

LEGEND

- F.I.P. : FOUND IRON PIN
- S.I.P. : SET 1/2" IRON PIN
- C.M. : CONTROLLING MONUMENT
- C.P. : CALCULATED POINT
- G.P. : 3" GALVANIZED IRON POST
- F.P. : 4"x4" WOOD POST
- A/C : 4"x4" CONCRETE A/C PAD
- F.H. : FIRE HYDRANT
- W.V. : WATER VALVE
- E.B. : ELECTRICAL BOX
- W.M. : WATER METER
- P.P. : POWER POLE
- L.P. : LIGHT POLE ON CONC. BASE
- T.S. : TRAFFIC SIGNAL POLE
- G.M. : GAS METER
- ◇ : CHAIN LINK FENCE
- ≡ : WOODEN FENCE



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE, CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, PROTRUSIONS OR INTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHT-OF-WAY.

THIS 10-TH DAY OF DECEMBER, 2025 A.D.

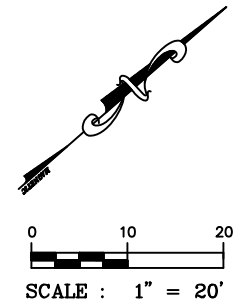
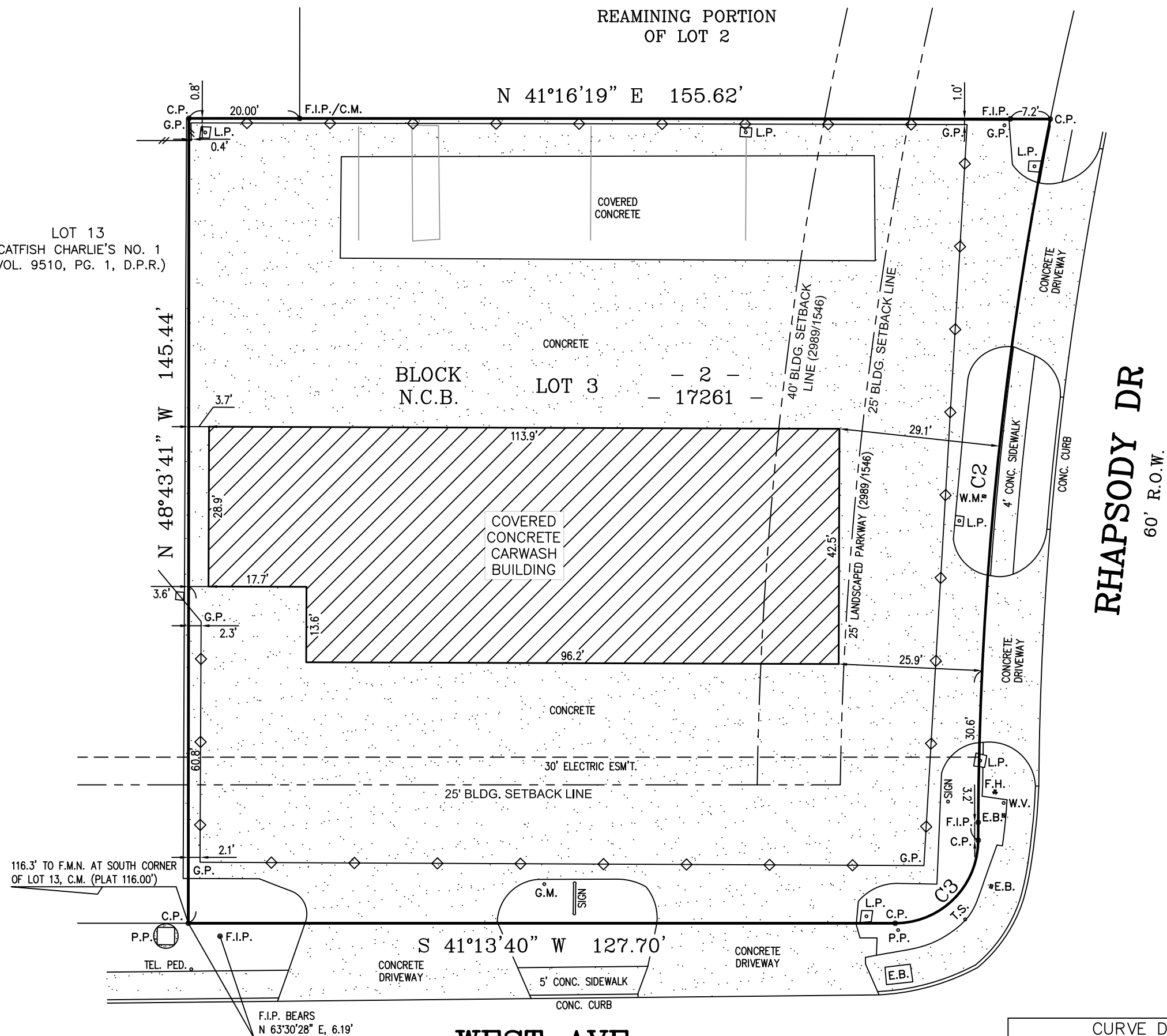
S. B. Shrestha

STREET ADDRESS: 12343 WEST AVENUE
 LOT: 3 BLOCK: 2 N.C.B.: 17261
 SUBDIVISION: VAUGHN WATSON SUBDIVISION
 PLAT RECORDS, VOLUME: 9508 PAGE(S): 150
 CITY: SAN ANTONIO, BEXAR COUNTY, TEXAS
 SURVEYED FOR: POMARIUM ASSET MANAGEMENT
 G.F. NO.: SAT-08-4000082502648
 BORROWER(S): ISMA USA, LLC

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:
 VOL. 2989 PG. 1546 VOL. 3360 PG. 1263 VOL. 9508 PG. 150
 VOL. 10064 PG. 1477 VOL. _____ PG. _____ VOL. _____ PG. _____
 VOL. _____ PG. _____ VOL. _____ PG. _____ VOL. _____ PG. _____

TEXAS ENGINEERING & SURVEYING, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 www.TexasEngineeringSurveying.com
 FIRM REG: TBPE F-14631, TBPLS 10193833
 114 W. GLENVIEW DRIVE, SUITE 100 TEL (210) 524-3288
 SAN ANTONIO, TEXAS 78228 FAX (210) 979-9866

LOT 13
CATFISH CHARLIE'S NO. 1
(VOL. 9510, PG. 1, D.P.R.)



NOTE:
 ALL BEARINGS ARE BASED ON THE RECORDED PLAT AND ON THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE, TAKEN BY GPS RTK OBSERVATIONS.

WEST AVE
 83' R.O.W. - VSRIES

| CURVE DATA TABLE | | | | | |
|------------------|---------|-----------|---------|---------|---------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD | TANGENT |
| C2 | 659.30' | 11°24'00" | 131.18' | 130.96' | 65.81' |
| C3 | 15.00' | 89°59'35" | 23.56' | 21.21' | 15.00' |