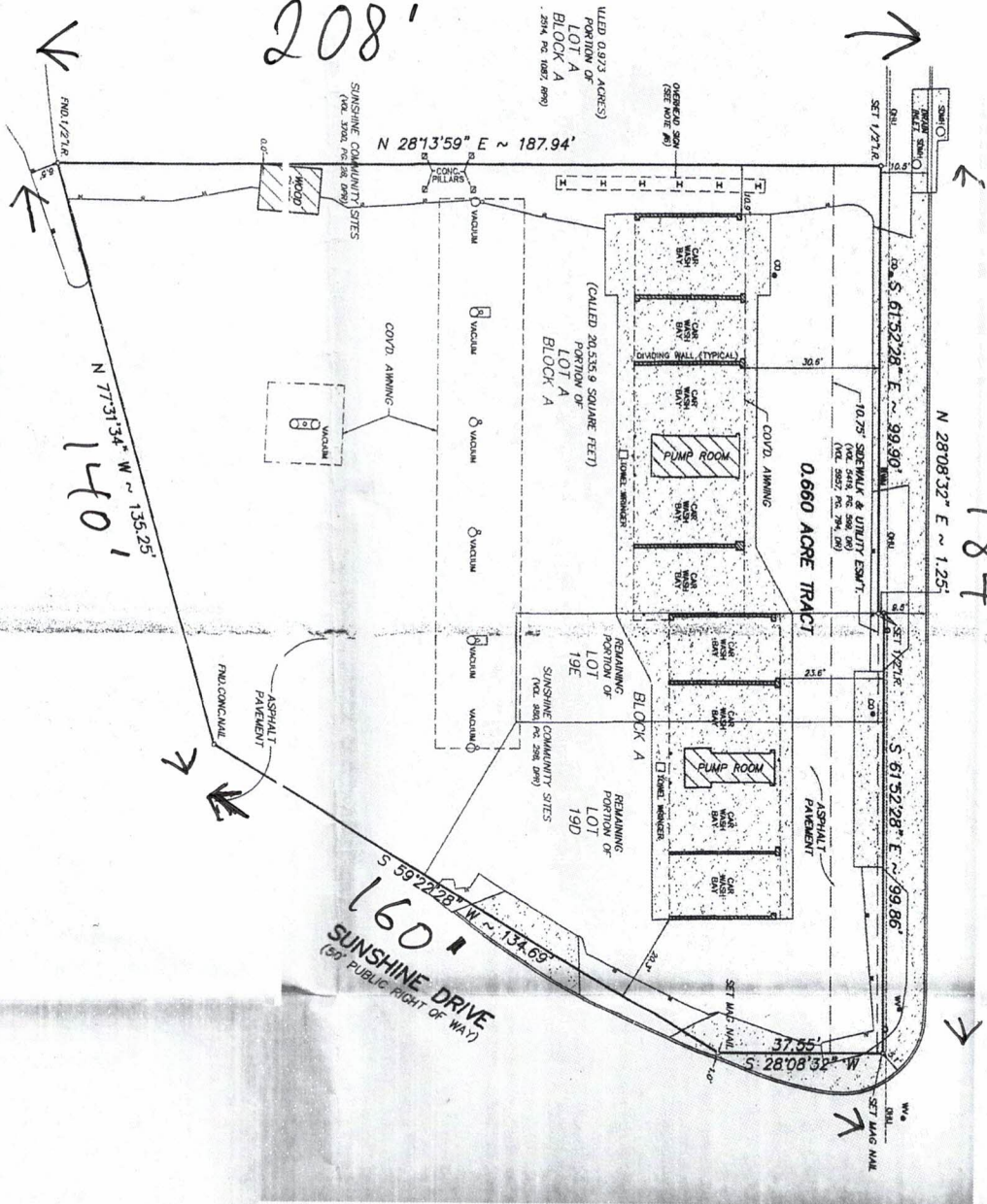


Self Service Car Wash
 BANDERA HIGHWAY
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

184'



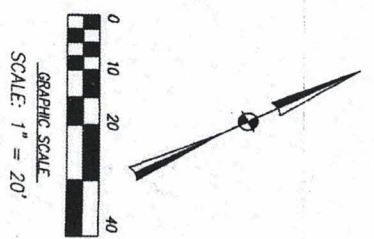
LEGEND

- WATER METER
- WATER VALVE
- CELANOUT
- UTILITY POLE
- CONCRETE PAVEMENT
- ASPHALT UTILITY LINE
- EDGE OF ASPHALT PAVEMENT
- CONCRETE CURB
- STREET DRAIN MANHOLE

- NOTES:**
1. DIRECTIONAL CONTROL LINE = 0 CL.
 2. ALL DIMENSIONS & ELEVATIONS REPRESENTED HEREON ARE IN U.S. SURVEY FEET.
 3. BEARING BASIS = PLAT AS REFERENCED BELOW.
 4. THE FOREGOING PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE X ACCORDING TO THE APPLICABLE FEMA FLOOD INSURANCE RATE MAP #480290C0380 G, DATED SEPTEMBER 29, 2010. ZONE X IS NOT WITHIN A 100 YEAR FLOOD ZONE.
 5. THE FOREGOING SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 6. ADDITIONAL ITEMS OF RECORD MAY BE DISCOVERED DURING A TITLE SEARCH. IN DOCUMENT NO. 20180204911, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.
- PLAT REFERENCES: DEED & PLAT RECORDS (PPR)**
- VOL. 3700, PAGE 28, DATE APRIL 28, 1931
 - VOL. 980, PAGE 298, DATE AUG. 26, 1935
- RIGHT OF WAY DEDICATION REFERENCES: DEED RECORDS (DR)**
- VOL. 2301, PAGE 21, DATE SEPT. 27, 1945
 - VOL. 2355, PAGE 321, DATE MARCH 14, 1947
 - VOL. 5952, PAGE 282, DATE MAY 14, 1988
- DEED REFERENCES: REAL PROPERTY RECORDS (RRP)**
- VOL. 5389, PAGE 7, DATE JULY 14, 1932
 - VOL. 5389, PAGE 7, DATE JULY 14, 1932
- UNITO: NICK C. BERTRAND ET UX

LEGAL DESCRIPTION:

A 0.660 acre tract of land being all that same land conveyed in Assumption Warranty Deed With Vendor's Lien unto Nick C. Bertrand et ux, recorded in Volume 5389, Page 776, Real Property Records, Bexar County, Texas, being comprised of Lots 19-D and 19-E, Block A, New City Block 11533, SUNSHINE COMMUNITY SITES, according to map or plat thereof recorded in Volume 980, Page 298, Deed and Plat Records, Bexar County, Texas, SAVE AND EXCEPT those portions of Lots 19-D and 19-E conveyed to the State of Texas by instruments recorded in Volume 2301, Page 71 and Volume 2355, Page 321, Deed Records, Bexar County, Texas, TOGETHER WITH a certain tract of land described as 20,535.9 square feet out of Lot A, Block A, New City Block 11533, SUNSHINE COMMUNITY SITES, according to map or plat thereof recorded in Volume 3700, Page 28, said Deed and Plat Records, SAVE AND EXCEPT a portion of said Lot A, Block A conveyed to the City of San Antonio by instrument recorded in Volume 5957, Page 287, said Deed Records.



WE, MAVERICK LAND SURVEYING COMPANY, HAVE MADE A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY, AND WE CERTIFY THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

PRELIMINARY

(THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES & SHALL NOT BE RESED UPON AS A FINAL SURVEY DOCUMENT)

NO.	DATE	BY	REVISION	OKD.	APRD

AS-BUILT SURVEY OF:

**A 0.660 ACRE TRACT
 OUT OF
 NEW CITY BLOCK 11533
 SAN ANTONIO, BEXAR COUNTY, TEXAS**

DRAWN BY: **RRB** CHD BY: **JMO** APPROVED BY: **JMO**
 SCALE: **1" = 20'** DATE: **01-24-19** SHEET **1** OF **1**

REV. NO. **56550-00** JOB NO. **56550-00**

Maverick Land Surveying Co.
 1856 Lochhill, Selma, Utah 106
 San Antonio, Texas 78213
 PH: 210-342-9455
 FAX: 210-342-9524
 ©1989-2015, Maverick Land Surveying Co.
 TEXAS STATE NO. 1133780



Tigori Universal

Tigori Villas
Apartment Homes

Swimming pool

Paper's Barbecue
Bandera Rd (east only)

NDS Self-Service
Car Wash
Temporarily closed

Blue Cross Pet Clinic

Jack in the Box
Fast Food

1703

100.00 ft

200.00 ft

300.00 ft

400.00 ft

500.00 ft

W Sunshine Dr

Bandera Rd

Bandera Rd

Bloomfield Dr

Bandera Rd

Bandera Rd

E Sunshine Dr

Domino's Pizza
Pizza Delivery

Self Service Car Wash
NW SA 1/3 acre

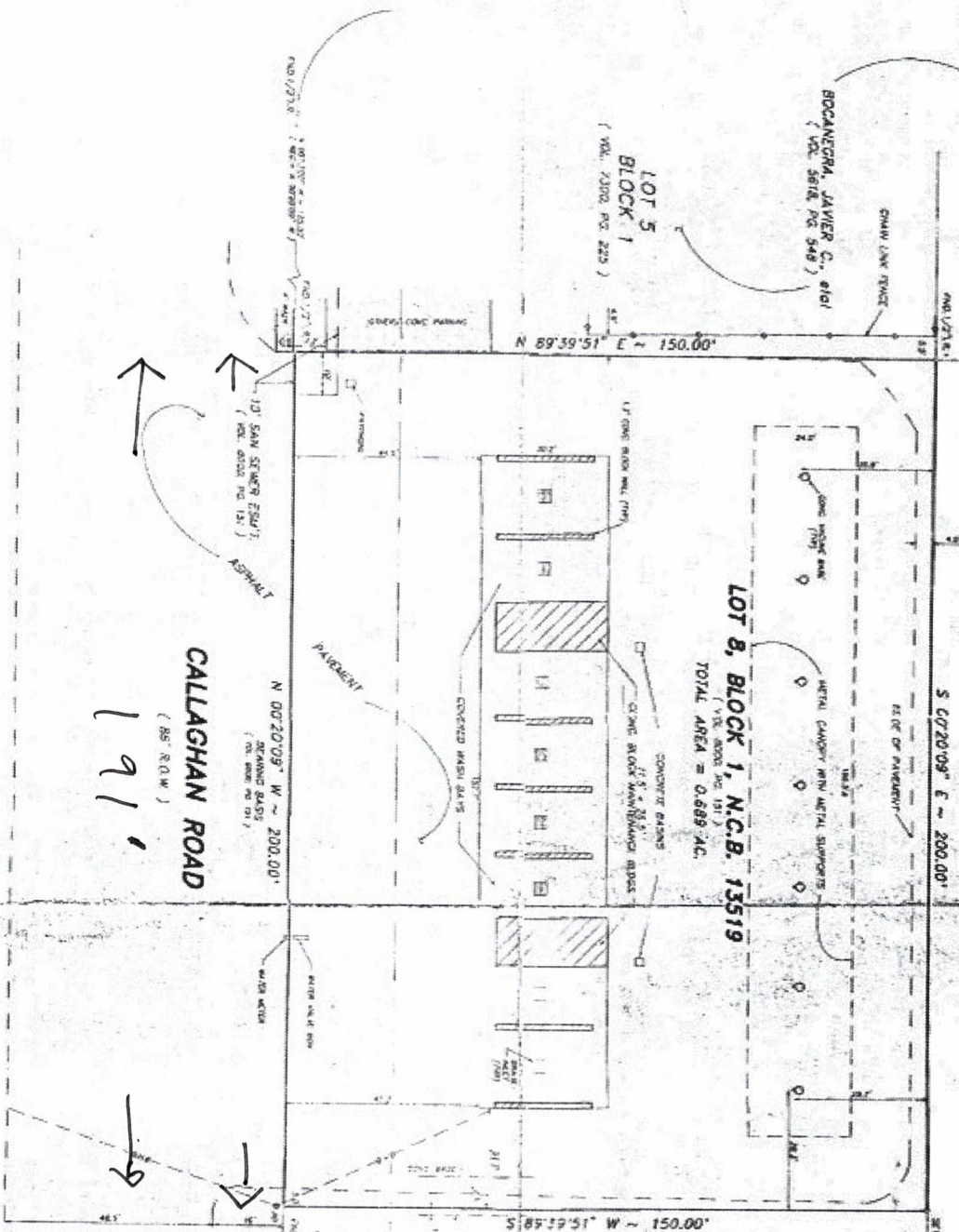
REMAINDER OF
LOT 3, BLOCK 1, N.C.B.
15519
(VOL. 7100, PG. 223)
SECURITY SAVINGS ASSOCIATION, STD
(VOL. 4422, PG. 811)

0.344 AC.
OUT OF LOT 3
BLOCK 1

LOT 5
BLOCK 1
(VOL. 7302, PG. 223)

LOT 8, BLOCK 1, N.C.B. 15519
TOTAL AREA = 0.688 AC.

0.344 AC.
OUT OF LOT 3
BLOCK 1
GILBERT A. GONZALES
(VOL. 5907, PG. 836)



CALLAGHAN ROAD
(85° R.O.W.)
191'

ADDRESS:
1510 CALLAGHAN ROAD
OWNER:
NICK C. and DIANE GONZALES BERTRAND
WD = VOL. 5389, PG. 789

25' BLDG. SETBACK
(VOL. 5907, PG. 836)

GENERAL NOTES:
1. The property described herein is located entirely within the limits of Zone 1 of the applicable FEMA Flood Insurance Rate Map (FIRM) and is not in any special flood hazard area as shown on that map.
2. The bearing of South 00° 20' 09\"/>



MAVERICK LAND SURVEYING COMPANY
Daniel E. Smith, R.P.L.S.
Texas No. 40532

NO.	DATE	BY	REVISION	CHKD.	APPRO.

LAND TITLE SURVEY OF:
LOT 8, BLOCK 1
New City Block 15519
SCIENCE PARK, UNIT 7
SAN ANTONIO, BEXAR COUNTY, TEXAS

Maverick Land Surveying Co.
1845 Lakeland-Sherwin, Suite 187



Callaghan Rd

Callaghan Rd

Dr

Callaghan Rd

Callaghan Rd

Callaghan Rd

Callaghan Rd

50.00 ft

100.00 ft

150.00 ft

190.90 ft

1536



NDS Self-Services
Car Washes