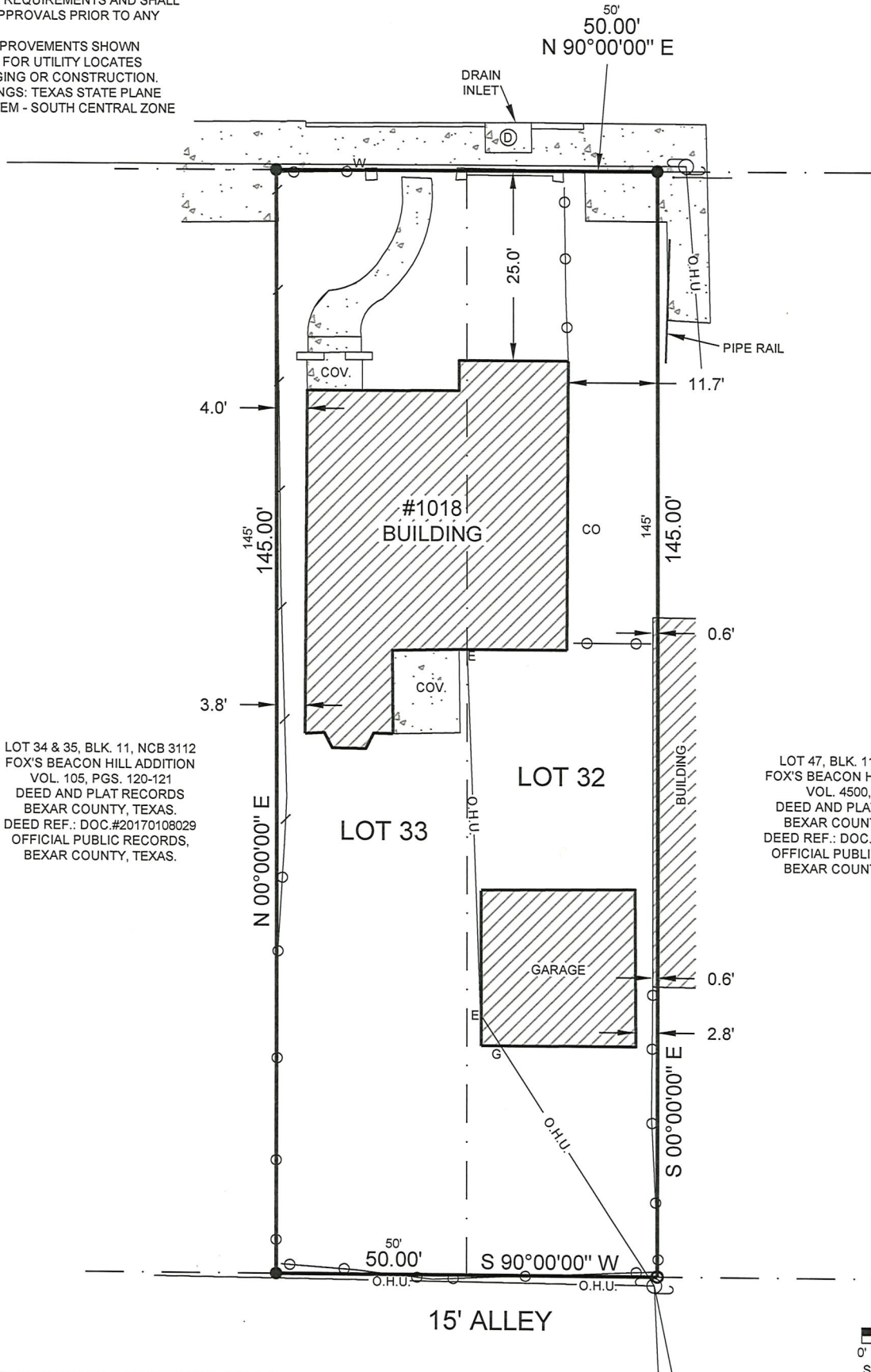


NOTES:

1. PROPERTY OWNER(S) AND/OR BUILDER(S) SHALL REVIEW MUNICIPAL/CITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SETBACK LINE REQUIREMENTS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.
2. ONLY VISIBLE IMPROVEMENTS SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO ANY DIGGING OR CONSTRUCTION.
3. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS).

W HILDEBRAND AVE

55.6' R.O.W.



LOT 34 & 35, BLK. 11, NCB 3112
FOX'S BEACON HILL ADDITION
VOL. 105, PGS. 120-121
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS.
DEED REF.: DOC.#20170108029
OFFICIAL PUBLIC RECORDS,
BEXAR COUNTY, TEXAS.

LOT 47, BLK. 11, NCB 3112
FOX'S BEACON HILL ADDITION
VOL. 4500, PG. 85
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS.
DEED REF.: DOC.#20190037289
OFFICIAL PUBLIC RECORDS,
BEXAR COUNTY, TEXAS.

SURVEY OF: LOT 32 AND 33, BLOCK 11, NEW CITY BLOCK 3112, FOX'S BEACON HILL ADDITION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 105, PAGE(S) 120-121, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

ADDRESS 1018 W HILDEBRAND AVE, SAN ANTONIO, TX 78201

JOB NO. 300-1728

CERTIFIED TO: ALAMO CITY HOUSEBUYER, INC.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

RECORD INFORMATION
N89°27'41"E
65.00'
AS MEASURED IN FIELD
S33°29'20"W
161.24'

Legend:
WOOD FENCE
CHAIN LINK FENCE
CO - CLEANOUT
CONCRETE
1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)

STORM DRAIN MANHOLE
WOOD FENCE
O.H.U. OVERHEAD UTILITY
G - GAS METER
COV. COVERED (VOLUME/PAGE)
E - ELEC. METER
W - WATER METER
1/2" IRON ROD SET WITH CAP MARKED "MBC"

UTILITY POLE
ELEC. METER
WATER METER

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

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 www.mbcengineers.com

FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

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 PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION.

JOEL CHRISTIAN JOHNSON, R.P.L.S.

MAY 28, 2025

DATE:

