NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SCALE FACTOR: 1.0001782470
2. REFERENCED PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD MAP 48209C0130G, COMMUNITY PANEL NO. 130 OF 785, DATED SEPTEMBER 29, 2010,
3. THE TRACT SHOWN HEREON MAY BE SUBJECT TO ALL BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
4. METES AND BOUNDS WERE NOT PREPARED FOR THIS SURVEY.
5. VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 18.
6. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
7. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES.
8. FIELD WORK COMPLETED ON JUNE 28, 2024.
9. UTILITIES
- WATER - A 12" UNDERGROUND WATER LINE SHOWN HEREON PER A COMBINATION OF SAWS UTILITY GIS MAP AND FIELD OBSERVED APPURTENANCES.
- STORM - UNDERGROUND STORM DRAIN SHOWN HEREON PER FIELD LOCATED EVIDENCE.
- SEWER - THERE WERE NO SANITARY SEWER APPURTENANCES OBSERVED AT TIME OF SURVEY.
- GAS - THERE WERE NO GAS APPURTENANCES OBSERVED AT TIME OF SURVEY.

BOUNDARY, IMPROVEMENT AND TOPOGRAPHIC SURVEY OF

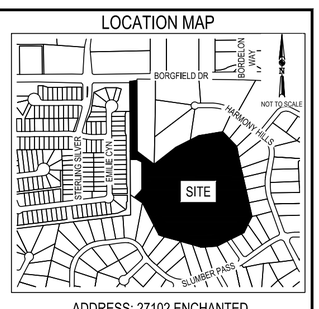
A 20.255 ACRE TRACT OF LAND, LOCATED IN THE W.P. GERFERS SURVEY NO.191.5, ABSTRACT NO. 1128 COUNTY BLOCK 4841 AND THE GUADALUPE COLLEGE SURVEY NO. 418, ABSTRACT 262, COUNTY BLOCK 4841, BEXAR COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 21.029 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20090162603 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAVE AND EXCEPT A 0.002 OF ONE ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 20090162603 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

BENCHMARK TABLE				
PT. NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	13804634.13	2127861.87	1322.28	SET MAG WITH WASHER
101	13805352.55	2127797.35	1284.13	SET MAG WITH WASHER

SCALE: 1"=60'

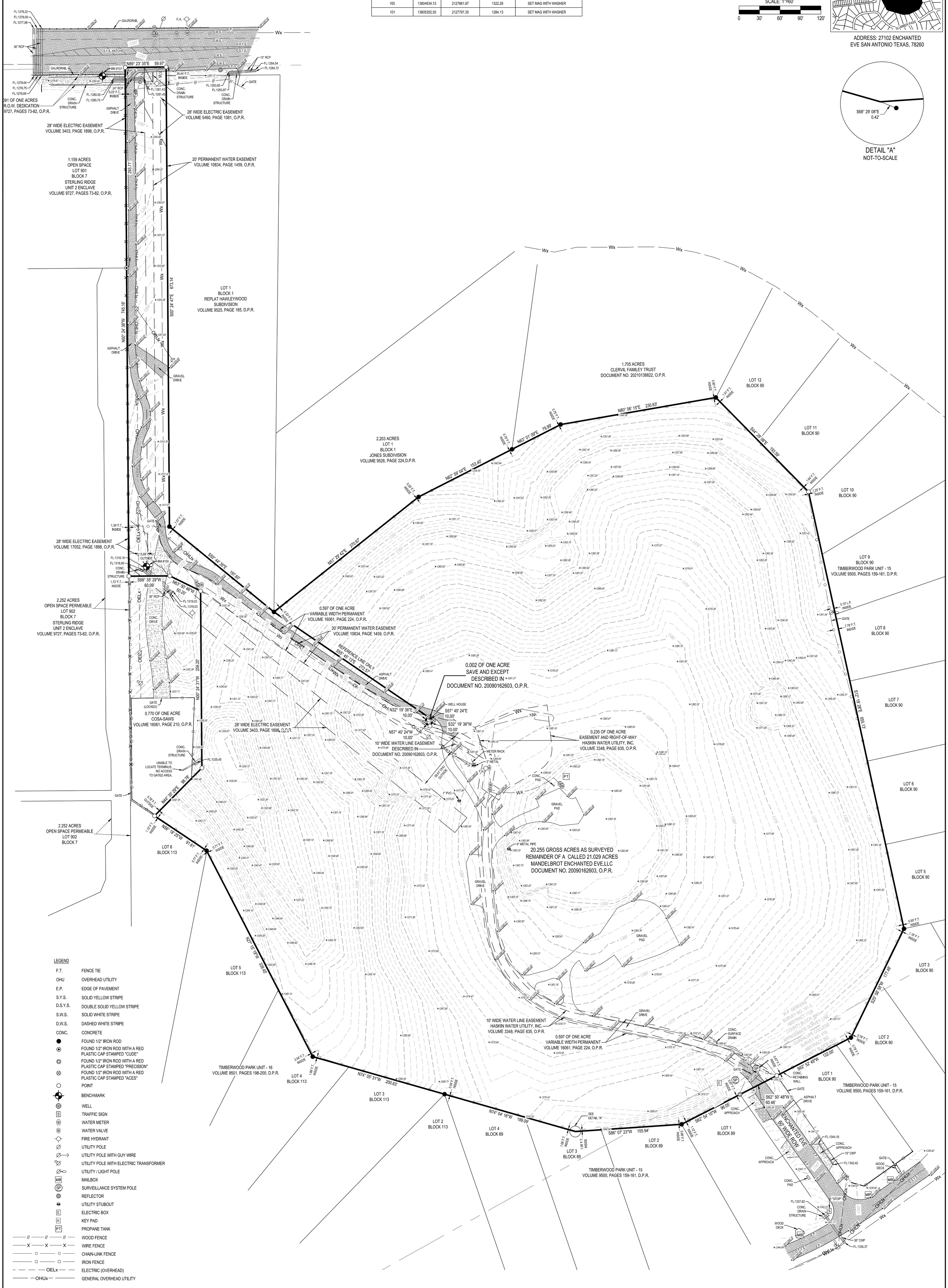
0 30' 60' 90' 120'

LOCATION MAP



ADDRESS: 27102 ENCHANTED EVE SAN ANTONIO TEXAS, 78260

DETAIL "A"
NOT-TO-SCALE



LEGEND

F.T.	FENCE TIE
OHU	OVERHEAD UTILITY
E.P.	EDGE OF PAVEMENT
S.Y.S.	SOLID YELLOW STRIPE
D.S.Y.S.	DOUBLE SOLID YELLOW STRIPE
S.W.S.	SOLID WHITE STRIPE
D.W.S.	DASHED WHITE STRIPE
CONC.	CONCRETE
●	FOUND 1/2" IRON ROD
⊙	FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "CUDE"
⊡	FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "PRECISION"
⊗	FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "ACES"
○	POINT
	BENCHMARK
W	WELL
S	TRAFFIC SIGN
W	WATER METER
W	WATER VALVE
	FIRE HYDRANT
	UTILITY POLE
	UTILITY POLE WITH GUY WIRE
	UTILITY POLE WITH ELECTRIC TRANSFORMER
	UTILITY / LIGHT POLE
MB	MAILBOX
SP	SURVEILLANCE SYSTEM POLE
	REFLECTOR
	UTILITY STUBOUT
E	ELECTRIC BOX
K	KEY PAD
PT	PROPANE TANK
—// —// —// —	WOOD FENCE
—X —X —X —	WIRE FENCE
—○ —○ —	CHAIN-LINK FENCE
—□ —□ —	IRON FENCE
— — — OELx — —	ELECTRIC (OVERHEAD)
— OHUx —	GENERAL OVERHEAD UTILITY

MATKIN HOOVER ENGINEERING & SURVEYING

HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX:830.249.0099

1701 WILLIAMS DR.
GEORGETOWN, TEXAS 78628
OFFICE: 830.249.0600

2219 SAWDUST RD. SUITE 1201
SPRING, TEXAS 77380
OFFICE: 830.249.0600

BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

JOB NO. 24-4067