

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.

LEGAL DESCRIPTION OF LAND:

SCHEDULE B:

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

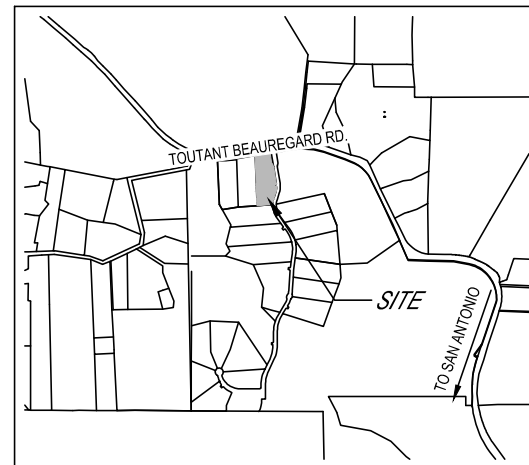
f. VOLUME 18951, PAGE 1025, R.P.R. (SHOWN HEREON)

- 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

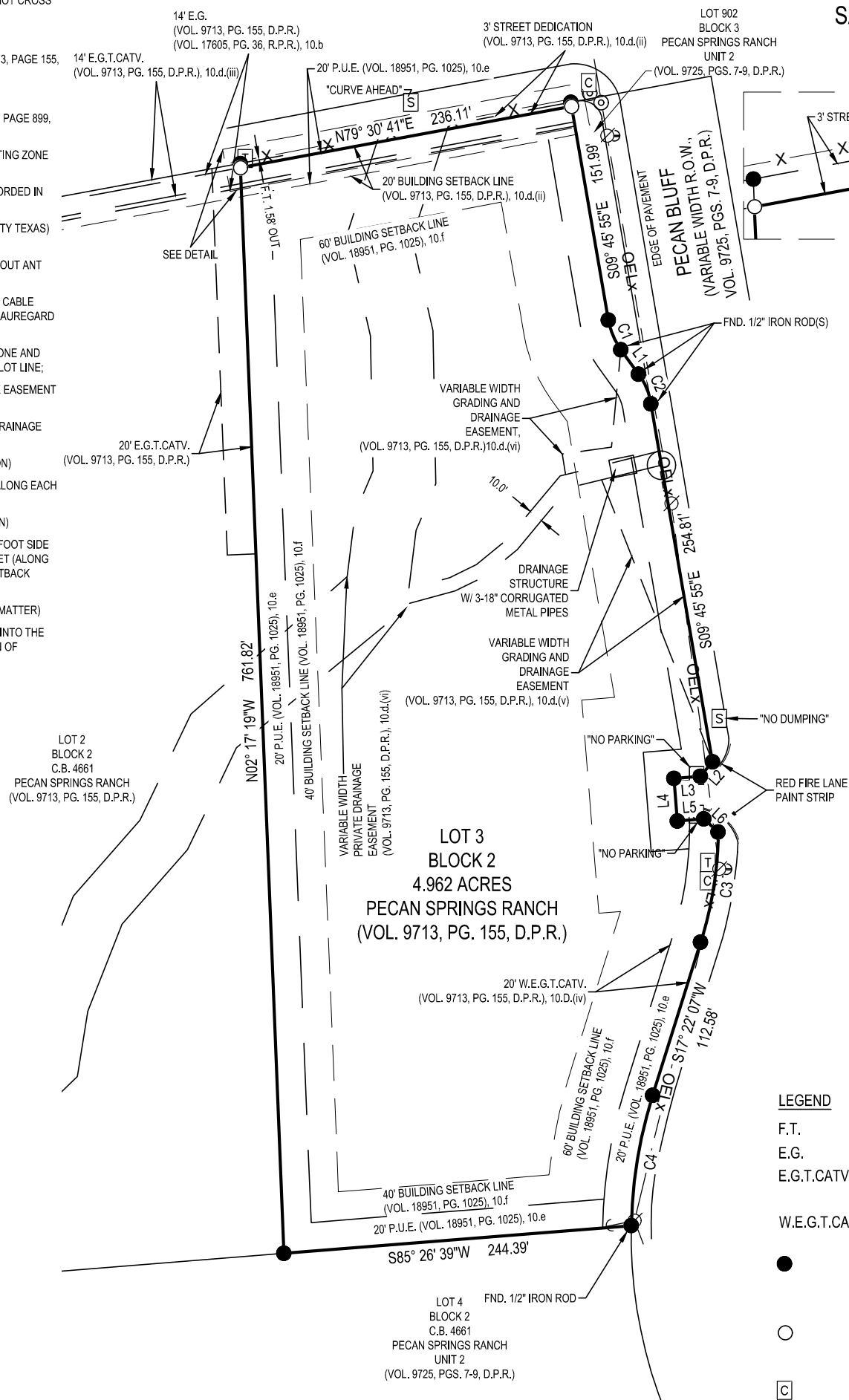
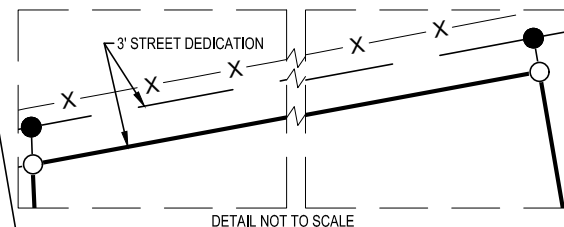
g. DOCUMENT# 20200284526, R.P.R. (NOT A SURVEY MATTER)

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

LOCATION MAP



27455 TOUTANT BEAUREGARD RD.
SAN ANTONIO, TX 78006

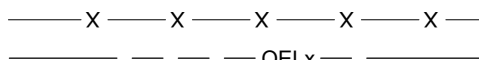


LEGEND

- | | |
|---------------|--|
| F.T. | FENCE TIE |
| E.G. | ELECTRIC AND GAS EASEMENT |
| E.G.T.CATV. | ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT |
| W.E.G.T.CATV. | WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT |
| ● | FND. 1/2" IRON ROD W/ RED PLASTIC CAP STAMPED "KHA" (UNLESS OTHERWISE NOTED) |
| ○ | SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP |
| [C] | COMMUNICATION BOX |
| ⊘ | UTILITY POLE |
| ⊘ | UTILITY POLE W/ RISER |
| ⊘→ | UTILITY POLE WITH GUY WIRE |
| ◎ | FIBER OPTIC MARKER |
| [S] | TRAFFIC SIGN |
| [T] | TELEPHONE PEDESTAL |
| — X — | WIRE FENCE |
| ===== | ELECTRIC (OVERHEAD) |

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°07'12"	S09° 18' 33"W	92.54'

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'



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.


KYLE L. PRESSLER DATE: JULY 1, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOVER.COM
JOB NO. 18-0408, LOT 3, BLK 2, PECAN SPRINGS RANCH-TITLE



HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099

3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

ENGINEERING
& SURVEYING

BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS