



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

VESTING OWNER: ILTIS ENTERPRISES & HOLDINGS, LLC
ADDRESS: 984 BANDERA ROAD
CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78228
TITLE COMPANY: INDEPENDENCE TITLE
GF NUMBER: 2604156-ILF
EFFECTIVE DATE: FEBRUARY 4, 2026
ISSUE DATE: FEBRUARY 11, 2026

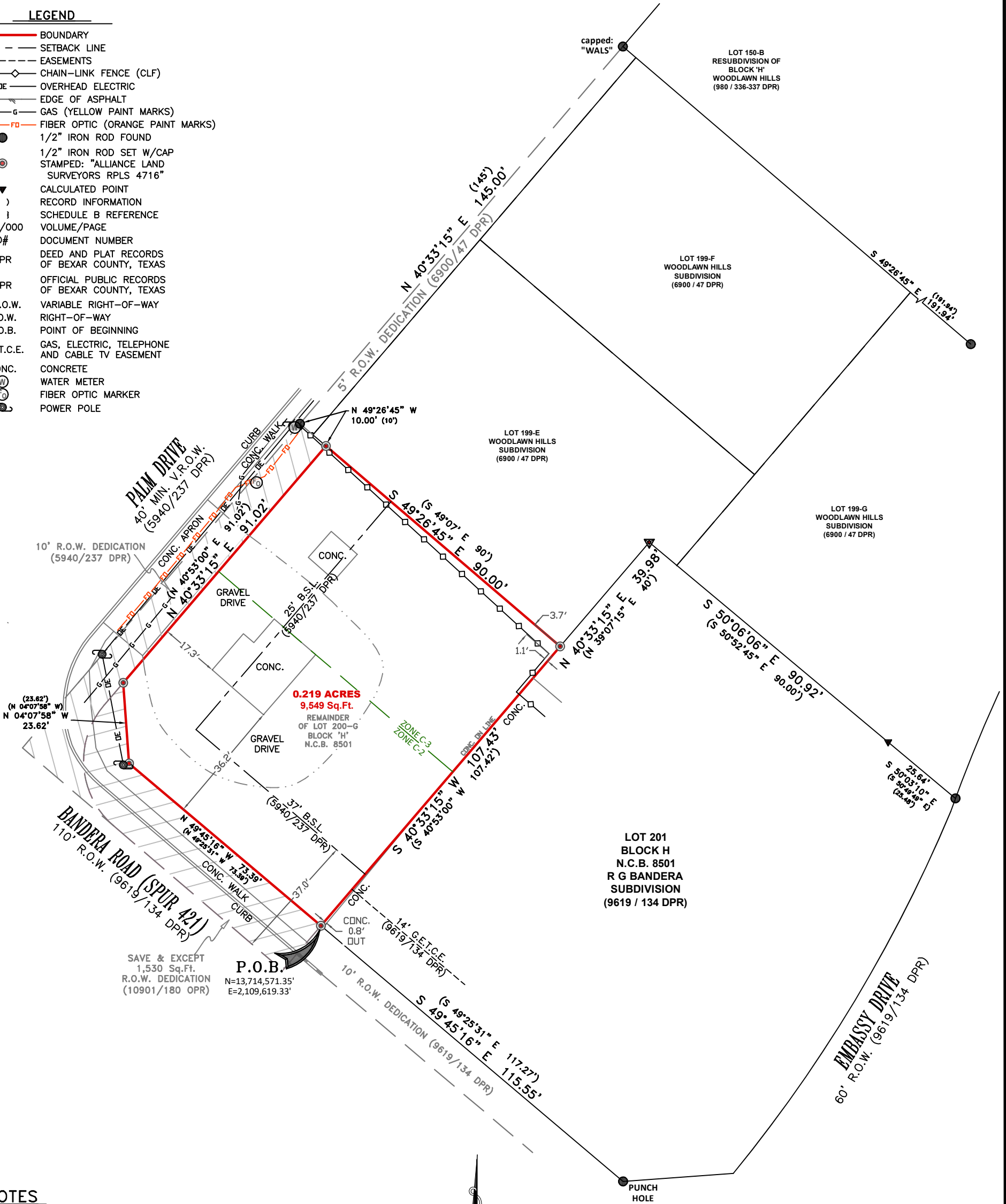


LAND TITLE SURVEY

A 0.219 ACRE TRACT OF LAND, BEING THE REMAINDER OF LOT 200-G, BLOCK 'H', NEW CITY BLOCK 8501, PALM COMMUNITY SITES SUBDIVISION OF RECORD IN VOLUME 5940, PAGE 237, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THAT 1,530 SQ.FT. RIGHT-OF-WAY DEDICATION OF RECORD IN VOLUME 10901, PAGE 180, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, THIS 0.219 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

LEGEND

- BOUNDARY
- - - SETBACK LINE
- - - EASEMENTS
- ◇ CHAIN-LINK FENCE (CLF)
- OVERHEAD ELECTRIC
- EDGE OF ASPHALT
- GAS (YELLOW PAINT MARKS)
- FIBER OPTIC (ORANGE PAINT MARKS)
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/CAP
- STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
- ▼ CALCULATED POINT
- () RECORD INFORMATION
- { } SCHEDULE B REFERENCE
- 000/000 VOLUME/PAGE
- D# DOCUMENT NUMBER
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- V.R.O.W. VARIABLE RIGHT-OF-WAY
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- G.E.T.C.E. GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- CONC. CONCRETE
- ⊕ WATER METER
- ⊕ FIBER OPTIC MARKER
- ⊕ POWER POLE



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} SCHEDULE B, ITEM 1, IS DELETED.
 - {10e} BUILDING SETBACK LINES DEPICTED ON PLAT OF RECORD IN VOLUME 5940, PAGE 237, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (AS SHOWN)
 - {10f} SEWER CONNECTION ORDINANCE OF RECORD IN VOLUME 2443, PAGE 12, DEED RECORDS, BEXAR COUNTY, TEXAS. (NO PLOTTABLE ITEMS DESCRIBED)
- ACCORDING TO FEMA MAP NO. 48029C0383H WITH AN EFFECTIVE DATE OF 06/19/2020, AND A REVISION DATE OF 04/08/2024, 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. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (msc.fema.gov).



SCALE
1" = 30'



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 10th DAY OF MARCH 2026, A.D.

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

JOB NO. 260321843	FIELD WORK: DV2	BOUNDARY: JTD	DRAWN: JTD	REVIEW: CEC / GG	REVISION DATE: 03/23/2026 TO ADD ZONING LABELS
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