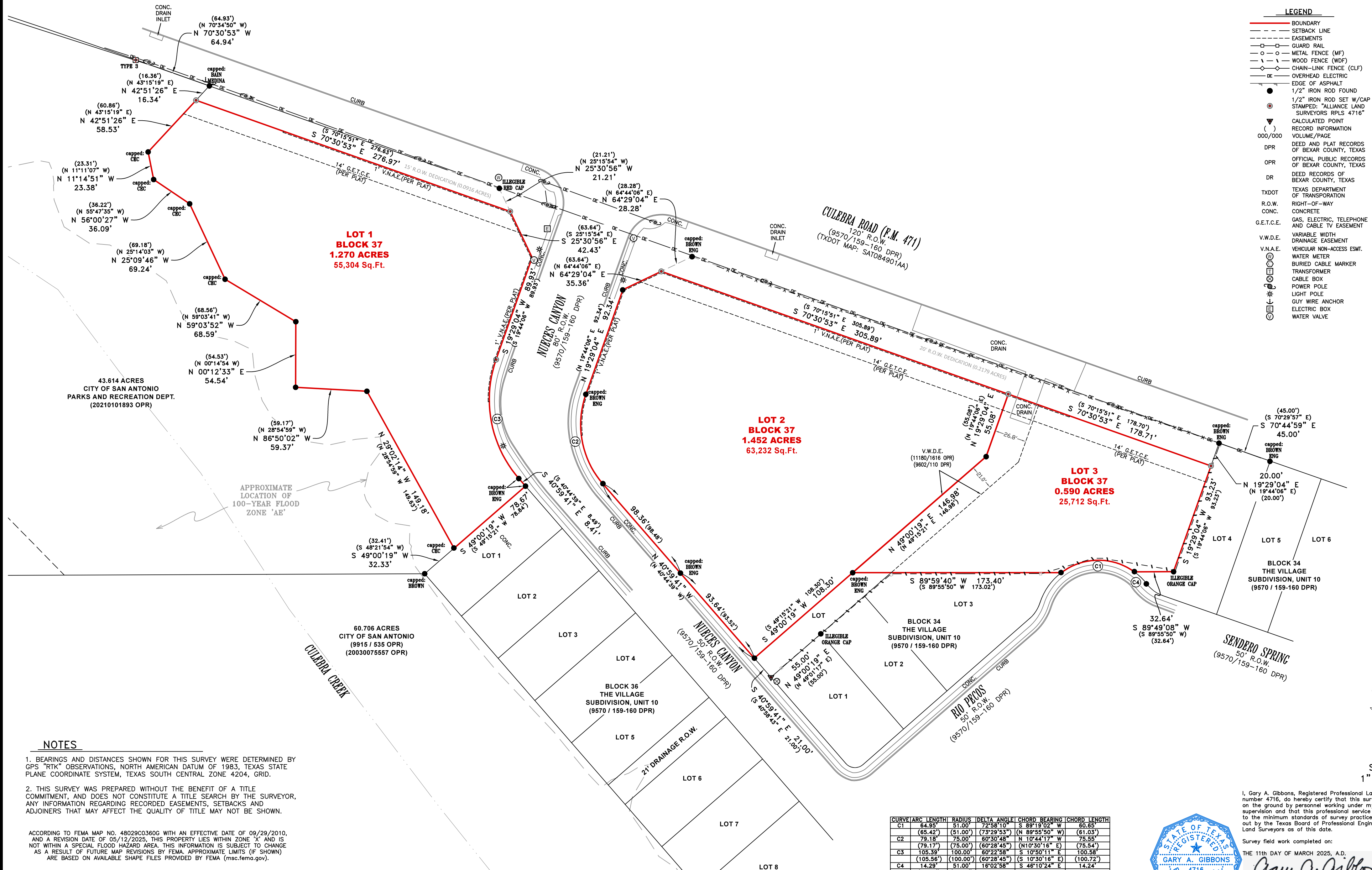




TBPELS FIRM No. 10194244 VESTING OWNER: JAY KHADEM
 18410 US Hwy 281 N, Suite 109 ADDRESS: LOTS 1, 2 & 3, CULEBRA ROAD (F.M. 471)
 San Antonio, TX 78259 CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78251
 (210) 369-9509

LAND SURVEY

LOTS 1, 2 AND 3, BLOCK 37, NEW CITY BLOCK 17639, KHADEM
 COMMERCIAL SUBDIVISION II, IN BEXAR COUNTY, TEXAS, ACCORDING TO
 PLTA THEREOF RECORDED IN VOLUME 9602, PAGE 110, DEED AND PLAT
 RECORDS, BEXAR COUNTY, TEXAS.



- LEGEND**
- BOUNDARY
 - SETBACK LINE
 - EASEMENTS
 - GUARD RAIL
 - METAL FENCE (MF)
 - WOOD FENCE (WDF)
 - 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
 - CONC. CONCRETE
 - G.E.T.C.E. GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - V.N.A.E. VEHICULAR NON-ACCESS ESMIT.
 - WATER METER
 - BURIED CABLE MARKER
 - TRANSFORMER
 - CABLE BOX
 - POWER POLE
 - LIGHT POLE
 - GUY WIRE ANCHOR
 - ELECTRIC BOX
 - WATER VALVE

**LOT 1
 BLOCK 37
 1.270 ACRES
 55,304 Sq.Ft.**

**LOT 2
 BLOCK 37
 1.452 ACRES
 63,232 Sq.Ft.**

**LOT 3
 BLOCK 37
 0.590 ACRES
 25,712 Sq.Ft.**

- 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. 48029C0360G WITH AN EFFECTIVE DATE OF 09/29/2010, AND A REVISION DATE OF 05/12/2025, 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).

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	64.95'	51.00'	72°58'10"	S 89°19'02" W	60.65'
	(65.42')	(51.00')	(73°29'53")	(N 89°55'50" W)	(61.03')
C2	78.18'	75.00'	60°30'48"	N 10°44'17" W	75.55'
	(79.17')	(75.00')	(60°28'45")	(N10°30'16" E)	(75.54')
C3	105.39'	100.00'	60°22'58"	S 10°50'11" E	100.58'
	(105.56')	(100.00')	(60°28'45")	(S 10°30'16" E)	(100.72')
C4	14.29'	51.00'	16°02'58"	S 46°10'24" E	14.24'
	(14.33')	(51.00')			



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

SCALE
 1" = 50'

JOB NO. 250218876-3	FIELD WORK: BBHII	BOUNDARY: JTD	DRAWN: JTD	REVIEW: GG	REVISION DATE: --/--/---
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