



VESTING OWNER: OSCAR H. SPEEGLE AND LYDIA R. SPEEGLE
 ADDRESS: 9217 NELSON ROAD
 CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78252
 TBPELS FIRM No. 10194244
 18410 US Hwy 281 N, Suite 109
 San Antonio, TX 78259
 (210) 369-9509

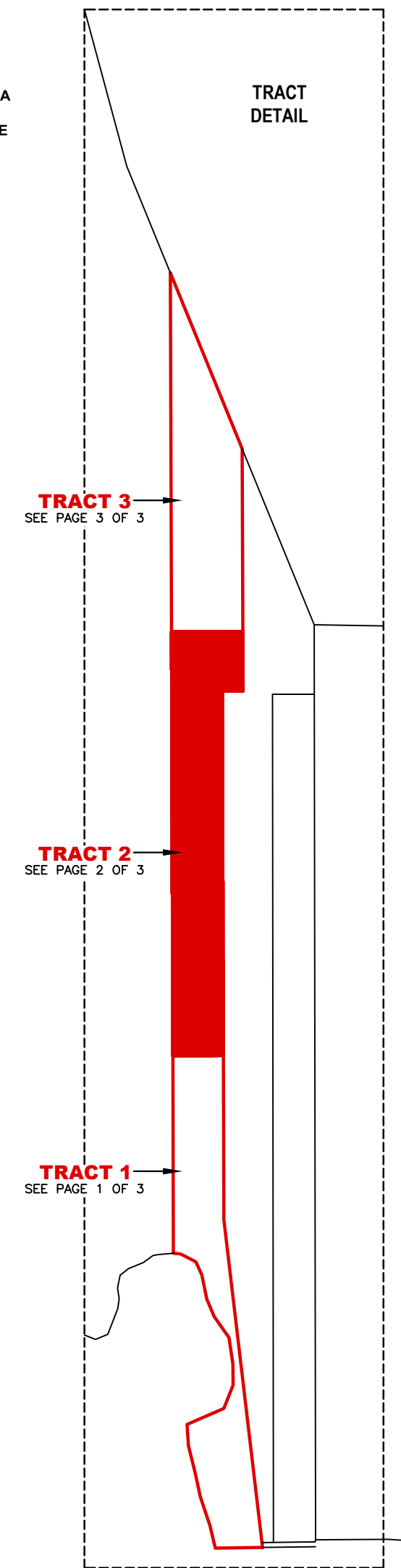
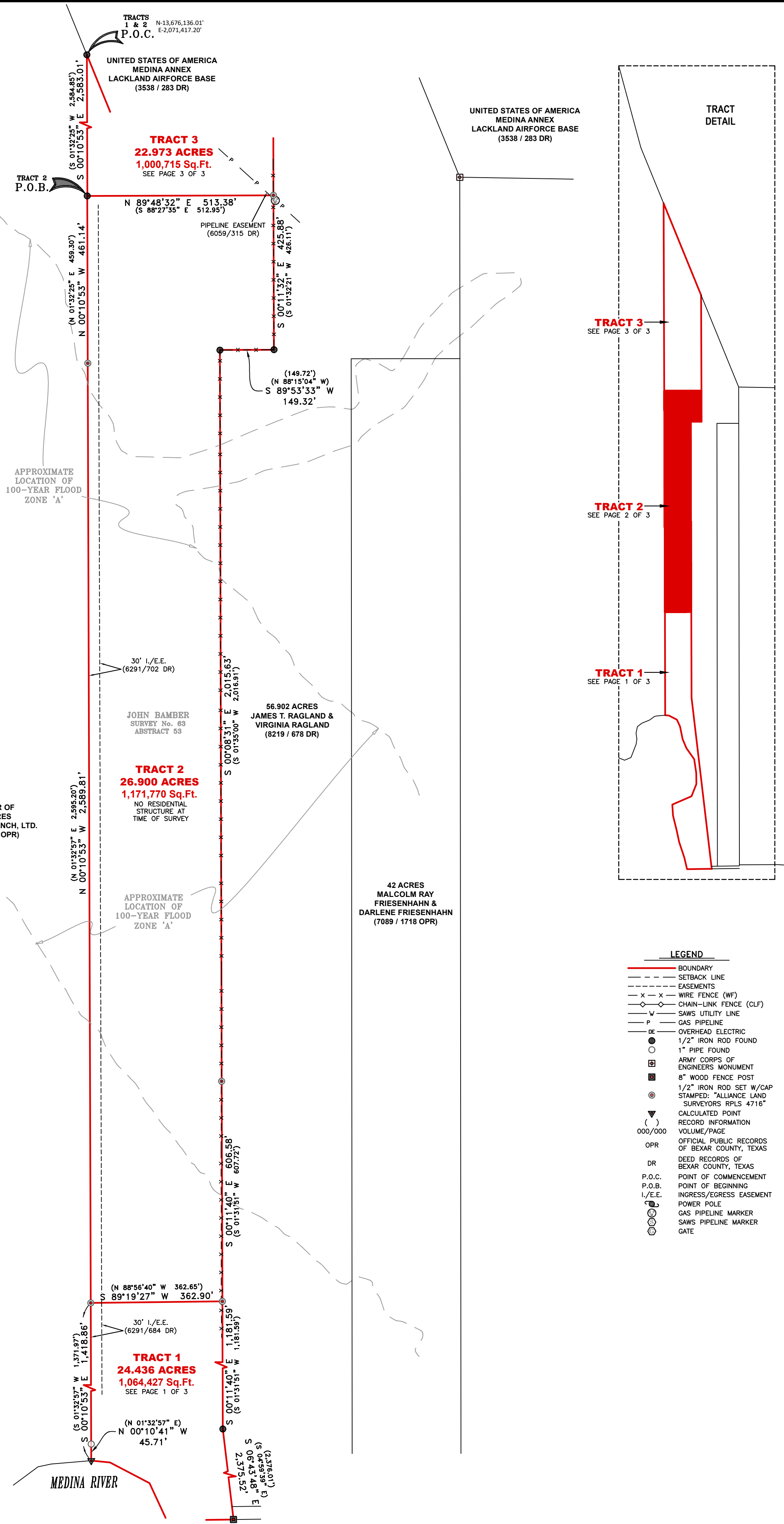
LAND SURVEY

TRACT 2
 26.900 ACRES OF LAND LYING IN THE JOHN BAMBER SURVEY NO. 63, ABSTRACT 53,
 COUNTY BLOCK 4311, IN BEXAR COUNTY, TEXAS, BEING THAT SAME PROPERTY CONVEYED
 TO OSCAR H. SPEEGLE AND LYDIA R. SPEEGLE IN A QUITCLAIM DEED OF RECORD IN
 DOCUMENT NO. 20150064250, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND
 DESCRIBED IN VOLUME 6291, PAGE 702, DEED RECORDS, BEXAR COUNTY, TEXAS.

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.
- THIS SURVEY CONTAINS 3 PAGES FOR 3 TRACTS, SEE DETAIL ON RIGHT SIDE OF ALL PAGES SHOWING OVERALL LAYOUT FOR THE TRACTS.
- INGRESS/EGRESS EASEMENTS OF RECORD IN VOLUME 6291, PAGES 684 AND 702, DEED RECORDS, BEXAR COUNTY, TEXAS. (AS SHOWN)
- PETROLEUM PIPELINE EASEMENT OF RECORD IN VOLUME 923, PAGE 589, DEED RECORDS, BEXAR COUNTY, TEXAS. (WIDTH NOT DEFINED, PIPELINE AS SHOWN ON TRACT 1)
- EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT OF RECORD IN VOLUME 4057, PAGE 583, DEED RECORDS, BEXAR COUNTY, TEXAS. (LOCATION NOT DEFINED, MAY APPLY, NOT PLOTTABLE)
- ELECTRIC LINE RIGHT-OF-WAY AGREEMENT WITH THE CITY OF SAN ANTONIO OF RECORD IN VOLUME 4659, PAGE 176, DEED RECORDS, BEXAR COUNTY, TEXAS. (BLANKET IN NATURE, EXISTING VISIBLE ELECTRIC LINES AS SHOWN)
- PETROLEUM PIPELINE EASEMENT OF RECORD IN VOLUME 6059, PAGE 315, DEED RECORDS, BEXAR COUNTY, TEXAS. (PIPELINE AS SHOWN ON TRACTS 2 & 3)
- PERMANENT 80-FOOT WATER LINE EASEMENT TO SAN ANTONIO WATER SYSTEM BOARD OF RECORD IN DOCUMENT NO. 20130076894, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. (AS SHOWN ON TRACT 3)

ACCORDING TO FEMA MAP NO. 48029C0535F WITH AN EFFECTIVE DATE OF 09/29/2010, AND A REVISION DATE OF 04/12/2021, A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOOD ZONE 'AE'. PORTIONS OF THIS PROPERTY LIE WITHIN THE 100-YEAR FLOOD ZONE 'AE' AND A PORTIONS OF THIS PROPERTY LIE WITHIN ZONE 'X', ZONES 'AE' AND 'A' ARE SPECIAL FLOOD HAZARD AREAS AND ZONE IS NOT 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).



LEGEND

- BOUNDARY
- - - SETBACK LINE
- - - EASEMENTS
- x - x WIRE FENCE (WF)
- o - o CHAIN-LINK FENCE (CLF)
- - - SAWS UTILITY LINE
- - - GAS PIPELINE
- - - OVERHEAD ELECTRIC
- 1/2" IRON ROD FOUND
- 1" PIPE FOUND
- ⊠ ARMY CORPS OF ENGINEERS MONUMENT
- ⊠ 8" WOOD FENCE POST
- ⊠ 1/2" IRON ROD SET W/CAP
- ⊠ STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
- ▽ CALCULATED POINT
- () RECORD INFORMATION
- 000/000 VOLUME/PAGE
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- I./E.E. INGRESS/EGRESS EASEMENT
- ⊙ POWER POLE
- ⊙ GAS PIPELINE MARKER
- ⊙ SAWS PIPELINE MARKER
- ⊙ GATE

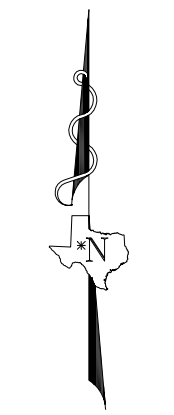
PAGE 2 OF 3

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 31st DAY OF JULY 2025, A.D.

Gary A. Gibbons

GARY A. GIBBONS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4716



SCALE
 1" = 200'

JOB NO. 250720198	FIELD WORK: JSL	BOUNDARY: JTD	DRAWN: JTD	REVIEW: GG	REVISION DATE: --/--/----
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