



LEGEND

()	RECORD BEARING & DISTANCE
AC	AIR CONDITIONING UNIT
COV	COVERED
DRBC	DEED RECORDS OF BEXAR COUNTY
IRF	1" IRON PIPE FOUND
IRS	1/2" IRON ROD FOUND
MB	MALBOISES
MH	MANUFACTURED HOME
MP	METER POLE
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
PG	PAGE
POB	POINT OF BEGINNING
PP	POWER POLE
PRBC	PLAT RECORDS OF BEXAR COUNTY
SL	SEPTIC LID
VOL	VOLUME
WH	WELL HOUSE
Gravel symbol	GRAVEL
---	ADJACENT LINE
---	BOUNDARY LINE
-o-	CHAIN LINK FENCE
- - -	EASEMENT LINE
- - -	DIP
---	OVERHEAD POWER
---	WIRE FENCE

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
 - DISTANCES SHOWN HEREON ARE GRID VALUES.
 - FIELD SURVEY COMPLETED 05-15-2021.
 - VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
 - ACCORDING TO MAP NO. 4802R0220C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BEXAR COUNTY, TEXAS, HAVING AN EFFECTIVE DATE OF SEPTEMBER 28, 2010, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "C"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - DETERMINATION OF THE OWNERSHIP, LOCATION OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
 - A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

PLAT SHOWING: A 2.668 ACRE TRACT OUT OF THE M.G. DE LOS SANTOS SURVEY, ABSTRACT NO. 664, COUNTY BLOCK 4446, NEW CITY BLOCK 15008, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 1,000 ACRE TRACT DESCRIBED IN VOLUME 2421, PAGE 1091 AND VOLUME 2617, PAGE 133, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING THE REMAINDER OF A CALLED 2,350 ACRE TRACT DESCRIBED IN VOLUME 7213, PAGE 479, DEED RECORDS OF BEXAR COUNTY, TEXAS.

LAND TITLE SURVEY
OF A
2.668 ACRE TRACT
OUT OF THE
M.G. DE LOS SANTOS SURVEY, A-664
COUNTY BLOCK 4446
NEW CITY BLOCK 15008
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS
MAY 2021

STATE OF TEXAS
COUNTY OF KERR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 19th DAY OF MAY, 2021, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCUMBRANCES OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

Jeff Boerner
JEFF BOERNER, RPLS
4939
TEXAS REGISTRATION NO.

TITLE COMMITMENT NOTES:

REFERENCE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, COUNTERSIGNED BY INDEPENDENCE TITLE, OF NO. 2127290-505A, HAVING AN EFFECTIVE DATE OF APRIL 25, 2021 AND AN ISSUE DATE OF MAY 4, 2021. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY MDS LAND SURVEYING COMPANY, INC.

10(O) ELECTRIC TRANSMISSION AND DISTRIBUTING LINE EASEMENT GRANTED TO S.A. PUBLIC SERVICE CO., RECORDED IN VOLUME 1073, PAGE 235, DEED RECORDS OF BEXAR COUNTY, TEXAS (CAN NOT LOCATE DUE TO INSUFFICIENT INFORMATION).

10(H) DECLARATION FOR UTILITIES RECORDED IN VOLUME 2641, PAGE 105, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS (APPLIES TO SUBJECT TRACT).

10(I) 10' WIDE WATER LINE EASEMENT FOR TAKING WATER FROM WELL LOCATED ON SUBJECT PROPERTY AS REFERRED TO IN VOLUME 2898, PAGE 366, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS (SHOWN HEREON).

10(J) INGRESS AND EGRESS EASEMENT RECORDED IN VOLUME 5179, PAGE 664, DEED RECORDS OF BEXAR COUNTY, TEXAS (DOES NOT AFFECT).

10(K) INGRESS AND EGRESS EASEMENT RECORDED IN VOLUME 5179, PAGE 676, DEED RECORDS OF BEXAR COUNTY, TEXAS (SHOWN HEREON).

10(L) INGRESS AND EGRESS EASEMENT RECORDED IN VOLUME 4237, PAGE 574, DEED RECORDS OF BEXAR COUNTY, TEXAS (SHOWN HEREON).

10(M) EASEMENT MAINTENANCE AGREEMENT RECORDED IN VOLUME 6441, PAGE 665, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS (APPLIES TO 20' WIDE INGRESS/EGRESS EASEMENT).

10(N) ELECTRIC LINE RIGHT-OF-WAY AGREEMENT AND EASEMENT GRANTED TO THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 7609, PAGE 54, DEED RECORDS OF BEXAR COUNTY, TEXAS (SHOWN HEREON).

10(O) ELECTRIC LINE RIGHT-OF-WAY AGREEMENT AND EASEMENT GRANTED TO THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 3185, PAGE 1647, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS (APPLIES TO SUBJECT TRACT).

ADDRESS:
8880 HEATH CIRCLE DRIVE
SAN ANTONIO, TX 78250

LINE BEARING DISTANCE
L1 N 89°49'32" E 89.44'

MDS LAND SURVEYING COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10079600
874 WEAVER ROAD, SUITE 104 • KENNESAW, TX 75845 • 830-928-3818

JOB No. 21-224-00 SURVEYORS: JB/LK SHEET 1 OF 1