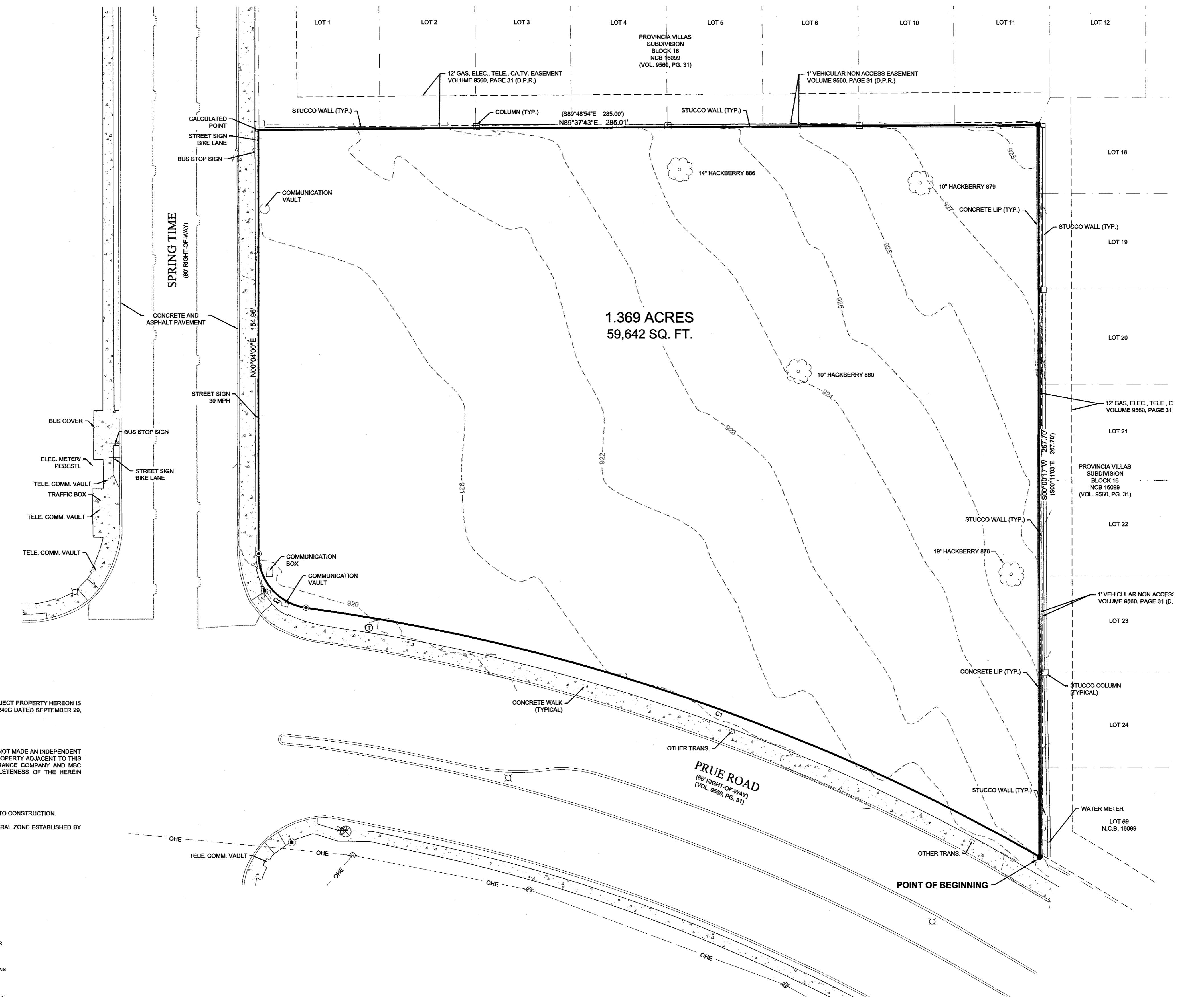


LOCATION MAP  
NOT TO SCALE



**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 49029C2240G 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 DETERMINING THE PROPERTY OWNED 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 GUARANTEE, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT.

REFERENCED TITLE COMMITMENT:

EF NO. VPT1101249-1

EFFECTIVE DATE: JULY 26, 2022

ISSUED DATE: JULY 22, 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 947, PAGE 761, OF THE PUBLIC RECORDS OF BEXAR 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 OTHER 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 INSTRUMENTS RECORDED IN VOLUME 6909, PAGE 761, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.  
(DOES NOT FALL WITHIN THE SUBJECT TRACT)

**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, ALSO BEING OUT OF A CALLED 21.3897 ACRE TRACT, AND SAID 1.369 ACRE TRACT ALSO BEING OUT OF A CALLED 21.3897 ACRE TRACT OF LAND AS DESCRIBED IN REPLACEMENT WARRANTY DEED, RECORDED IN VOLUME 7779, PAGE 1772, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINGINNIN at a at 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 Bexar 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 Chord Distance = 282.93 feet to a 1/2-inch Iron Rod with cap stamped "MBC ENGINEERS" Set of 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", and 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 0° 04' 00" E a distance of 154.56 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 0° 00' 00" 17' W a distance of 267.70 feet to the POINT OF BEGINNING and containing 1.369 Acres more or less

**SURVEYORS CERTIFICATION:**

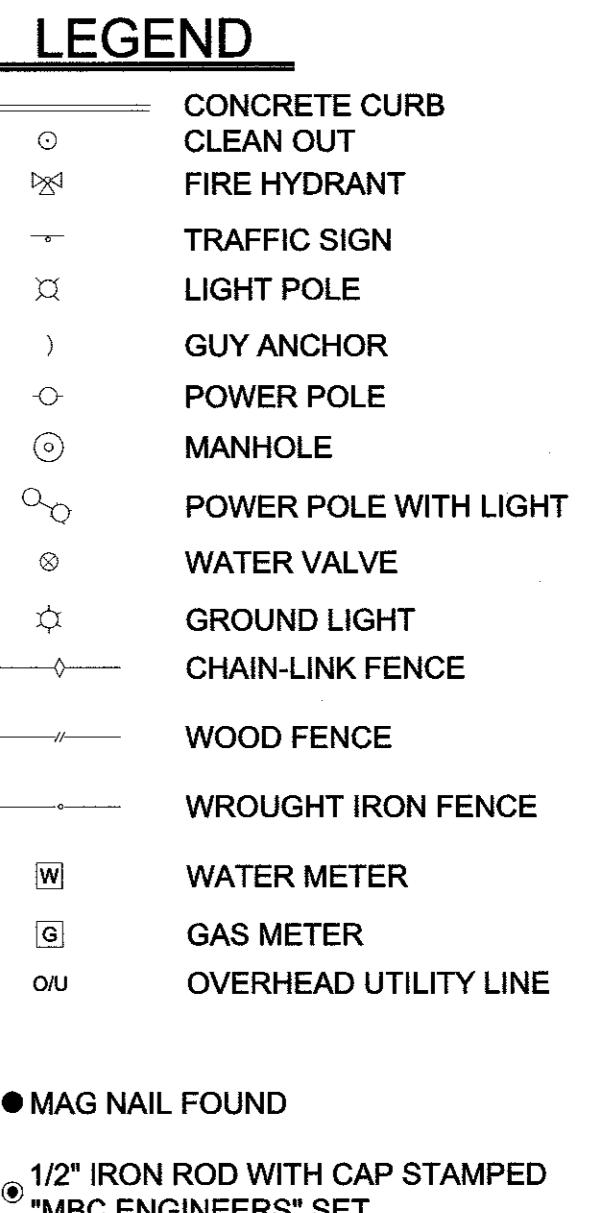
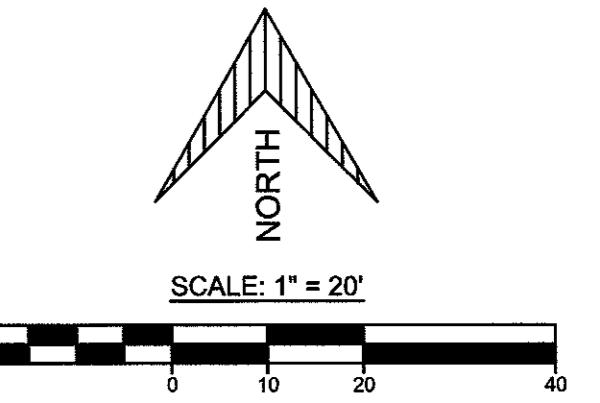
TO:  
TRUEVINE ESTATES, LLC; TEXAS CHAMPION BANK VICE OAKS I, LTD., A TEXAS LIMITED PARTNERSHIP; TEXAN TITLE INSURANCE COMPANY;

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  
JJJOHNSON@MBCENGINEERS.COM  
R.P.L.S. NO. 5578

SHT. 1 OF 1



MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78222  
(210) 545-1122 Fax: (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. #764 & T.B.P.L. 101700

**LAND TITLE, TOPOGRAPHIC  
AND TREE SURVEY OF:**

A 1.369 ACRE TRACT (59,642 SQUARE FEET) OF LAND, OUT OF THE ANSELMO PRUE SURVEY, 20, ALSO BEING OUT OF A CALLED 21.3897 ACRE TRACT, AND SAID 1.369 ACRE TRACT ALSO BEING OUT OF A CALLED 21.3897 ACRE TRACT OF LAND AS DESCRIBED IN REPLACEMENT WARRANTY DEED, RECORDED IN VOLUME 7779, PAGE 1772, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINGINNIN at a at 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 Bexar 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 Chord Distance = 282.93 feet to a 1/2-inch Iron Rod with cap stamped "MBC ENGINEERS" Set of 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", and 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 0° 04' 00" E a distance of 154.56 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 0° 00' 00" 17' W a distance of 267.70 feet to the POINT OF BEGINNING and containing 1.369 Acres more or less

REVISIONS:	DATE:	BY: