



SURVEY OF:

TRACT 1:
0.381 OF AN ACRE OF LOTS 5 AND 6, AND THE NORTH 9.83 FEET OF LOT 4, BLOCK 27, NEW CITY BLOCK 1764, SAN ANTONIO, BEAR COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN, RECORDED IN VOLUME 6725, PAGE 1797, REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS. (METES AND BOUNDS DESCRIPTION PREPARED THIS DATE TO ACCOMPANY THIS SURVEY)

TRACT 2:
0.111 OF AN ACRE OF LAND BEING A REMAINING PORTION OF THE SOUTH 45.4 FEET OF LOT 9 AND THE NORTH 5 FEET OF LOT 10, BLOCK 27, NEW CITY BLOCK 1764, SAN ANTONIO, BEAR COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1346, PAGE 571, REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS. (METES AND BOUNDS DESCRIPTION PREPARED THIS DATE TO ACCOMPANY THIS SURVEY)

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY.

JOEL CHRISTIAN JOHNSON, RPLS.
5578
STATE OF TEXAS
COUNTY OF BEXAR
SURVEYORS
JUNE 21, 2021

©2021

Legend:

CO. - CLEANOUT	ACR PAD	COV. COVERED (VOLUME/PAGE)	HANDICAP
EP - ELECTRIC PANEL	CONCRETE	③ SANITARY SEWER MANHOLE	④ HANDICAP
RECORD INFORMATION	UTILITY WIRE	⑤ TOWING ENFORCED SIGN	
N89°27'41"E	UTILITY POLE	⑥ O.H.U. OVERHEAD UTILITY	
65.00'	CHAIN LINK FENCE	⑦ PERSON BOX SET WITH CAP	
S33°29'20"W	WOOD FENCE	⑧ MARKED "MBC ENGINEERS"	
161.24'	1/2" IRON ROD FOUND	⑨ MARKED "MBC ENGINEERS"	
	(UNLESS OTHERWISE NOTED)		

MACONIA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

ADDRESS: 2020 BROADWAY ST., SAN ANTONIO, TX 78215 (TRACT 1)
ADDRESS: 2011 N ALAMO ST., SAN ANTONIO, TX 78215 (TRACT 2)
JOB NO.: 32875-1370
CERTIFIED TO: FLOREN CAPITAL BROADWAY, LTD
WESTCOR LAND TITLE INSURANCE COMPANY

SCHEDULE "B" ITEMS

PER WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, GF NO. 2103408 EFFECTIVE DATE OF MARCH 2, 2021 AND ISSUED MARCH 9, 2021:

- a. BOUNDARY LINE AGREEMENT as set out in Volume 2312, Page 688, Real Property Records of Bexar County, Texas. (Tract 1)
- b. Terms of "AS IN CONDITION" as set out in Volume 1346, Page 571, Real Property Records of Bexar County, Texas. (Tract 2)
- c. Boundary Line Agreement and Special Warranty Deed as set out in Volume 13693, Page 2170, Real Property Records of Bexar County, Texas. (Tract 2)

NOTES

1. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83/COORS).
2. ONLY VISIBLE IMPROVEMENTS SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO ANY DIGGING OR CONSTRUCTION.
3. PROPERTY OWNERS AND/OR BUILDERS SHALL REVIEW MUNICIPALITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SETBACK LINE REQUIREMENTS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.
4. ACCORDING TO F.E.M.A. FIRM MAP NUMBER 48028C0403H WITH EFFECTIVE DATE OF JUNE 19, 2020, THE SUBJECT PROPERTY IS LOCATED IN ZONE X.

