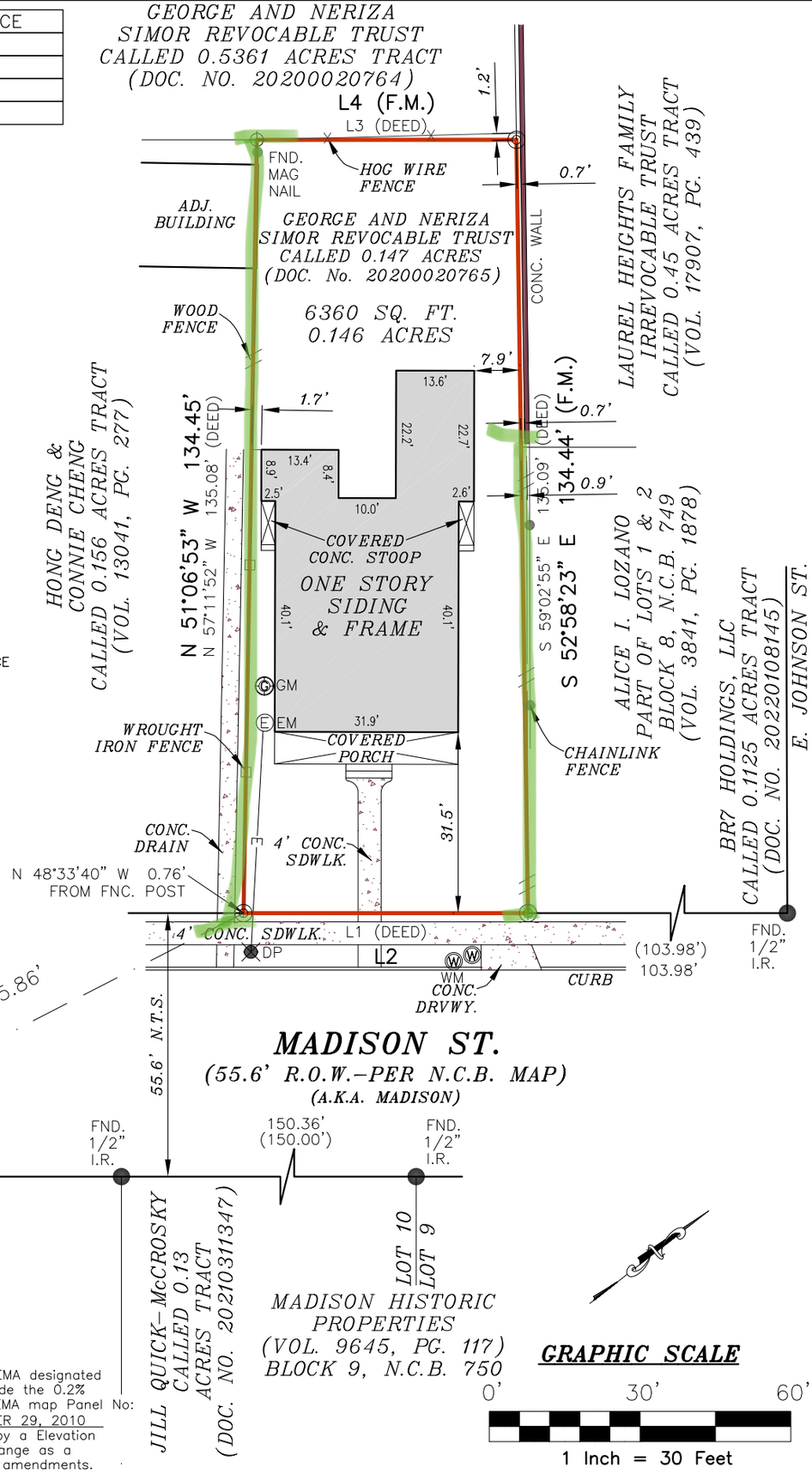
X _____.

X _____.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- HOG WIRE FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- FOUND MAG NAIL
- WATER METER
- ELECTRIC METER
- GAS METER
- DROP POLE
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED



At date of this survey, the property is in FEMA designated ZONE X, Areas determined to be outside the 0.2% Annual Chance Flood Plain, as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010 Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

GRAPHIC SCALE

0' 30' 60'

1 Inch = 30 Feet

I, ROBERT W. JOHNSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to INDEPENDENCE TITLE and CONVENTUS LLC that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: BICOASTAL VENTURES LLC

Address: 509 MADISON GF No. 2343307-NBF

Effective Date: January 10, 2024, Issued Date: January 22, 2024

Legal Description of the Land: Being 0.147 acres of land, more or less, and being all of Lot 3, Block 8, New City Block 749, City of San Antonio, Bexar County, Texas. SAVE AND EXCEPT that portion described in Volume 7381, Page 160, Deed Records, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:

FINAL "AS-BUILT" SURVEY

JOB NO.:	2401098361	NO.	REVISION	DATE
DATE:	01/24/24			
DRAWN BY:	JD/HM/IM			
APPROVED BY:	RWJ			

STATE OF TEXAS REGISTERED ROBERT W. JOHNSTON 5579 PROFESSIONAL LAND SURVEYOR

ROBERT W. JOHNSTON R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5579

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