

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 Escamias 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 Escamias 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.

John Yates Estate
 remaining portion of 155.34 acres
 Vol. 1741, Page 369

Point of Beginning 33.63 acre Tract
 found #5 rebar
 N:13770915.92
 E:2149113.74

Point of Beginning 33.63 acre Tract
 found #4 rebar
 N:13771111.58
 E:2150348.37

S&E Tract - 5.717 acres
 Vol. 7846 Page 1123
 out of 39.447 acres
 Vol. 2619, Page 566

33.63 Acres

5.72 Acres

3 Vino, LTD
 Vol. 7846 Page 1123
 39.447 acres
 S&E 5.717 acres

15.5864 acres
 Conservation Dam No. 11 Reservoir Easement
 Vol. 7846 Page 1123
 San Antonio River Authority Salado Creek Watershed Protection
 and Flood Prevention Project Site 11
 Permanent Easement
 Vol. 7657, Page 697
 Vol. 7913, Page 835

Plannd Unit Development
 Emerald Forest
 Homeowner Association
 34.468 acres
 Document #20010212278

Emerald Forest P.U.D.
 Recreation Center
 Lot 506, Block 1
 Vol. 9532, Page 96

STATE OF TEXAS
 COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE
 CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' MANUAL OF
 PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 4,
 LAND TITLE SURVEY. THIS ORIGINAL PLAT WAS PREPARED FROM AN
 ACTUAL SURVEY MADE ON THE GROUND BY ME AND THAT THERE ARE NO
 VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

Stephanie B. Prosser

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

- Legend**
- gravel drive
 - metal fence
 - chain link fence
 - wire fence
 - steel fence
 - overhead electric

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.

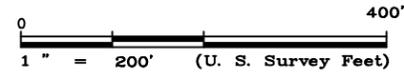
All "SE" corners are marked with a red plastic cap stamped "CAREY 4454." Record Courses, shown in RED, refer to Volume 7846, Page 1123, and Volume 2619, Page 566.

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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 AUTHORIZATION OF MEDINA VALLEY SURVEYS, INC.
 UNLESS DIGITALLY SIGNED, THIS PLAT, AS PREPARED, HAS MY SIGNATURE, IN RED, AND IS
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