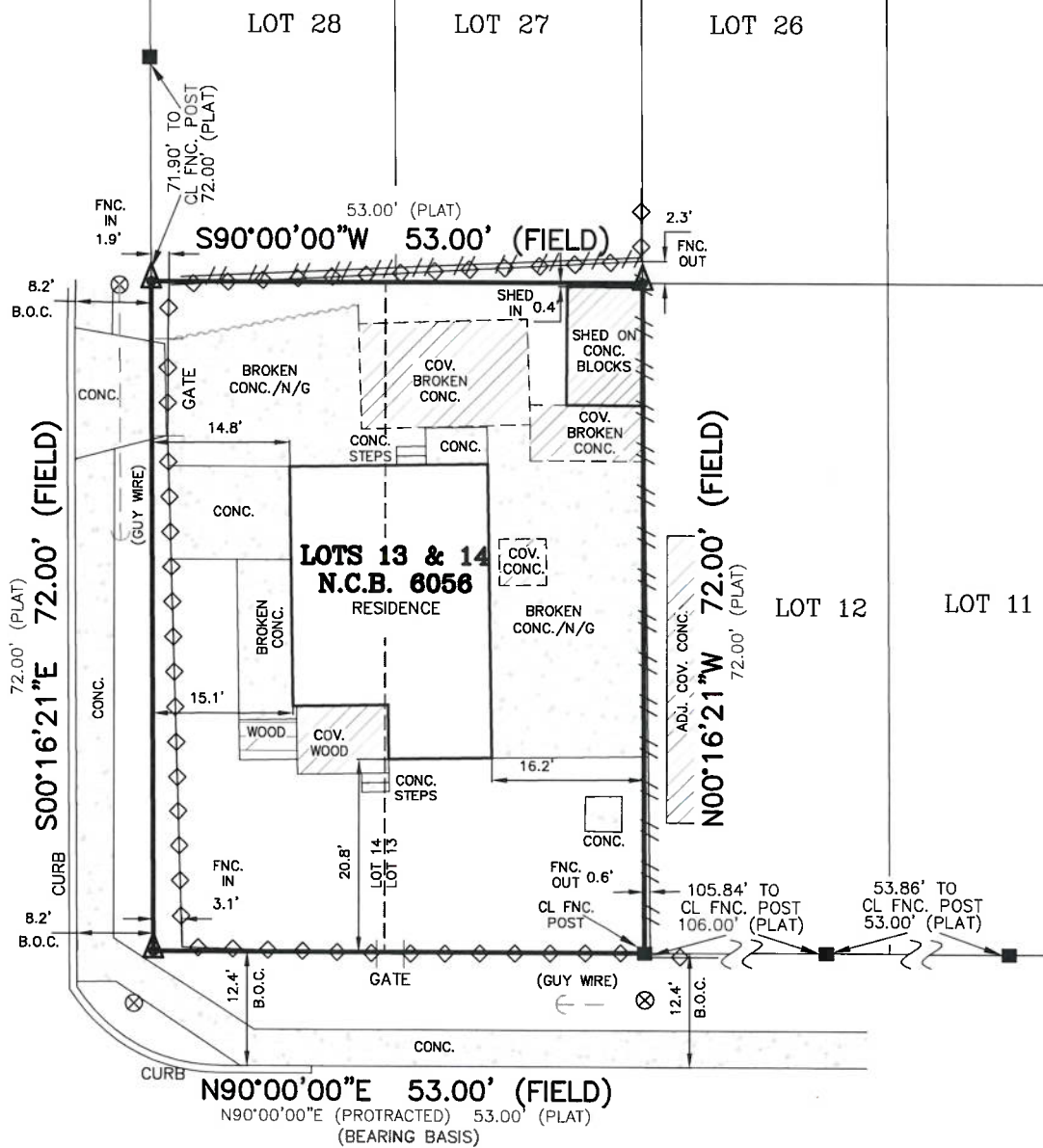


ST. MARTIN AVE.
(51' R.O.W., ASPHALT PAVEMENT)
(PLATTED AS: ST. MARTIN AVE.)



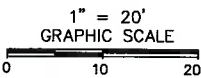
SHERMAN

(VARIABLE WIDTH R.O.W., ASPHALT PAVEMENT)
(PLATTED AS: SHERMAN ST.)

NOTE: THE BEARINGS ARE AS PROTRACTED PER BEXAR COUNTY APPRAISAL DISTRICT. FIELD CONDITIONS ARE AS SHOWN.

NOTE: DUE TO LACK OF RECORD INFORMATION AND ORIGINAL MONUMENTATION, FIELD AND ROADWAY EVIDENCE UTILIZED FOR BEARING ORIENTATION.

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.



BUYER: HERNANDEZ METAL TECHNOLOGIES LLC	ADDRESS: 1230 SHERMAN
TITLE COMPANY: CHICAGO TITLE	G.F. NO.: SCT-49-4300122519229-PM
LOT: 13 AND 14	BLOCK: 6056 N.C.B.: ~
SUBDIVISION: VIADUCT PLACE ADDITION	CITY: SAN ANTONIO COUNTY: BEXAR STATE: TEXAS
PLAT RECORDED IN: VOLUME 368 PAGE 11 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	

LEGEND:

- = WOOD FENCE
- X— = CHAIN LINK FENCE
- O— = BARBED WIRE FENCE
- X— = WROUGHT IRON FENCE
- O— = SMOOTH WIRE FENCE
- X— = FOUND FENCE POST
- ⊗ = POWER POLE
- ⊙ = B.O.C. = BACK OF CURB
- ⊙ = FND. 1/2" IRON ROD
- ⊙ = SET 1/2" IRON ROD
- ⊙ = SET "X" ON CONC.
- ⊙ = REFERENCE CORNER

RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE (B), OF THE REFERENCED TITLE COMMITMENT: REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.

VOLUME ~ PAGE ~ DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

36 YEARS OF EXPERIENCE
SOUTH CENTRAL SURVEYORS
IN SOUTH TEXAS

P.O. BOX 200044
SAN ANTONIO, TX 78220
PHONE: 210-534-6700
TEXAS FIRM NO. 10140300
EMAIL: INFO@SOUTHCENTRALSURVEYORS.COM

AS-BUILT SURVEY NOTES

- UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION OR PLATTING PURPOSES.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- ADJACENT PROPERTY INFO FOR GENERAL REFERENCE USE ONLY.

STATE OF TEXAS
REGISTERED
PETER AGUIRRE
5464
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS, ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS,
THE 15TH DAY OF DECEMBER 2025, A.D.

PETER A. AGUIRRE, R.P.L.S. 5464