

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

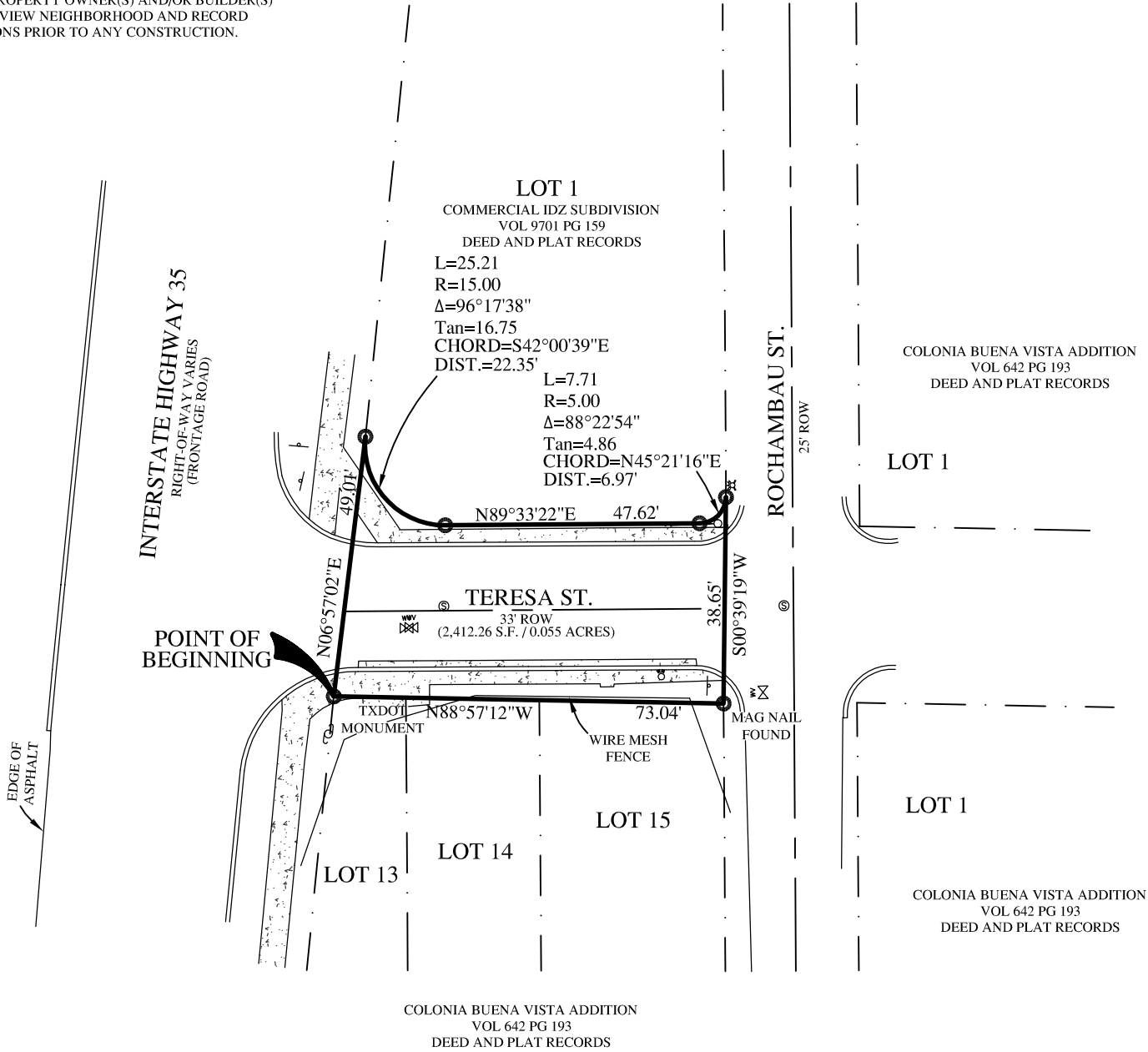
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RECORD INFORMATION
N89°27'41"E
65.00'
AS MEASURED IN FIELD
S33°29'20"W
161.24'

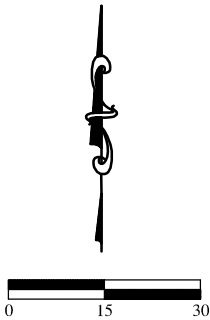
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.

2. LOT SUBJECT TO SETBACKS AND EASEMENTS SHOWN HEREON. PROPERTY OWNER(S) AND/OR BUILDER(S) SHOULD REVIEW NEIGHBORHOOD AND RECORD RESTRICTIONS PRIOR TO ANY CONSTRUCTION.



IT IS THE PETITIONER'S RESPONSIBILITY TO CONDUCT THEIR OWN DUE DILIGENCE FOR THIS AREA. THE CITY DOES NOT WARRANT THAT ENVIRONMENTAL IMPACTS ARE NOT TO BE ENCOUNTERED WHEN DISTURBING THE LAND. THE CITY SHALL NOT BEAR ANY FINANCIAL BURDEN RELATED TO ENVIRONMENTAL IMPACTS (IF ANY) ENCOUNTERED DURING THE DISTURBANCE OF THE LAND. IF ENVIRONMENTAL IMPACTS ARE ENCOUNTERED, IT IS THE PETITIONER'S RESPONSIBILITY TO NOTIFY THE CITY AND THE APPROPRIATE REGULATORY AGENCIES OF THE ISSUE. (JOHN CANTU (210) 207-1450).

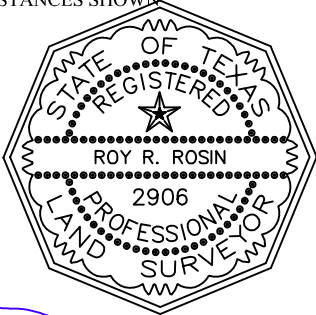


LOT(S) 0.055 ACRES BLOCK N.C.B.
SUBDIVISION COLONIA BUENA VISTA ADDITION
VOLUME 642, PAGE 193 OF THE DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS.
WITNESS MY HAND AND SEAL THIS DAY 24 OF JULY, 2019.
ADDRESS TERESA ST, SAN ANTONIO, 78214
G.F. NO.
ROSIN GROUP, INC. JOB NO. 2600-002-000
DRAWN BY: JET SURVEYED BY: JM
CERTIFIED TO JMB SA PROPERTIES, LLC

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPOERTY. THIS CERTIFICATION IS ONLY TO THE CURRENT PROPERTY OWNER AND IS NOT VALID AFTER SIXTY (60) DAYS OF THE DATE SHOWN HEREON. DEED RESTRICTIONS OR RESTRICTIVE COVENANTS ARE NOT REFLECTED ON THIS SURVEY. SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED BY OWNER ARE SHOWN ON DRAWING OR BY REFERENCE. FENCES MAY VARY IN LOCATION FROM BOUNDARY. BOUNDARY IS DEFINED BY BEARINGS AND DISTANCES SHOWN ON DRAWING.

REVISED: 21/05/21 STREET R.O.W. AREA

WOOD FENCE UTILITY POLE CHAIN LINK FENCE
BARBED WIRE IRON / WROUGHT IRON COV COVERED
LIGHTPOST TRANSFORMER 1/2" IRON ROD SET WITH YELLOW CAP MARKED
CONCRETE 1/2" IRON ROD FOUND "ROSIN GRP 2906"
(UNLESS OTHERWISE NOTED) (UNLESS OTHERWISE NOTED)



Rosin Group, Inc.
Engineering & Project Management
Registered Professional Land Surveyor
11765 WEST AVE., #293 210-490-6001
SAN ANTONIO, TEXAS 78216 FAX: 210-495-9580

R. ROSIN, R.P.L.S. FIRM NO. 10051500