



TBPELS FIRM No. 10194244
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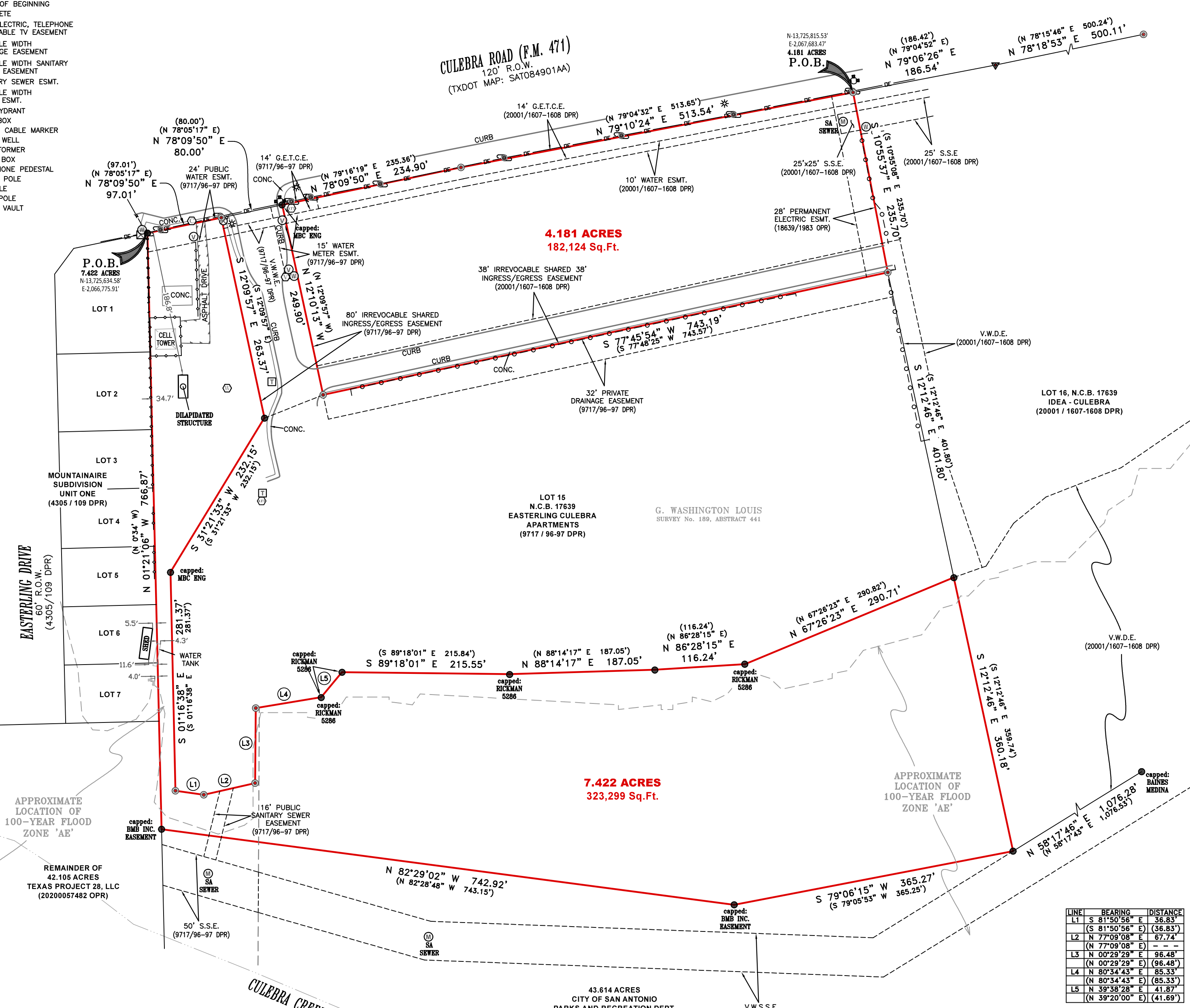
VESTING OWNER: JAY KHADEM
ADDRESS: 7.422 ACRES & 4.181 ACRES, CULEBRA ROAD (F.M. 471)
CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78251

LAND SURVEY

7.422 ACRES OF LAND OUT OF THE G. WASHINGTON LOUIS SURVEY NO. 189, ABSTRACT 441, 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, AND A PORTION OF THAT 3.328 ACRE TRACT CONVEYED TO JAY KHADEM IN VOLUME 10755, PAGE 388, AND DESCRIBED IN VOLUME 2427, PAGE 368, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

4.181 ACRES OF LAND OUT OF THE G. WASHINGTON LOUIS SURVEY NO. 189, ABSTRACT 441, 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.

- LEGEND**
- BOUNDARY
 - SETBACK LINE
 - EASEMENTS
 - - - WOOD FENCE (WDF)
 - - - METAL FENCE (MF)
 - - - WIRE FENCE (WF)
 - - - CHAIN-LINK FENCE (CLF)
 - - - OVERHEAD ELECTRIC
 - EDGE OF ASPHALT
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET W/CAP
 - STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
 - CALCULATED POINT
 - () 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.
 - V.W.W.E. VARIABLE WIDTH WATER ESMT.
 - FIRE HYDRANT
 - AT&T BOX
 - BURIED CABLE MARKER
 - WATER WELL
 - TRANSFORMER
 - CABLE BOX
 - TELEPHONE PEDESTAL
 - POWER POLE
 - MANHOLE
 - LIGHT POLE
 - UTILITY VAULT



LINE	BEARING	DISTANCE
L1	S 81°50'56" E	36.83'
L2	(S 81°50'56" E)	(36.83')
L3	N 77°09'08" E	67.74'
L4	(N 77°09'08" E)	(67.74')
L5	N 00°29'29" E	86.48'
L6	(N 00°29'29" E)	(86.48')
L7	N 80°34'43" E	85.33'
L8	(N 80°34'43" E)	(85.33')
L9	S 39°38'28" W	41.87'
L10	(S 39°38'28" W)	(41.87')

NOTES

- 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.
 - 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. 48029C03556 WITH AN EFFECTIVE DATE OF 09/29/2010, AND A REVISION DATE OF 10/20/2023, 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).

SCALE
1" = 100'

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. 250218876-1	FIELD WORK: BBIII	BOUNDARY: JTD	DRAWN: JTD	REVIEW: GG	REVISION DATE: --/--/---
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