



TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: JEREMY JESSOP
ADDRESS: 2502 HARRY WURZBACH ROAD & 203 CORINNE DRIVE
CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78209
TITLE COMPANY: CHICAGO TITLE OF TEXAS, LLC
GF NUMBER: SCT-48-4300112509169-RJ
EFFECTIVE DATE: MARCH 16, 2025
ISSUE DATE: MARCH 25, 2025

LAND TITLE SURVEY

TRACT 1: LOT 25, NEW CITY BLOCK 12171, NORTH TERRELL HILLS SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8100, PAGE 82, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

TRACT 2: LOT 26, NEW CITY BLOCK 12171, NORTH TERRELL HILLS SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8700, PAGE 80, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

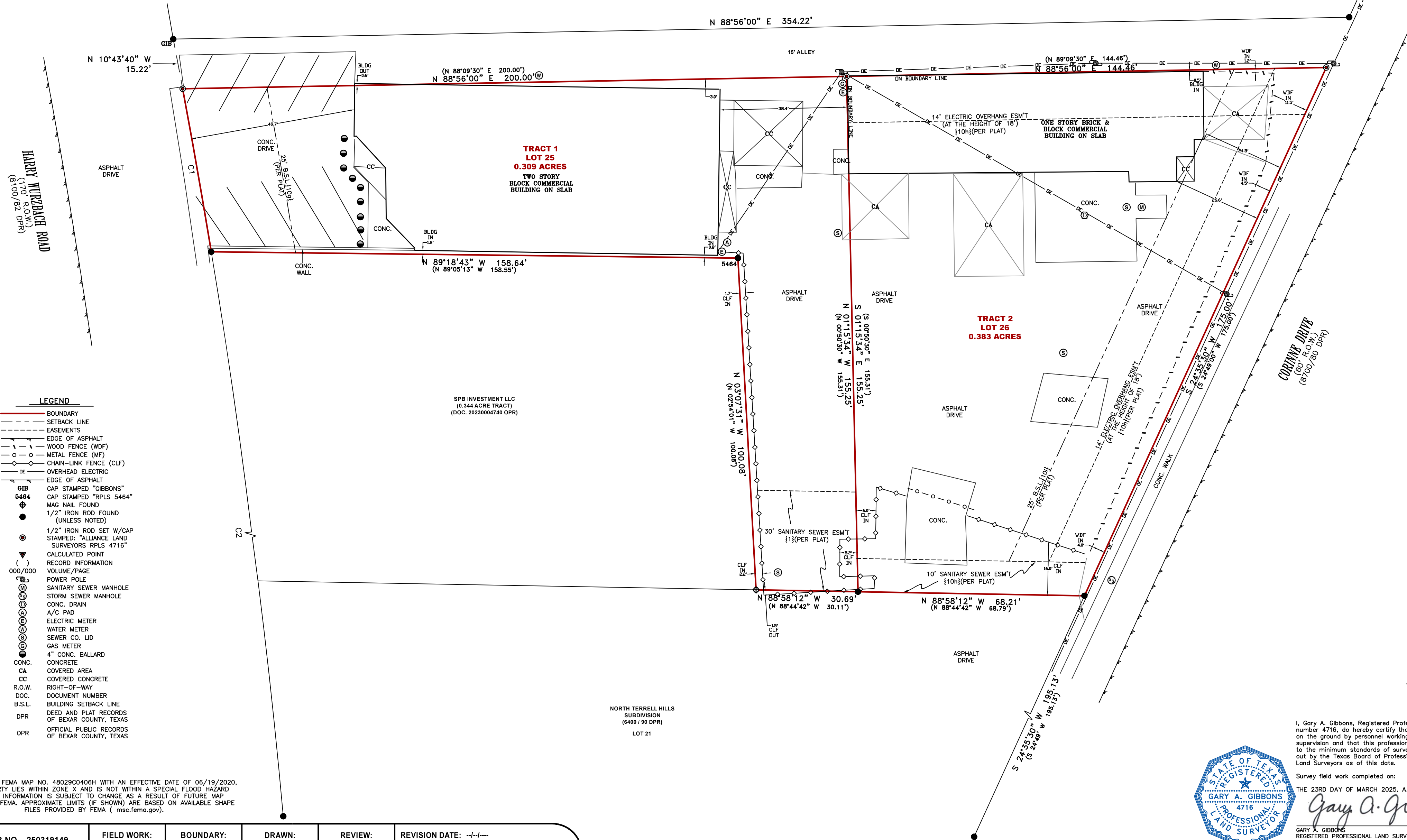
{1} RESTRICTIONS RECORDED IN VOLUME 2167, PAGE 426 AND VOLUME 2255, PAGE 247, DEED RECORDS, BEXAR COUNTY, TEXAS.

{10} DECLARATION OF ACCESS EASEMENT AGREEMENT RECORDED IN VOLUME 169013, PAGE 2427, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS TRACTS 1 AND 2, TRACT 2 (LOT 26) GRANTS A NON EXCLUSIVE EASEMENT FOR INGRESS/EGRESS FOR TRACT 1 (LOT 25) WHO BENEFITS FROM CREATED EASEMENT, NO DEFINED WIDTH, NOT PLOTTABLE)

FIELD DATA					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.85'	2372.00'	1°12'15"	N 09°56'31" W	49.85'
C2	285.56'	2372.00'	6°53'52"	S 05°53'27" E	285.39'

RECORD DATA					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	2372.00'	1°12'28"	-- --	-- --
C2	285.47'	2372.00'	-- --	-- --	-- --

W W SAN ANTONIO INVESTMENTS LP
(5.384 ACRE TRACT)
(5849 / 1027 OPR)



ACCORDING TO FEMA MAP NO. 48029C0406H WITH AN EFFECTIVE DATE OF 06/19/2020, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (msc.fema.gov).

NORTH TERRELL HILLS
SUBDIVISION
(6400 / 90 DPR)
LOT 21

SCALE
1" = 20'

I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:

THE 23RD DAY OF MARCH 2025, A.D.

Gary A. Gibbons
GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716



JOB NO. 250319149

FIELD WORK:
J.S.L.

BOUNDARY:
G.G.

DRAWN:
E.A.

REVIEW:
G.G.

REVISION DATE: --/--/----