

BCAD ID
(118893)

S00°34'40"E (20180205845 O.P.R.) 47.75' (REF.)
S00°34'40"E 47.75' (FIELD)

PROPOSED FENCE & GATES

824 N. Pine St.
Red: 4 ft iron fence
Green: pedestrian gate
Blue: electric driveway gate
Widths estimated from survey scale.
Verify on site before fabrication.
Contractor markup; not certified survey dimensions.

ESTIMATED FENCE LENGTHS

Left side return: 15 ft
Right side return: 43 ft
Front along N. Pine St.: 46 ft
Total layout: 104 ft (includes gates)
Front fixed fence: approx. 30 ft
Lengths scaled; verify on site.

PEDESTRIAN SWING GATE

Approx. 4 ft opening
Proposed gate height: 4 ft

ELECTRIC DRIVEWAY GATE

Approx. 12 ft total opening
Proposed gate height: 4 ft
Gate operation / swing to be confirmed

NOTE: DISTANCES REFERENCED FROM
THE CITY OF SAN ANTONIO ARCHIVED
ENGINEERING BOOK 1600, PG. 57 OF 100.
FIELD CONDITIONS ARE AS SHOWN.

NOTE: BEARINGS REFERENCED FROM
(20180205845 O.P.R.)

*BEING A 0.004 ACRE TRACT OF LAND OUT
OF LOT 2, MORE OR LESS AND BEING MORE
PARTICULARLY DESCRIBED BY METES AND
BOUNDS, OF EVEN JOB NUMBER AND DATE.

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

LINE	BEARING	DISTANCE
L1/(PLAT)	N 00°34'40" W	2.43'
L1/(FIELD)	N 00°34'40" W	2.43'
L2/(PLAT)	S 89°42'55" E	159.62'
L2/(FIELD)	S 89°43'00" E	159.85'
L3/(PLAT)	S 89°24'46" W	159.60'
L3/(FIELD)	S 89°24'46" W	159.83'

LEGEND:

--- = WOOD FENCE
--- = CHAIN LINK FENCE
--- = BARBED WIRE FENCE
--- = WROUGHT IRON FENCE
--- = SMOOTH WIRE FENCE
--- = 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.
--- = CALCULATED CORNER

BUYER: ASHLEE RISA PENA

ADDRESS: 824 N. PINE ST.

TITLE COMPANY: INDEPENDENCE TITLE

G.F. NO.: AHSA-2666421

LOT: 3 AND A PORTION OF *LOT 2

BLOCK: D

N.C.B.: 1656

SUBDIVISION: ~

CITY: SAN ANTONIO

COUNTY: BEXAR

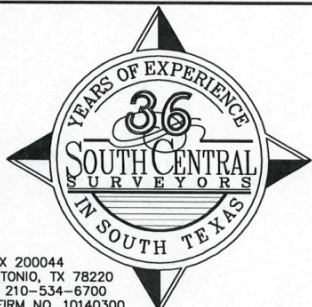
STATE: TEXAS

PLAT RECORDED IN: VOLUME ~ PAGE ~ DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

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

COUNTY CLERK DOC.# 20180205845 OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

VOL.138 PG.352, (LOT 2) VOL.2327 PG.321, DEED RECORDS, BEXAR COUNTY, 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
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 4TH DAY OF SEPTEMBER 2026, A.D.

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

DRAWN BY: J.W.

JOB NO: 26-4364-794

FIELD WORK COMP.: SEPTEMBER 3, 2026