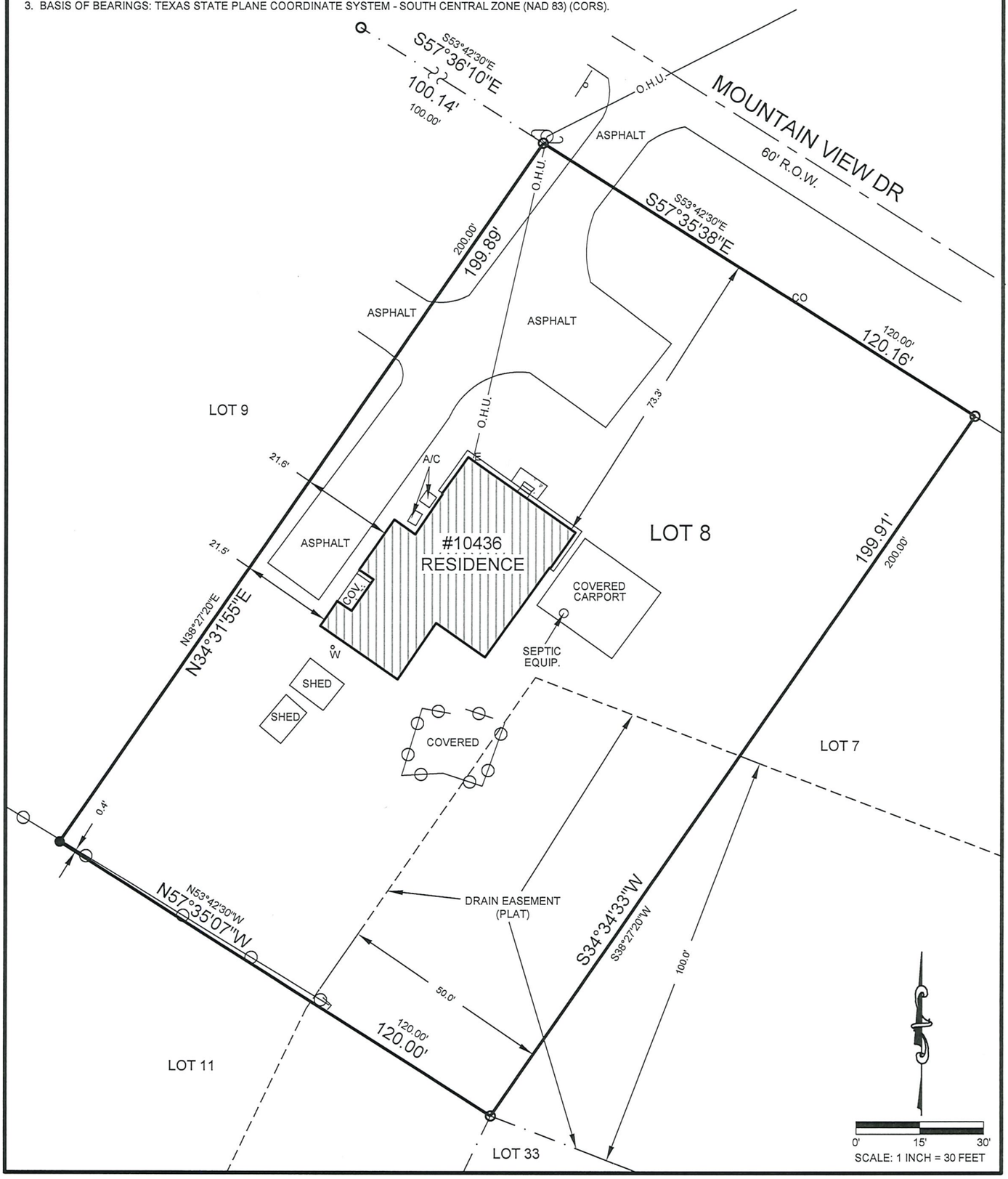
SUBJECT TO THE FOLLOWING RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS ACCORDING TO SCHEDULE B OF TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ISSUED FEBRUARY 15, 2023, G.F. NO. 23-1578:

VOL. 3975 ,PAGE 273 , DEED AND PLAT RECORDS

NOTES:

1. PROPERTY OWNER(S) AND/OR BUILDER(S) SHALL REVIEW MUNICIPAL/CITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SETBACK LINE REQUIREMENTS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.
2. ONLY VISIBLE IMPROVEMENTS SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO ANY DIGGING OR CONSTRUCTION.
3. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS).



SURVEY OF: LOT 8, BLOCK 4, NEW CITY BLOCK 17638, MOUNTAIN VIEW ACRES, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3975, PAGE 273, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

ADDRESS 10436 MOUNTAIN VIEW DR, SAN ANTONIO, TX 78251

JOB NO. 1262-005

CERTIFIED TO: CATALYST FUNDING, LLC AND ICJ INVESTMENTS LLC

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Legend:

RECORD INFORMATION N89°27'41"E 65.00'

AS MEASURED IN FIELD S33°29'20"W 161.24'

CHAIN LINK FENCE
CO - CLEANOUT
WOOD FENCE
CONCRETE
1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
UTILITY POLE
O.H.U. OVERHEAD UTILITY
SIGN
COV. COVERED (VOLUME/PAGE)
E - ELEC. METER
W - WATER VALVE
CALCULATED POINT

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 PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION.

STATE OF TEXAS
REGISTERED
JOEL CHRISTIAN JOHNSON
5578
PROFESSIONAL
LAND SURVEYOR

JOEL CHRISTIAN JOHNSON, R.P.L.S.

FEBRUARY 22, 2023
DATE:

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

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