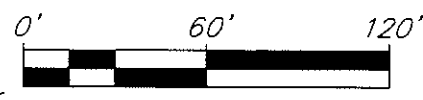


NORTH
SCALE: 1" = 60'



LEGEND

- () RECORD BEARING & DISTANCE
- GA GUY ANCHOR
- ICV IRRIGATION CONTROL VALVE
- OPRBC OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
- PG PAGE
- POB POINT OF BEGINNING
- PP POWER POLE
- PRBC PLAT RECORDS OF BEXAR COUNTY
- "S" 1/2" IRON ROD W/ "MDS" CAP SET
- VOL VOLUME
- WM WATER METER
- WV WATER VALVE

- PROPERTY CORNER (TYPE NOTED)
- ASPHALT □ CONCRETE
- ADJOINER LINE
- BOUNDARY LINE
- - - EASEMENT LINE
- OVERHEAD POWER

LOT 3, BLOCK 2
CALLED 5.000 ACRES
DIVINE PROVIDENCE CHURCH SUBDIVISION
VOL. 9528, PG. 06 PRBC

CALLLED 5.000 ACRES
P. F. FLORES, ARCHBISHOP OF
SAN ANTONIO
WARRANTY DEED W/ VENDOR'S
LIEN
VOL. 2434, PG. 1257 OPRBC

TITLE COMMITMENT NOTES:

REFERENCE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 1-210458, HAVING AN EFFECTIVE DATE OF MAY 7TH, 2021 AND AN ISSUE DATE OF MAY 17TH, 2021. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY MDS LAND SURVEYING COMPANY, INC.

10(C), (D), & (E). THESE ITEMS MENTION OIL, GAS, MINERAL LEASES AND/OR MINERAL RESERVATIONS. MINERAL AND/OR ROYALTY RESERVATIONS AND OIL, GAS AND MINERAL LEASES ARE OUTSIDE THE SCOPE OF SERVICES AND THEREFORE THESE ITEMS WERE NOT REVIEWED (SEE GENERAL NOTE 5).

- 10(A) NOT A SURVEY MATTER
- 10(B) DOES NOT AFFECT
- 10(F) DOES NOT AFFECT
- 10(G) NOT A SURVEY MATTER

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
2. DISTANCES SHOWN HEREON ARE GRID VALUES.
3. FIELD SURVEY COMPLETED 06-07-2021.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
6. ACCORDING TO COMMUNITY PANEL NO. 48029C0555F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BEXAR COUNTY, TEXAS, HAVING A MAP EFFECTIVE DATE OF SEPTEMBER 29, 2010; THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE PURPOSE OF THE TRANSACTION DESCRIBED HEREON REFERENCED TITLE COMMITMENT AND THE PARTIES LISTED THEREON. THIS SURVEY IS NOT TO BE USED FOR ANY SUBSEQUENT TRANSACTIONS. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY MDS LAND SURVEYING COMPANY, INC.
8. A FIELD NOTES DESCRIPTION OF EQUAL DATE WAS CREATED IN CONJUNCTION WITH THIS EXHIBIT (SUBJECT TRACT).

PROPOSED 52' DRAINAGE EASEMENT
PER VOL. 6319, PG. 811 OPRBC

REMAINDER OF
CALLED 350 ACRES
RAY ELLISON PROPERTIES, INC.
DEED
VOL. 6319, PG. 811 OPRBC

(N 49°31'11" E)
N 49°17'45" E
50.52'

(N 29°47'16" E
53.43')
N 29°33'50" E
49.91'

1/2" IRON ROD W/ CAP FOUND

1/2" IRON ROD W/CAP "5348" FOUND

SUBJECT TRACT
4.237 ACRES

REMAINDER OF
CALLED 23.054 ACRES
THE SAMUEL & MARICELA MAYA PANCHEVRE FAMILY LIMITED
PARTNERSHIP
SPECIAL WARRANTY DEED
VOL. 11822, PG. 1453 OPRBC

NCB 15252
CB 4303

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	648.00	223.16'	222.06'	N 39°25'47" E	19°43'54"
(C1)	648.00	223.16'	222.06'	N 39°39'13" E	19°43'54"

LOT 4, BLOCK 2
CALLED 18.004 ACRES
IDEA - PEARSAL SUBDIVISION
VOL. 9714, PG. 222 PRBC

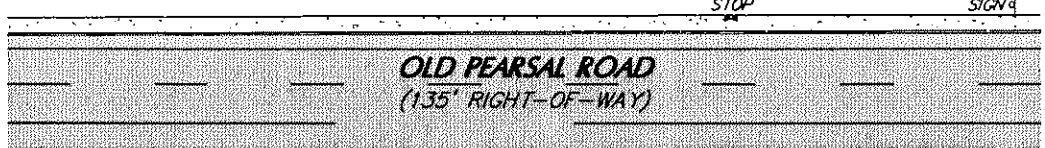
CALLLED 18.004 ACRES
IDEA PUBLIC SCHOOLS
SPECIAL WARRANTY DEED
VOL. 17427, PG. 1537 OPRBC

(N 40°28'49" W 543.91')

(S 40°41'47" E 598.90')

WOOD FENCE
ICV
GA
WM
WV
POB
1/2" IRON ROD FOUND
PP

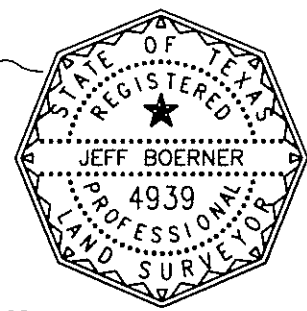
S 49°17'45" W 316.56'
(S 49°31'11" W')



STATE OF TEXAS §
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 14th DAY OF JUNE, 2021, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

JEFF BOERNER
RPLS # 4939



PROPERTY ADDRESS:
TBD PEARSALL ROAD, SAN ANTONIO, TEXAS

PLAT SHOWING:

A 4.237 ACRE TRACT, OUT OF THE MARIA F. RODRIGUEZ SURVEY NO. 201, ABSTRACT 16, BEXAR COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 23.054 ACRE TRACT CONVEYED TO THE SAMUEL AND MARICELA MAYA PANCHEVRE FAMILY LIMITED PARTNERSHIP, RECORDED IN VOLUME 11822, PAGE 1453, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LAND TITLE SURVEY
OF THE REMAINDER OF THE
PANCHEVRE TRACT
BEING
4.237 ACRES
OUT OF THE
M. F. RODRIGUEZ SURVEY, A-16
BEXAR COUNTY, TEXAS
JUNE 2021

MDS LAND SURVEYING COMPANY, INC.
ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10019800
874 HARPER RD, SUITE 104 - KERRVILLE, TX 78028 - 830-818-1818

K:\Projects\21-271-00 4.2 Ac Old Pearsal Rd Design & LITS\Survey\1-Drawing Files\2-Master Boundary\21-271-00 Old Pearsal Rd - LITS.dwg Jun 14, 2021 - 5:05pm Dylan Buysse

Handwritten signatures and initials at the bottom of the page.