

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

NOTES:

AMENDED 10-13-2025 TO ADD TITLE COMMITMENT  
INFORMATION PROVIDED BY CHICAGO TITLE.

AMENDED 12-24-2025 TO ALTER BOUNDARY  
AROUND DESERT OASIS RIGHT-OF-WAY.

BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS  
OBSERVATIONS, TEXAS STATE PLANE COORDINATES,  
SOUTH CENTRAL ZONE, GRID.

NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

THIS PROPERTY IS **NOT** SUBJECT TO AN ELECTRIC  
EASEMENT RECORDED IN VOLUME 2285, PAGES 508  
AND 514, DEED RECORDS, BEXAR COUNTY, TEXAS.

HENRY J. PERSYN, ET AL  
117.95 ACRES  
VOL. 215, PG. 264  
(MEDINA COUNTY)

45 SRL, INC.  
REMAINDER OF 82.213 ACRES  
VOL. 685, PG. 558  
(MEDINA COUNTY)

30' TEMPORARY CONSTRUCTION  
ESM'T. (2022002019 - MEDINA COUNTY)

70' ACCESS  
ESM'T. (20220052733)  
(2022002006 - MEDINA COUNTY)

VARIABLE WIDTH TEMPORARY CONSTRUCTION  
ESM'T. (2022002019 - MEDINA COUNTY)

POINT OF  
BEGINNING  
(TRACT 1)

C.M.

FENCE  
IN 5.0'

FENCE  
OUT 0.7'

(N 00°10'12" W)  
(N 00°07'26" W)  
1023.66'

TRACT 1  
175,590 SQ. FT.  
4.031 ACRES  
(VACANT)

60' TEMP. CONSTRUCTION  
ESM'T. (20220052737)

STATE OF TEXAS  
21.284 ACRES  
VOL. 12863, PG. 1438  
PROPOSED STATE HIGHWAY 211

LINE	BEARING	DISTANCE
L1	S 52°55'48" E	38.38'
L2	S 32°47'10" W	59.23'
L3	N 89°55'05" W	296.66'
L4	S 52°56'03" E	23.27'
L5	S 89°55'05" E	371.48'
L6	N 00°07'26" W	14.00'
	(N 00°10'12" W)	
L7	S 24°38'22" E	147.45'
L8	N 00°07'26" W	70.10'

**R.O.W. NOTE**  
**DESERT OASIS**  
(70' R.O.W. - VOL. 20004, PG. 84)

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG,  
UTILITY, AND TRANSFORMER EASEMENT

FENCE  
OUT 1.4'

STONE SIGN

20' TEMP. CONSTRUCTION  
ESM'T. (20240206305)

14' LANDSCAPE  
ESM'T. (20240206304)

14' GAS, ELECTRIC, TELEPHONE,  
& CABLE TV ESM'T. (20220052735)

POINT OF  
BEGINNING  
(TRACT 2)

C.M.

N 89°55'05" W 390.02'  
(N 89°54'50" W)

MORGAN HEIGHTS PHASE 7  
LOT 903  
OPEN SPACE  
PRIVATE DRAINAGE EASEMENT  
VOL. 20004, PG. 101

TRACT 2  
5,331 SQ. FT.  
0.1224 ACRE  
(VACANT)

STATE OF TEXAS  
16.787 ACRES  
VOL. 8716, PG. 1849  
PROPOSED STATE HIGHWAY 211



FLOOD ZONE INTERPRETATION: IT IS THE  
RESPONSIBILITY OF ANY INTERESTED PERSONS TO  
VERIFY THE ACCURACY OF FEMA FLOOD ZONE  
DESIGNATION OF THIS PROPERTY WITH FEMA AND  
STATE AND LOCAL OFFICIALS, AND TO DETERMINE  
THE EFFECT THAT SUCH DESIGNATION MAY HAVE  
REGARDING THE INTENDED USE OF THE  
PROPERTY. The property made the subject of  
this survey appears to be included in a FEMA  
Flood Insurance Rate Map (FIRM), identified as  
Community No. 48029C, Panel No. 0335 F,  
which is Dated 09/29/2010. By scaling from  
that FIRM, it appears that all or a portion of  
the property may be in Flood Zone(s) X.  
Because this is a boundary survey, the surveyor  
did not take any actions to determine the Flood  
Zone status of the surveyed property other than  
to interpret the information set out on FEMA's  
FIRM, as described above. THIS SURVEYOR DOES  
NOT CERTIFY THE ACCURACY OF THIS  
INTERPRETATION OF THE FLOOD ZONES, which  
may not agree with the interpretations of FEMA  
or State or local officials, and which may not  
agree with the tract's actual conditions. More  
information concerning FEMA's Special Flood  
Hazard Areas and Zones may be found at  
<https://msc.fema.gov/portal>.

Property Address: 0 TALLEY ROAD

Property Description:

TRACT 1: Being 4.031 acres of land, more or less, out of the Beriana Sandoval Survey No. 40, Abstract 1298, Bexar County, Texas, and being out of that certain 218.506 acres described in Special Warranty Deed with Vendor's Lien recorded in Document No. 20050257855, Official Public Records, Bexar County, Texas; said 4.031 acres being more particularly described by metes and bounds attached hereto.

TRACT 2: Being 0.1224 acre of land, more or less, out of the Beriana Sandoval Survey No. 40, Abstract 1298, Bexar County, Texas, and being out of that certain 218.506 acres described in Special Warranty Deed with Vendor's Lien recorded in Document No. 20050257855, Official Public Records, Bexar County, Texas; said 0.1224 acre being more particularly described by metes and bounds attached hereto.

Owner:

T.B.D.



I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

*Rudolf J. Pata, Jr.*

RUDOLF J. PATA, JR.  
Registered Professional Land Surveyor  
Texas Registration No. 5388

FIRM REGISTRATION NO.  
10111700

LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

**LEGEND**

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD CAPPED WALLS
- ( ) = RECORD INFORMATION
- C.M. = CONTROLLING MONUMENT
- ⊙ = SEWER MANHOLE
- ⊕ = SIGN
- × = WIRE FENCE

DWG: **AJS** RVD: **RJP**