



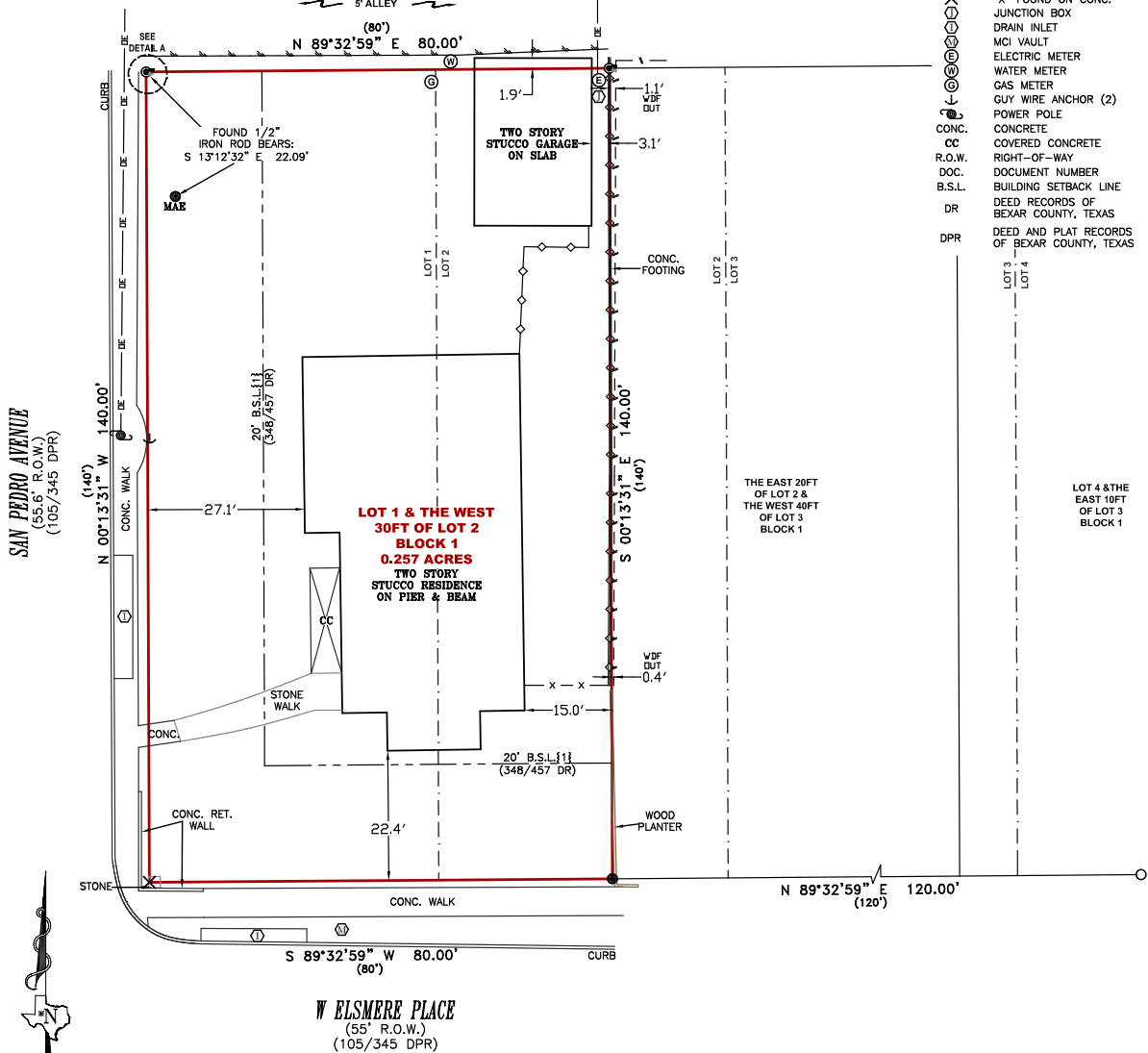
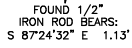
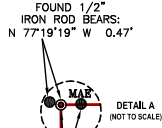
TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: ESTATE OF MARY ANN GARCIA GUTIERREZ
ADDRESS: 2900 SAN PEDRO AVENUE
CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78212
TITLE COMPANY: PRESERVE TITLE COMPANY LLC
GF NUMBER: 096285
EFFECTIVE DATE: JUNE 3, 2024
ISSUE DATE: JUNE 12, 2024



LAND TITLE SURVEY

LOT 1 AND WEST 30 FEET OF LOT 2, BLOCK 1, NEW CITY BLOCK 3966, SUMMIT TERRACE, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 105, PAGE 345, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



LEGEND

- BOUNDARY
- SETBACK LINE
- EASEMENTS
- WOOD FENCE (WDF)
- WIRE FENCE (WF)
- CHAIN-LINK FENCE (CLF)
- OVERHEAD ELECTRIC
- PINCHED PIPE FOUND
- CAP STAMPED "MAESTAS"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/CAP STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
- CALCULATED POINT
- RECORD INFORMATION
- "X" FOUND ON CONC.
- JUNCTION BOX
- DRAIN INLET
- MCI VAULT
- ELECTRIC METER
- WATER METER
- GAS METER
- GUY WIRE ANCHOR (2)
- POWER POLE
- CONC.
- CONCRETE
- COVERED CONCRETE
- R.O.W.
- RIGHT-OF-WAY
- DOC.
- DOCUMENT NUMBER
- B.S.L.
- BUILDING SETBACK LINE
- DEED RECORDS OF BEXAR COUNTY, TEXAS
- DR
- DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DPR

SCALE
1" = 20'

NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED HEREON, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

{1} RESTRICTIONS RECORDED IN VOLUME 348, PAGE 457 AND VOLUME 963, PAGE 202 OF THE DEED RECORDS, AND PLAT RECORDED IN VOLUME 105, PAGE 345, MAP/PLAT RECORDS OF BEXAR COUNTY, TEXAS.

ACCORDING TO FEMA MAP NO. 48029C0403H WITH AN EFFECTIVE DATE OF 06/19/2020, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:

THE 26TH DAY OF JUNE 2024, A.D.

Gary A. Gibbons

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716



JOB NO. 240617318

FIELD WORK:
L.G.

BOUNDARY:
G.G.

DRAWN:
E.A.

REVIEW:
G.G.

REVISION DATE: OWNER CHANGE PER CLIENT REQUEST
08/02/2024