NOTES
1.BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

2.TITLE COMMITMENT PROVIDED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, GF NO.: 2021-15494-06, EFFECTIVE DATE JUNE 10, 2021, ISSUED DATE JUNE 17,2021.

LEGAL DESCRIPTION:
A 2.4101 ACRE TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, AND BEING ALL OF A 2.49 ACRE TRACT AS CONVEYED TO MICHAEL RAY THOMAS OF RECORD IN VOLUME 17621, PAGE 1344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS,(OPR) AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS

SCHEDULE B:
NO RESTRICTIVE COVENANTS OF RECORD LISTED

RESTRICTED COVENANTS NOT LISTED ON TITLE COMMITMENT

10m. VOLUME 8987, PAGE 106 - APPLIES
-ELECTRIC LINE RIGHT-OF-WAY AGREEMENT - SHOWN

10n. VOLUME 9392, PAGE 1253 - APPLIES
-30' EASEMENT - SHOWN

10p. VOLUME 10187, PAGE 27 - APPLIES
-30' EASEMENT - SHOWN

3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 315 OF 785, COMMUNITY PANEL NO. 48029C0315F, DATED SEPTEMBER 29, 2010.

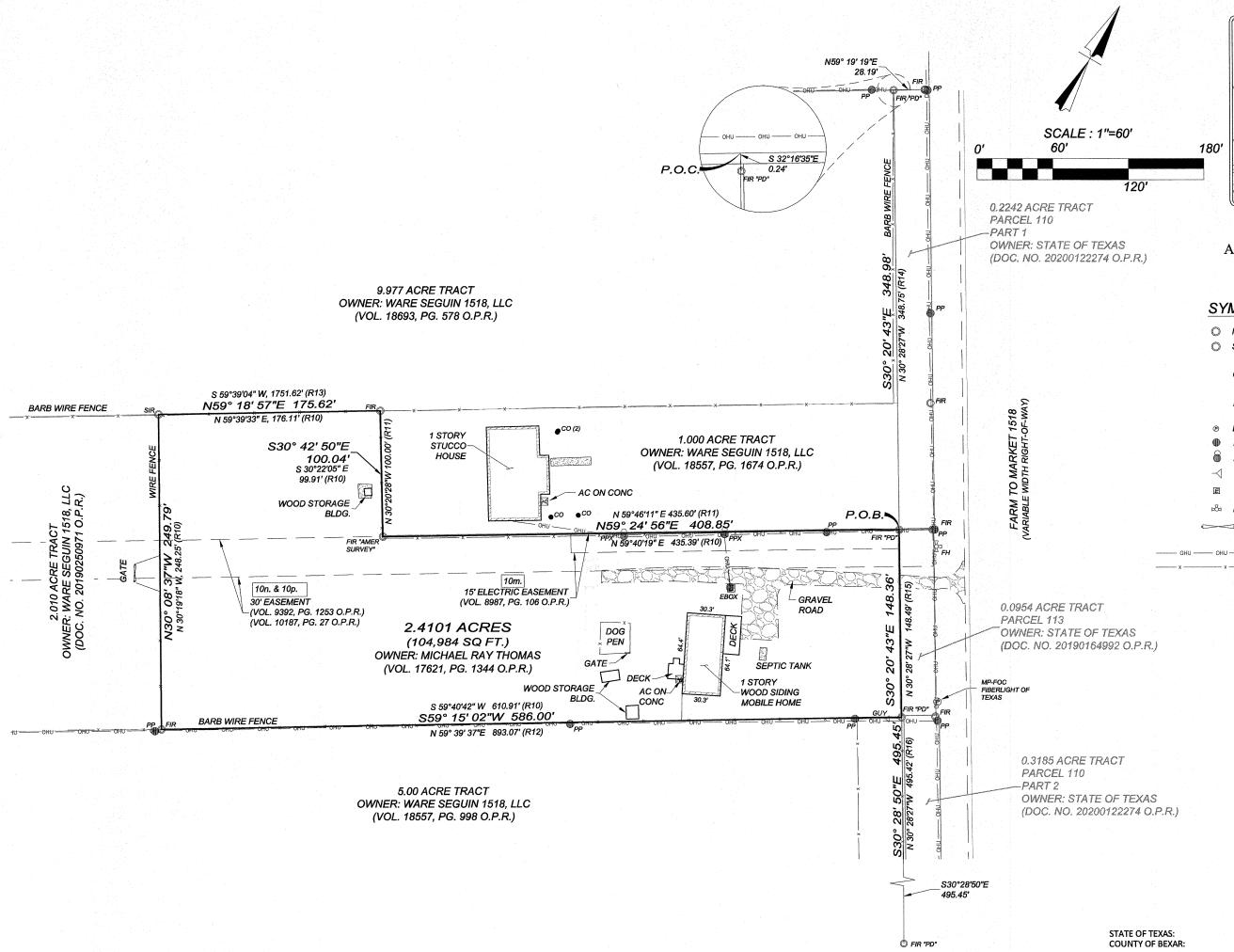
4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SCHERTZ AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.

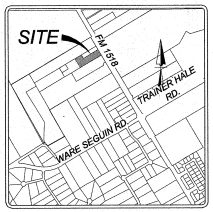
5. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.

6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".

7. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

8. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.





LOCATION MAP
NOT-TO-SCALE
ADDRESS: 7809 E FM 1518 N
SCHERTZ, TX 78154

SYMBOL LEGEND

FIR	FOUND 1/2" IRON ROD OR AS NOTED
SIR	SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY,TEXAS
MP	POST AS NOTED
PP	POWER POLE
PPX	POWER POLE WITH TRANSFORMER
GUY	GUY
EBOX	ELECTRIC BOX
FH	FIRE HYDRANT
	GATE
EP	EDGE OF PAVEMENT
OHU	OVERHEAD UTILITY LINE
x	BARBED WIRE FENCE
R10	VOL. 17621, PG. 1344 O.P.R.
R11	VOL. 18557, PG. 1674 O.P.R.
R12	VOL. 18557, PG. 998 O.P.R.
R13	VOL. 18693, PG. 578 O.P.R.
R14	DOC. NO. 20200122274 - PART 1
R15	DOC. NO. 20190164992
R16	DOC. NO. 20200122274 - PART 2

STATE OF TEXAS:
COUNTY OF BEXAR:

TO NATIONAL INVESTORS, NATIONAL INVESTORS TITLE INSURANCE COMPANY, GEHAN HOMES, LTD.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 8, 9, 11 (a), 13, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/11/2021.

STATE OF TEXAS REGISTERED TERESA A. SEIDEL 5672 PROFESSIONAL LAND SURVEYOR

6/23/21

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL:TSEIDEL@KFWENGINEERS.COM
DATE OF SURVEY: 06/17/2021
PROJECT NO.: 21-025

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1917 S INTERSTATE 35, AUSTIN, TEXAS, 78741
PHONE: 512-440-7723; FAX: 512-442-1414 - EMAIL: INFO@PELS.TEXAS.GOV

Texas Society of Professional Surveyors MEMBER

ALTA/NSPS LAND TITLE
SURVEY OF

A 2.4101 ACRE TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, AND BEING ALL OF A 2.49 ACRE TRACT AS CONVEYED TO MICHAEL RAY THOMAS OF RECORD IN VOLUME 17621, PAGE 1344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS,(OPR) AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS

KFW SURVEYING
3421 Paesanos Pkwy, Suite 101, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPLS Firm #: 10122300

REVISIONS	ISSUE DATE

JOB NO. 21-025
DATE: 06/17/2021
CHECKED: TAS
DRAWN: PR
SHEET NUMBER:
1 OF 1

Date: Jun 23, 2021, 4:11pm User ID: prodriguez
File: S:\Draw 2021\21-025 Crossvine M4 ALTA Title Survey\21-025 Crossvine M4 ALTA 2.49 acre.dwg

EXHIBIT 1

Exhibit B