

CELCO SURVEYING

REG. # 10193975

TEL: 830-214-5109

SURVEY PLAT

18018 OVERLOOK LOOP, SUITE 105

UNIT 239

SAN ANTONIO, TEXAS 78259

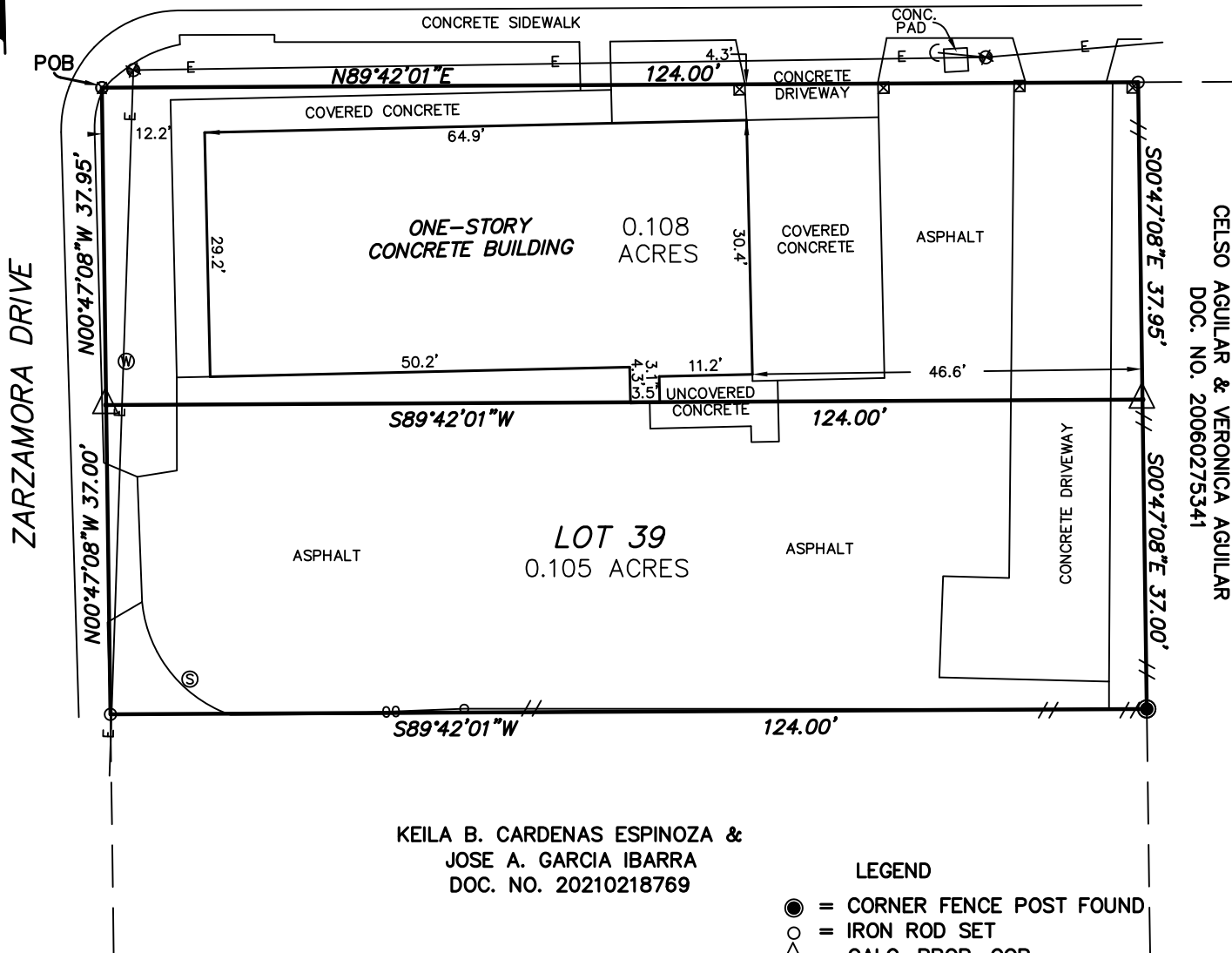
eddie@celcosurveying.com

www.celcosurveying.com

SCALE
1" = 20'

BASIS OF BEARING IS THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

STONEWALL STREET



KEILA B. CARDENAS ESPINOZA &
JOSE A. GARCIA IBARRA
DOC. NO. 20210218769

LEGEND

- = CORNER FENCE POST FOUND
- = IRON ROD SET
- △ = CALC. PROP. COR.
- ⊗ = "X" IN CONCRETE
- POB = POINT OF BEGINNING
- //— = WOOD FENCE
- oo— = CHAIN LINK FENCE
- ⊗ = POWER POLE
- E— = O/H POWERLINE
- C— = GUY WIRE ANCHOR
- ⊙ = SIGN POST
- ⊕ = WATER METER

RESTRICTIVE COVENANTS OF RECORD AS
ITEMIZED HEREIN: RECORDED IN VOLUME 1625,
PAGE 141, OF THE DEED AND PLAT
RECORDS OF BEXAR COUNTY, TEXAS, AND IN
VOLUME 2197, PAGE 603 (LOT 39), AND IN
VOLUME 2167, PAGE 22 (LOT 40), OF THE
DEED RECORDS OF BEXAR COUNTY, TEXAS.
(DOES AFFECT THIS TRACT)

RIGHT-OF-WAY EASEMENT TO GRAYBURG
PIPE LINE CO., AS RECORDED IN VOLUME 653,
PAGE 284, DEED RECORDS, BEXAR COUNTY,
TEXAS.
(EASEMENT CENTERED ON UNDERGROUND
PIPELINE - UNABLE TO LOCATE
UNDERGROUND PIPELINE)

BUILDING SETBACK LINES ARE DETERMINED BY
CITY CODE AND SHOULD BE VERIFIED PRIOR
TO DESIGN OR CONSTRUCTION

ADDRESS: 5402 & 5406 SOUTH ZARZAMORA, SAN ANTONIO, TEXAS

LEGAL DESCRIPTION: TRACT 1: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2: LOT 39, IN BLOCK 5, NEW CITY BLOCK 8972, STONEWALL PARK, IN THE CITY OF SAN
ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 1625, PAGE 141, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

CATEGORY 1A CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY
SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, TSPS LAND TITLE SURVEY.

BUYER: NORA ELIA TORRES MARTINEZ AND RAUL MARTINEZ

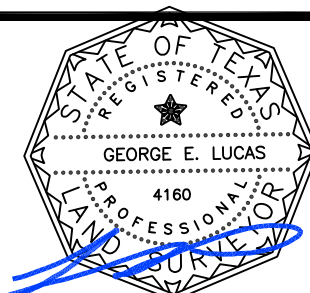
TITLE CO: KEY TITLE

G.F.#: KGAH-24-1912

LENDER: N/A

PLAN No.: 2024-1022

SURVEY DATE: JANUARY 19, 2024



GEORGE E. LUCAS R.P.L.S. 4160