

LOCATION MAP
NOT TO SCALE

SURVEYOR NOTES:

1) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 48029C0210 G DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP.

FLOOD ZONE DEFINITION:
ZONE X (UNSHADED); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).

2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY FIRST NATIONAL TITLE INSURANCE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT.

FILE NO. 17-318162-AH
EFFECTIVE DATE: MARCH 1, 2018
ISSUED DATE: MARCH 8, 2018

3) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

4) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

10E. EASEMENT AS CREATED IN INSTRUMENT EXECUTED BY FRANK J. NAE GALIN TO THE CITY OF SAN ANTONIO, DATED DECEMBER 1, 1948, FILED JUNE 14, 1949, RECORDED IN VOLUME 2689, PAGE 377, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (BLANKET TYPE, NON-DESCRIPTIVE)

10F. EASEMENT AS DISCLOSED BY THE UNDERGROUND GAS PIPELINE MARKER LOCATED IN THE NORTH SECTION OF SUBJECT PROPERTY SHOWN ON SURVEY DATED JUNE 24, 2014 PREPARED BY WESTAR ALAMO LAND SURVEYOR'S LLC, UNDER JOB NO. 80405, AS DISCLOSED BY WARRANTY DEED EXECUTED BY JAMES DUDLEY MAY, ET AL TO SA COLGIN, LLC, DATED EFFECTIVE MARCH 10, 2017, FILED MARCH 9, 2017, RECORDED IN VOLUME 18396, PAGE 786, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (NOT PLOTTABLE)

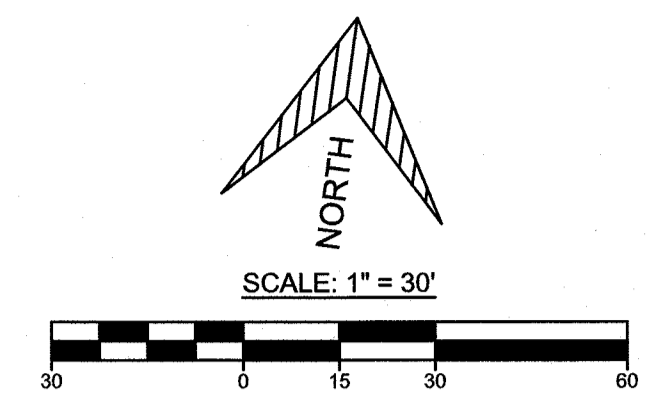
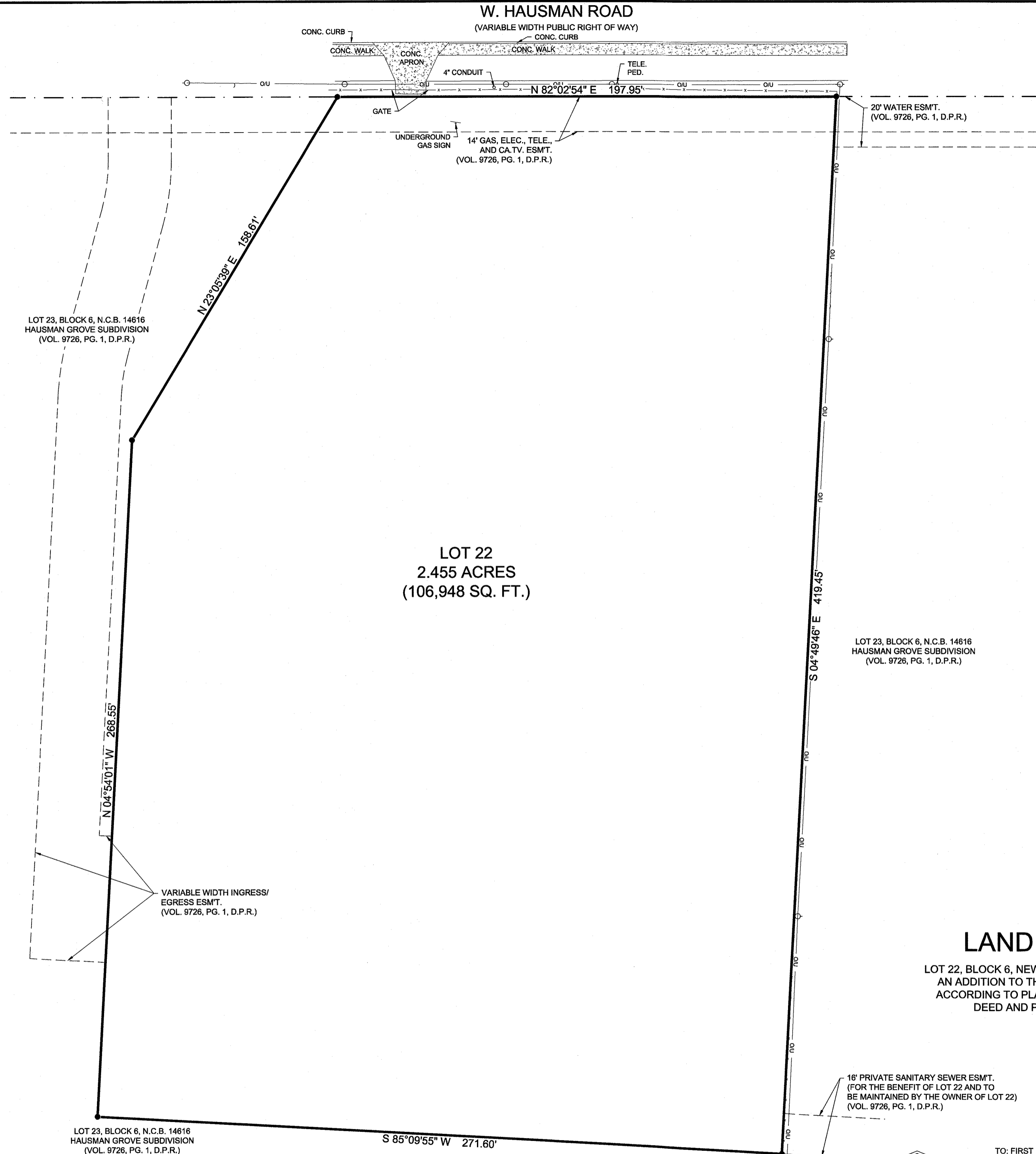
10G. TERMS, CONDITIONS AND REGULATIONS REGARDING SUBJECT PROPERTY BEING WITHIN THE EDWARDS RECHARGE ZONE AND THIS DEVELOPMENT BEING SUBJECT TO THAT CERTAIN CHAPTER 34, ARTICLE VI, DIVISION 6, OF THE SAN ANTONIO CITY CODE ENTITLED AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION, AS SET FORTH IN PLAT NOTATION ON PLAT ON EXHIBIT PLAT RECORDED IN VOLUME 9552, PAGE 137, DEED AND PLAT RECORDS, BEXAR COUNTY TEXAS, AND AS SET FORTH IN PLAT NOTATION ON PLAT OF SUBJECT PROPERTY RECORDED IN VOLUME 9726, PAGE 1, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (NOT PLOTTABLE)

10H. SEWER EASEMENT AGREEMENT AS CREATED IN INSTRUMENT EXECUTED BY NORTHSIDE INDEPENDENT SCHOOL DISTRICT TO SA COLGIN, LLC, DATED APRIL 6, 2017, RECORDED IN VOLUME 18451, PAGE 1832, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, FOR THE BENEFIT OF SUBJECT PROPERTY. (THE SUBJECT PROPERTY IS PART OF THE DOMINANT ESTATE PROPERTY, HOWEVER THE EASEMENT DESCRIBED IN THIS DOCUMENT DOES NOT AFFECT SAID LOT 22)

10I. THE FOLLOWING EASEMENTS AND/OR BUILDING LINES AFFECTING THE SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN VOLUME 9726, PAGE 1, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS:

14 FOOT GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT ALONG THE FRONT PROPERTY LINE. (SHOWN HEREON)

3 FOOT RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, ALONG THE NORTH PROPERTY LINE. (SHOWN AS PART OF W. HAUSMAN ROAD RIGHT OF WAY)



LEGEND

—	CONCRETE CURB
—	SIGN
)	GUY ANCHOR
○	POWER POLE
—x—	BARB WIRE FENCE
OU	OVERHEAD UTILITY LINE
●	1/2" IRON ROD W/CAP STAMPED "PD" FOUND (UNLESS NOTED)

LOT 22
2.455 ACRES
(106,948 SQ. FT.)

LAND TITLE SURVEY OF

LOT 22, BLOCK 6, NEW CITY BLOCK 14616, HAUSMAN GROVE SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9726, PAGE 1, DEED AND PLAT RECORDS, OF BEXAR COUNTY, TEXAS.

16' PRIVATE SANITARY SEWER ESMT.
(FOR THE BENEFIT OF LOT 22 AND TO BE MAINTAINED BY THE OWNER OF LOT 22)
(VOL. 9726, PG. 1, D.P.R.)

LOT 23, BLOCK 6, N.C.B. 14616
HAUSMAN GROVE SUBDIVISION
(VOL. 9726, PG. 1, D.P.R.)

LOT 23, BLOCK 6, N.C.B. 14616
HAUSMAN GROVE SUBDIVISION
(VOL. 9726, PG. 1, D.P.R.)

REVISIONS:

DATE	No.	DESCRIPTION	BY
03-20-2018	1	REVISED SCHEDULE B ITEMS	JC
03-28-2018	2	REVISED ADJOINING LOT NUMBER	JC

DESIGN	JC
DRAWN	JC
CHECKED	JCJ
DATE	03-16-2018
JOB NO.	31911-0875
SHT.	1 OF 1

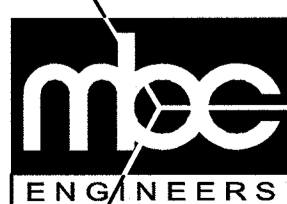


TO: FIRST NATIONAL TITLE INSURANCE COMPANY; DARREN CASET INTEREST, INC. A TEXAS CORPORATION

I HEREBY STATE THAT THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION AND THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THAT PROPERTY AND THAT THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

Joel Christian Johnson
JOEL CHRISTIAN JOHNSON

R.P.L.S. NO. 5578



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

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com

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