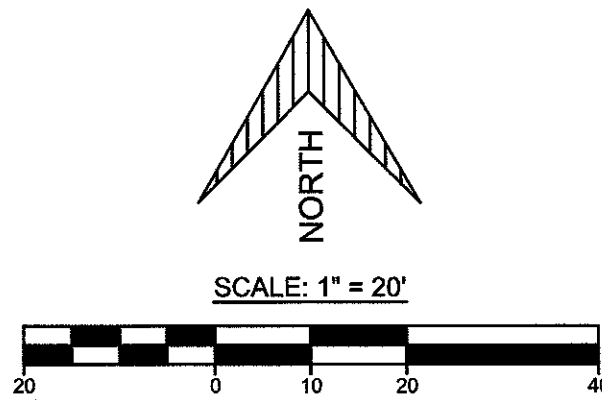


LOCATION MAP  
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	284.66'	743.00'	21°57'06"	N 71°13'34" W	282.93'
C2	28.72'	20.00'	82°16'07"	N 41°04'03" W	26.31'



LEGEND

- CONCRETE CURB
- CLEAN OUT
- FIRE HYDRANT
- TRAFFIC SIGN
- LIGHT POLE
- GUY ANCHOR
- POWER POLE
- MANHOLE
- POWER POLE WITH LIGHT
- WATER VALVE
- GROUND LIGHT
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- WATER METER
- GAS METER
- OVERHEAD UTILITY LINE

- MAG NAIL FOUND
- 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET

METES AND BOUNDS DESCRIPTION  
1.369 ACRE TRACT

A 1.369 ACRE TRACT (59,642 SQUARE FEET) OF LAND, OUT OF THE ANSELMO PRUE SURVEY 20, ABSTRACT 574, NEW CITY BLOCK 18624, BEAR COUNTY, TEXAS, AND SAID 1.369 ACRE TRACT ALSO BEING OUT OF A CALLED 21.9807 ACRE TRACT OF LAND AS DESCRIBED IN REPLACEMENT WARRANTY DEED, RECORDED IN VOLUME 7778, PAGE 1772, OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a a Mag Nail Found on the curved Northeast Right-of-way line of Prue Road, and marking the most Southwesterly corner of Lot 69, New City Block 69, Provincia Villas Subdivision, according to plat thereof recorded in volume 9560, page 31, of the Deed and Plat records of Bear County, Texas, and marking the Southeast corner of this tract; THENCE Along and with the curved Northeast Right-of-way line of said Prue Road (to the left) having the following Parameters: Radius = 743.00 feet, Arc Length = 284.66 feet, Delta = 21° 57' 06", Chord Bearing = N 71° 13' 34" W and a Chord Distance = 282.93 feet to a 1/2-inch Iron Rod with cap stamped "MBC ENGINEERS" Set at the point of curvature of a curve to the right;

THENCE Along and with said curve to the right having the following Parameters: Radius = 20.00 feet, Arc Length = 28.72 feet, Delta = 82° 16' 07", Chord Bearing = N 41° 04' 03" W and a Chord Distance = 26.31 feet to a 1/2-inch Iron Rod with cap stamped "MBC ENGINEERS" Set on the East Right-of-way line of Spring Time;

THENCE N 00° 04' 00" E a distance of 154.96 feet along and with the East Right-of-way line of said Spring Time to a calculated point and marking the Southwest corner of Lot 1, Block 16 of said Provincia Villas Subdivision;

THENCE N 89° 37' 43" E a distance of 285.01 feet, along and with the North line of this tract, to a Mag Nail Found and marking the Southeast corner of Lot 11, Block 16 of said Provincia Villas Subdivision, and marking the Northeast corner of this tract;

THENCE S 00° 07' 17" W a distance of 267.70 feet to the POINT OF BEGINNING and containing 1.369 Acres more or less.

SURVEYORS CERTIFICATION:

TO: TRUEVIEW ESTATES, LLC; TEXAS CHAMPION BANK; VIKS OAKS I, LTD., A TEXAS LIMITED PARTNERSHIP; TEXAN TITLE INSURANCE COMPANY;

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

JOEL CHRISTIAN JOHNSON  
JOHNSON@MBCENGINEERS.COM  
R.P.L.S. NO. 5578

SURVEYOR NOTES:

1) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 48029C0240G DATED SEPTEMBER 29, 2010 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP. FLOOD ZONE DEFINITION:

FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).

2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY TEXAN TITLE INSURANCE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT: OF NO. VPI1101249-1 EFFECTIVE DATE: JULY 26, 2022 ISSUED DATE: JULY 28, 2022

3) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

4) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

SCHEDULE B:

1. RESTRICTIVE COVENANTS OF RECORD (ITEMIZED BELOW):  
VOLUME 5747, PAGE 780 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.  
(APPLIES - AFFECTS A PORTION OF THE PROPERTY)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

E. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTERESTS THAT ARE NOT LISTED.

F. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER EXISTING LEASE AGREEMENTS AFFECTING THE LAND.

G. INTENTIONALLY DELETED

H. INTENTIONALLY DELETED

I. INTENTIONALLY DELETED

J. EASEMENT(S) GRANTED TO THE CITY OF SAN ANTONIO, AS SET FORTH AND DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 6909, PAGE 761, OF THE DEED RECORDS OF BEAR COUNTY, TEXAS. (DOES NOT FALL WITHIN THE SUBJECT TRACT)