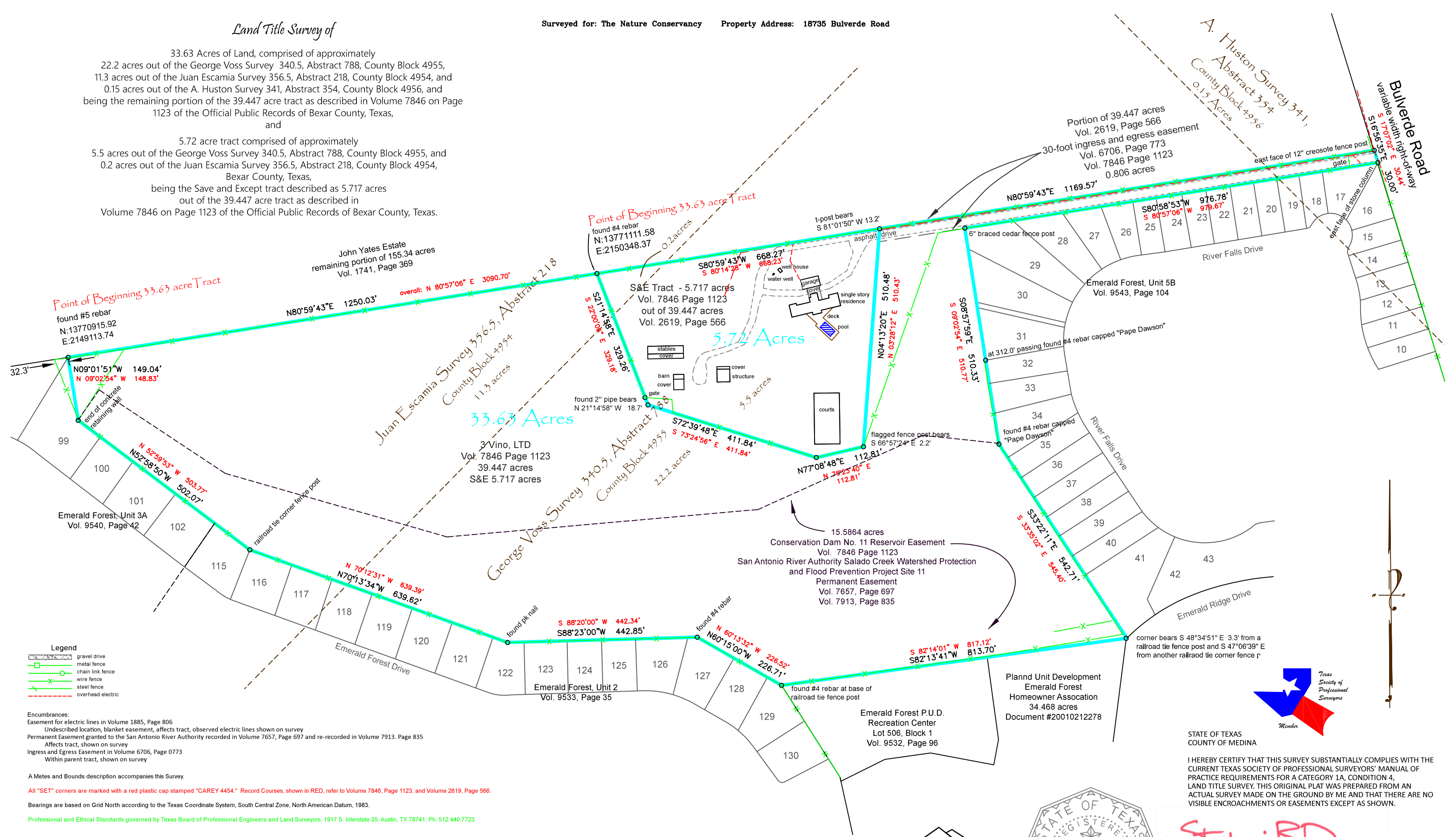


Land Title Survey of

Surveyed for: The Nature Conservancy Property Address: 18735 Bulverde Road

33.63 Acres of Land, comprised of approximately
22.2 acres out of the George Voss Survey 340.5, Abstract 788, County Block 4955,
11.3 acres out of the Juan Escamia Survey 356.5, Abstract 218, County Block 4954, and
0.15 acres out of the A. Huston Survey 341, Abstract 354, County Block 4956, and
being the remaining portion of the 39.447 acre tract as described in Volume 7846 on Page
1123 of the Official Public Records of Bexar County, Texas,
and

5.72 acre tract comprised of approximately
5.5 acres out of the George Voss Survey 340.5, Abstract 788, County Block 4955, and
0.2 acres out of the Juan Escamia Survey 356.5, Abstract 218, County Block 4954,
Bexar County, Texas,
being the Save and Except tract described as 5.717 acres
out of the 39.447 acre tract as described in
Volume 7846 on Page 1123 of the Official Public Records of Bexar County, Texas.



Encumbrances:
Easement for electric lines in Volume 1885, Page 806
Undescribed location, blanket easement, affects tract, observed electric lines shown on survey
Permanent Easement granted to the San Antonio River Authority recorded in Volume 7657, Page 697 and re-recorded in Volume 7913. Page 835
Affects tract, shown on survey
Ingress and Egress Easement in Volume 6706, Page 0773
Within parent tract, shown on survey

A Metes and Bounds description accompanies this Survey.

All "SET" corners are marked with a red plastic cap stamped "CAREY 4454." Record Courses, shown in RED, refer to Volume 7846, Page 1123, and Volume 2619, Page 566.

Bearings are based on Grid North according to the Texas Coordinate System, South Central Zone, North American Datum, 1983.

Professional and Ethical Standards governed by Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35, Austin, TX 78741, Ph. 512.440.7723

Surveyed: March 11 and 24, 2025
Released: April 10, 2025
Requested by: David Bezanson
Company: The Nature Conservancy
Deliver to: David Bezanson
Reference #: GF 2500622-18
Revised: June 3, 2025
Updated: --
Drawn By: Stephanie Prosser
File Number: 12587

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0 400'
1" = 200' (U. S. Survey Feet)

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Stephanie B. Prosser

Stephanie B. Prosser, Registered Professional Land Surveyor
Texas Registration Number 6847