

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
FIRM REGISTRATION NO. 10194785
14384 HUBER ROAD, SEGUIN, TX 78155
(512)470-4669
CGARCIASURVEYOR@GMAIL.COM

BORROWER/OWNER: KSDS 2025 INVESTMENTS, LLC
ADDRESS: 7619 ECKHERT RD.
CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78240
TITLE COMPANY: CAPITAL TITLE OF TEXAS, LLC
GF NUMBER: 25-871246-FF

A 0.891 ACRE TRACT OF LAND OUT OF THE M.B. DE LOS SANTOS SURVEY NO. 82, ABSTRACT 664, NEW CITY BLOCK 17973 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME 0.8914 ACRE TRACT CONVEYED TO KHALID MUSTAFA BY DEED RECORDED IN DOCUMENT NO. 20190240982 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (SEE ATTACHED DESCRIPTION)

LEGEND

- BOUNDARY
- MISC-CONCRETE
- ADJOINER
- CHAIN-LINK FENCE
- OVERHEAD ELECTRIC
- FOUND IRON ROD
- SET NAIL
- POWER POLE
- STORM MANHOLE
- RECORD INFORMATION

LOT 1
BLOCK 1
N.C.B. 17973
WESTCHASE SUBDIVISION UNIT-3
(VOL. 9501, PG. 202 D.P.R.B.C.)

VARIABLE WIDTH DRAINAGE
(VOL. 9500, PG. 35 D.P.R.B.C.)

SCALE
1" = 50'

0.891 Acres
38,808 Sq. Feet
(VACANT LOT)

LOT 14
BLOCK 1
N.C.B. 17973
(NO RECORDING
INFORMATION FOUND)

STATE OF TEXAS
0.144 ACRE
(VOL. 5848, PG.
1638 D.R.B.C.)

REMAINDER OF 2.114 ACRES
HAROLD J. LANGFELD AND
DARLINE J. LANFELD
(VOL. 6685, PG. 692)

N 26°04'52" E 180.10'
N 45°38'17" E 180.13'
N 26°04'28" W 231.06'
N 26°04'52" W 231.17'

ECKHERT ROAD
VARIABLE WIDTH R.O.W.
(A.K.A. F.M. 1518)

TITLE NOTES

PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

10H. EASEMENT CREATED IN INSTRUMENT EXECUTED BY HENRY STEUBING TO SAN ANTONIO PUBLIC SERVICE COMPANY, DATED SEPTEMBER 13, 1928, FILED DECEMBER 7, 1928, RECORDED IN VOLUME 1077, PAGE 311, DEED RECORDS, BEXAR COUNTY, TEXAS. (BLANKET TYPE ELECTRIC EASEMENT)

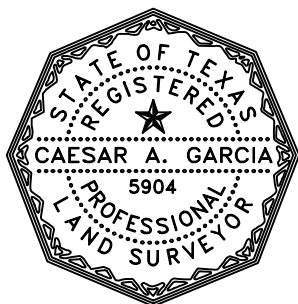
10I. TERMS AND PROVISIONS OF ELECTRIC LINE RIGHT-OF-WAY AGREEMENT BY AND BETWEEN MRS. AND MR. E. W. SHELLMAN AND THE CITY SAN ANTONIO DATED JULY 8, 1970, FILED NOVEMBER 2, 1970, RECORDED IN VOLUME 6443, PAGE 250, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (ELECTRIC EASEMENT ADJACENT TO ECKHERT ROAD - NO WIDTH SPECIFIED IN THE DOCUMENT)

SURVEY NOTES

1. ALL FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

2. CONTOUR ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.



CAESAR A. GARCIA
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TEXAS REGISTRATION NO. 5904

Improvements shown on this survey may not portray exact shape and size and are for general illustration purposes.

DATE: 9/25/2025

TOPOGRAPHIC SURVEY

FIELD: SA

BOUNDARY: CG

DRAWN: CG

REVIEW: C.G.

REVISION DATE: ---