BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF

LOT 3, BLOCK 2, PECAN SPRINGS RANCH, SITUATED IN BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9713, PAGE 155, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

2. REFERENCED PROPERTY IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD MAP 48029C0080F, COMMUNITY PANEL NO. 80 OF 785, DATED SEPTEMBER 29, 2010.

3. VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 18.

TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO.:GF No. 2203897, EFFECTIVE DATE MAY 31, 2022, ISSUED DATE JUNE 7, 2022.

LEGAL DESCRIPTION OF LAND:

LOT 3, BLOCK 2, PECAN SPRINGS RANCH, SITUATED IN BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9713, PAGE 155, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCHEDULE B:

1. RESTRICTIVE COVENANTS OF RECORD:

- VOLUME 18951, PAGE 1025, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND VOLUME 9713, PAGE 155, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

10.

a. VOLUME 9557, PAGES 243 AND 247, R.P.R. (DOES NOT CROSS SUBJECT TRACT)

- SANITARY CONTROL EASEMENT.

b. VOLUME 17605, PAGE 366, R.P.R. AND VOLUME 9713, PAGE 155, D.P.R. (SHOWN HEREON)

- 14 FOOT ELECTRIC AND GAS EASEMENT.

c. VOLUME 17981, PAGE 1137, AND IN VOLUME 18969, PAGE 899, R.P.R. (NOT A SURVEY MATTER)

- DEED RECORDATION AFFIDAVIT CONTRIBUTING ZONE PLAN.

d. THE FOLLOWING MATTERS SHOWN ON PLAT RECORDED IN VOLUME 9713, PAGE 155, D.P.R. (SHOWN HEREON)

i) 3 FOOT STREET DEDICATION (BEXAR COUNTY TEXAS) ALONG TOUT ANT BEAUREGARD ROAD;

ii) 20 FOOT BUILDING SETBACK LINE ALONG TOUT ANT BEAUREGARD ROAD;

iii) 14 FOOT ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT ALONG TOUT ANT BEAUREGARD ROAD;

iv) 20 FOOT WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT ALONG EAST LOT LINE;

v) VARIABLE WIDTH GRADING AND DRAINAGE EASEMENT ALONG PORTION OF EAST LOT LINE;

vi) VARIABLE WIDTH AND 10 FOOT PRIVATE DRAINAGE EASEMENTS

e. VOLUME 18951, PAGE 1025, R.P.R. (SHOWN HEREON)

- 20 FOOT PERPETUAL UTILITY EASEMENTS ALONG EACH SIDE, FRONT AND REAR LOT LINE

f. VOLUME 18951, PAGE 1025, R.P.R. (SHOWN HEREON)

- 60 FOOT FRONT (ALONG PECAN BLUFF); 40 FOOT SIDE AND 40 FOOT REAR AND 60 FOOT SIDE STREET (ALONG TOUTANT BEAUREGARD ROAD) BUILDING SETBACK LINES

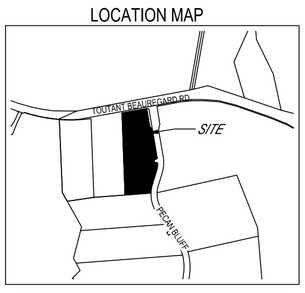
g. DOCUMENT# 20200284526, R.P.R. (NOT A SURVEY MATTER)

- THE RIGHT TO ANNEX SUBJECT PROPERTY INTO THE PECAN SPRINGS UNLT I. P.U.D, DECLARATION OF COVENANTS

SCALE: 1"=30'

0 15' 30' 45' 60'

LOCATION MAP



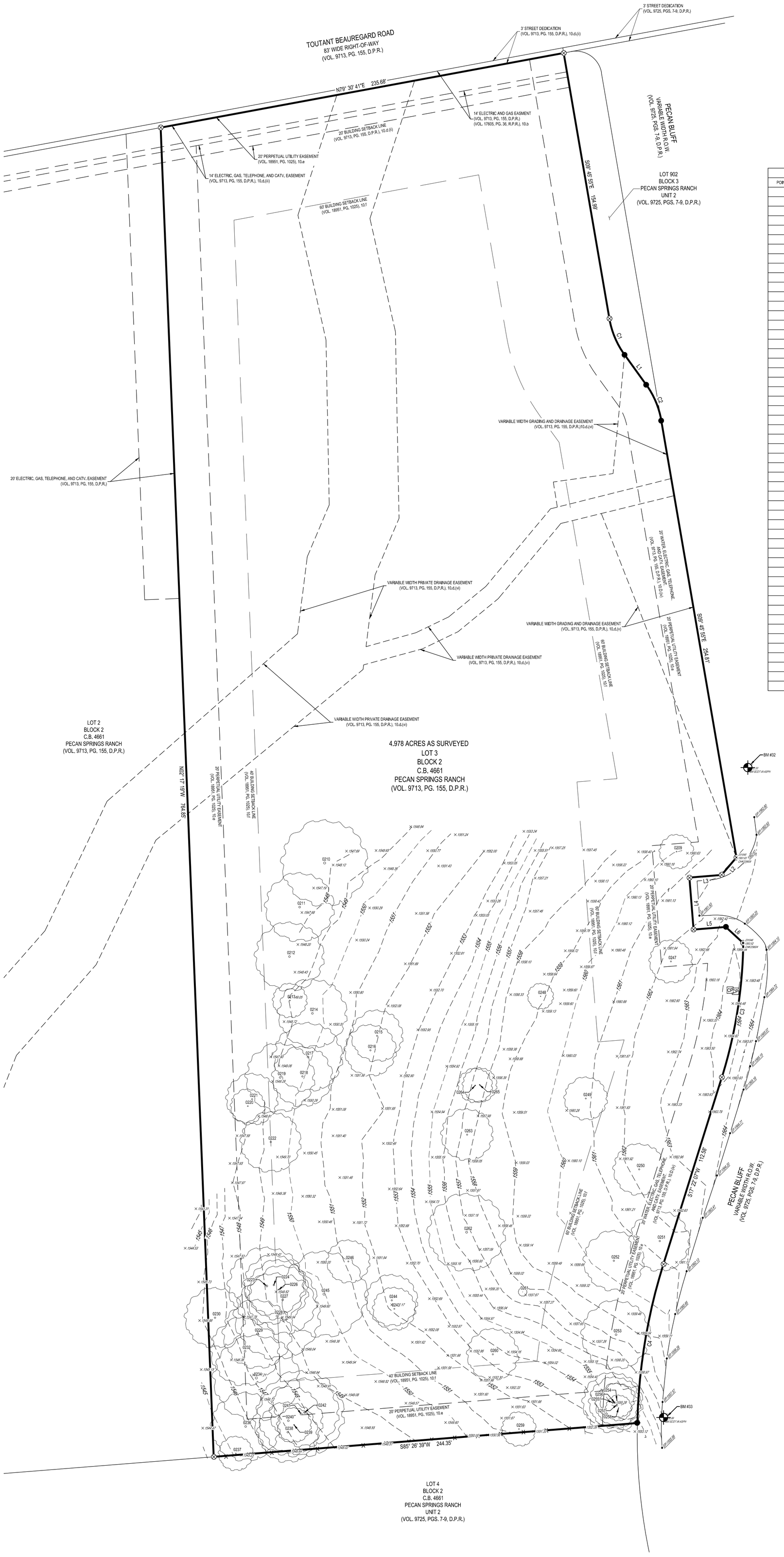
ADDRESS: 27455 TOUTANT BEAUREGARD RD.
SAN ANTONIO, TX 78006

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35° 49' 49"E	21.13'
L2	S40° 21' 45"W	13.19'
L3	S85° 24' 19"W	18.58'
L4	S04° 35' 41"E	30.00'
L5	N85° 24' 19"E	18.58'
L6	S47° 23' 07"E	13.63'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.00'	22.75'	26°03'52"	S22° 47' 52"E	22.55'
C2	50.00'	22.75'	26°03'52"	S22° 47' 52"E	22.55'
C3	270.00'	78.47'	16°39'03"	S09° 02' 36"W	78.19'
C4	330.00'	92.84'	16°07'10"	S09° 18' 32"W	92.53'

POINT TABLE				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
32	13804064.13	2057779.72	1562.33	SET COTTON SPINDLE
33	13803690.44	2057731.28	1556.99	SET COTTON SPINDLE

TREE TABLE				
POINT NUMBER	SPECIES	TRUNK DIA (IN0	SPREAD (FT)	MULTI-TRUNK DIA (IN)
0209	LIVE OAK	13.5	20	9 x 9
0210	SPANISH OAK	19	50	N/A
0211	BLACK WALNUT	16.5	40	14 x 5
0212	ASH	15.5	40	8 x 8 x 7
0213	ASH	11	20	N/A
0214	SPANISH OAK	11	40	N/A
0215	LIVE OAK	8	30	N/A
0216	LIVE OAK	11	30	8 x 6
0217	ASH	14	40	N/A
0218	SPANISH OAK	11	35	N/A
0219	ASH	11	40	N/A
0220	SPANISH OAK	12	20	N/A
0221	SPANISH OAK	16	30	N/A
0222	SPANISH OAK	14	35	N/A
0223	LIVE OAK	13	45	N/A
0224	LIVE OAK	10	35	N/A
0226	SPANISH OAK	9	35	N/A
0227	SPANISH OAK	16	40	N/A
0228	LIVE OAK	9	50	N/A
0229	LIVE OAK	9	40	N/A
0230	SPANISH OAK	19	35	16 x 6
0232	SPANISH OAK	12	40	N/A
0234	SPANISH OAK	20.5	50	14 x 13
0236	SPANISH OAK	11	40	N/A
0237	SPANISH OAK	6	20	N/A
0238	LIVE OAK	7.5	35	N/A
0239	LIVE OAK	6	20	N/A
0240	LIVE OAK	8	40	N/A
0241	LIVE OAK	9	50	N/A
0242	LIVE OAK	6	40	N/A
0243	LIVE OAK	9	25	N/A
0244	LIVE OAK	9	30	N/A
0245	LIVE OAK	19	50	N/A
0246	LIVE OAK	8	25	N/A
0247	LIVE OAK	10.5	25	7 x 7
0248	SPANISH OAK	6	15	N/A
0249	SPANISH OAK	9	25	N/A
0250	SPANISH OAK	13.5	30	8 x 6 x 5
0251	SPANISH OAK	12	35	N/A
0252	SPANISH OAK	15	35	10 x 10
0253	LIVE OAK	19	40	14 x 10
0254	LIVE OAK	6	20	N/A
0255	LIVE OAK	7	35	N/A
0256	LIVE OAK	7	30	N/A
0257	LIVE OAK	6	25	N/A
0258	LIVE OAK	6	15	N/A
0259	LIVE OAK	9	20	N/A
0260	LIVE OAK	10	30	N/A
0261	SPANISH OAK	8	5	N/A
0262	LIVE OAK	20.5	45	14 x 13
0263	LIVE OAK	8	30	N/A
0264	SPANISH OAK	8	20	N/A
0265	SPANISH OAK	7	20	N/A



LEGEND

EP:	EDGE OF PAVEMENT ELEVATION
CP	COMMUNICATION PEDESTAL
●	FOUND 1/2" IRON ROD
◎	FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP
⊗	FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "KHA"
⌖	BENCHMARK

MATKINHOOVER ENGINEERING & SURVEYING

BOERNE | GEORGETOWN | SPRING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006 | OFFICE:830.249.0600

TBPE FIRM REGISTRATION F-004512 | TBPLS FIRM REGISTRATION F-10024000

CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

STATE OF TEXAS REGISTERED KYLE L. PRESSLER 6528 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY, FIELD WORK COMPLETED ON SEPTEMBER 30, 2025.

KYLE L. PRESSLER DATE: SEPTEMBER 30, 2025
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOVER.COM
JOB NO. 184048, LOT 3, BLK 2, PECAN SPRINGS RANCH - BTT SURVEY