



TBPELS FIRM No. 10194244 VESTING OWNER: JAY KHADEM
 18410 US Hwy 281 N, Suite 109 ADDRESS: 7.873 ACRES & 2.776 ACRES, CULEBRA ROAD (F.M. 471)
 San Antonio, TX 78259
 (210) 369-9509 CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78251

LAND SURVEY

7.873 ACRES OF LAND OUT OF THE G. WASHINGTON LOUIS SURVEY NO. 189, ABSTRACT 441, AND THE ABNER H. YOUNG SURVEY NO. 188, ABSTRACT 826, IN BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT 118.970 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JAY KHADEM, OF RECORD IN VOLUME 5990, PAGE 309, DOCUMENT NO. 41833, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

2.776 ACRES OF LAND OUT OF THE ABNER H. YOUNG SURVEY NO. 188, ABSTRACT 826, IN BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT 25.539 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JAY KHADEM, OF RECORD IN VOLUME 5990, PAGE 309, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

NOTES

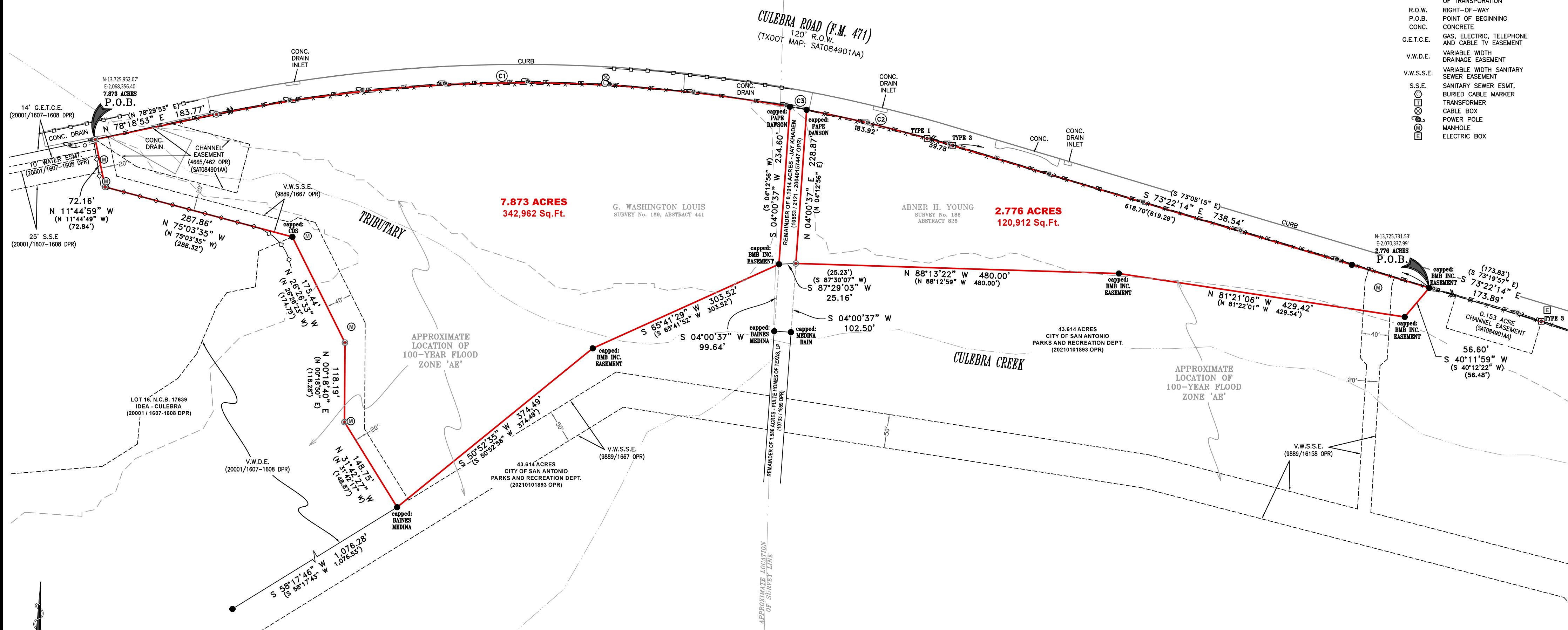
1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.

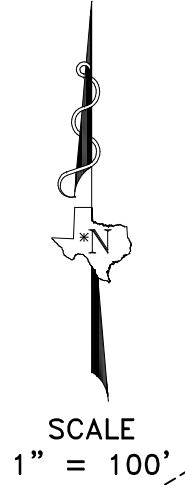
ACCORDING TO FEMA MAP NO. 48029C0360G WITH AN EFFECTIVE DATE OF 09/29/2010, AND A REVISION DATE OF 05/12/2025, A PORTION OF THIS PROPERTY LIES WITHIN ZONE 'X' AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, AND A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOOD ZONE 'AE' AND IS WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (msc.fema.gov).

LEGEND

- BOUNDARY
- SETBACK LINE
- EASEMENTS
- GUARD RAIL
- ○ ○ METAL FENCE (MF)
- x --- WIRE FENCE (WF)
- ○ ○ CHAIN-LINK FENCE (CLF)
- OVERHEAD ELECTRIC
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/CAP
- STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
- ▽ CALCULATED POINT
- ▽ TxDOT MONUMENT FOUND
- () RECORD INFORMATION
- 000/000 VOLUME/PAGE
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- CONC. CONCRETE
- G.E.T.C.E. GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
- V.W.S.S.E. VARIABLE WIDTH SANITARY SEWER EASEMENT
- S.S.E. SANITARY SEWER ESMT.
- BURIED CABLE MARKER
- TRANSFORMER
- CABLE BOX
- POWER POLE
- MANHOLE
- ELECTRIC BOX



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	857.40 (857.96')	2,231.83'	22°00'41"	N 89°14'06" E	852.14' (852.69')
C2	223.69 (223.70')	2,231.83'	05°44'34"	S 76°14'31" E	223.60' (223.60')
C3	25.16' (25.17')	2,231.83'	0°38'46"	S 79°04'05" E	25.16' (25.17')



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 11th DAY OF MARCH 2025, A.D.
 Gary A. Gibbons
 GARY A. GIBBONS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4716



JOB NO. 250218876-2	FIELD WORK: BBHII	BOUNDARY: JTD	DRAWN: JTD	REVIEW: GG	REVISION DATE: --/--/---
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