

*REFERENCE BEARING FROM
SUBDIVISION PLAT (SEE TITLE)
ALL OTHER BEARINGS ARE
RELATIVE TO THIS BEARING.

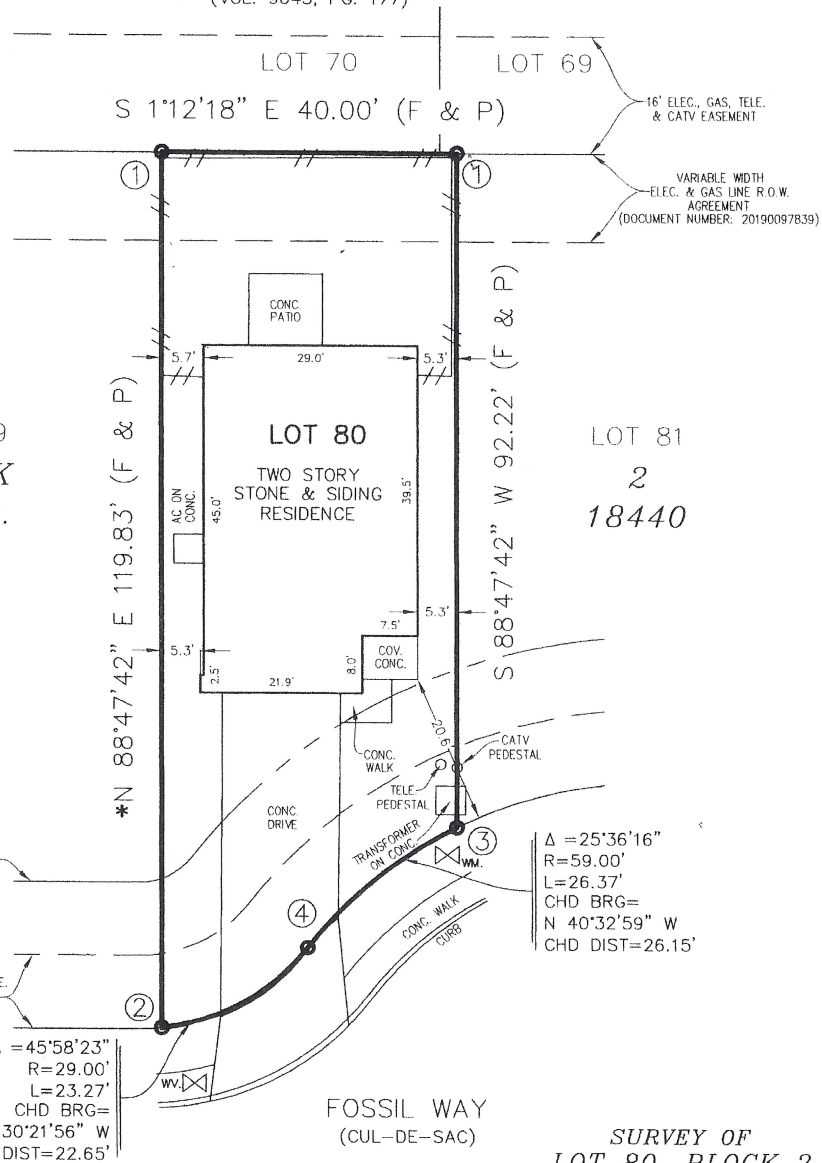
NOTE: 1.
SINCLAIR LAND SURVEYING, INC.
LOCATED THE ORIGINAL MONUMENTS
OF THIS SUBDIVISION. ALL SET
MONUMENTS ARE BASED OFF OF
THOSE ORIGINAL MONUMENTS.

- LEGEND: ① = FOUND 1/2" IRON BAR
WITHOUT A CAP
② = 1/2" IRON BAR WITH
AN ORANGE CAP MARKED
"SLS RPLS 5142" FOUND
SET IN THE GROUND
③ = 1/2" IRON BAR WITH
A YELLOW CAP MARKED
"COS MUERY" FOUND
SET IN THE GROUND
④ = FOUND CHISELED 'X'
SET IN CONCRETE DRIVE

- \\ = WOOD FENCE
(F) = FIELD BEARING
(P) = PLAT BEARING
R.O.W. = RIGHT-OF-WAY
COV. = COVERED
CONC. = CONCRETE
AC = AIR CONDITIONER
ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV = CABLE TELEVISION
Δ = DELTA ANGLE
CHD BRG = CHORD BEARING
CHD DIST = CHORD DISTANCE
WM. ⊗ = WATER METER
WV. ⊗ = WATER VALVE

NORTH
SCALE: 1" = 20'

SULPHUR SPRINGS
UNIT 5A
(VOL. 9643, PG. 177)



AREA: 0.099 ACRES
(4,303 SQUARE FEET)

STATE OF TEXAS
COUNTY OF BEXAR

WE, SINCLAIR LAND SURVEYING, INC. HAVE MADE A SURVEY
ON THE GROUND OF THE FOREGOING PROPERTY AND
WE CERTIFY THAT THERE ARE NO VISIBLE OR APPARENT
EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

G.F. NO.: TXSAN-23030050-CCS

BUYER: ERIC FITZGERALD BOOKER

and ALICIA RANDOLPH-BOOKER

TITLE INFORMATION PROVIDED BY:

FIRST AMERICAN TITLE and

PARKWAY TITLE LLC

ADDRESS: 5518 FOSSIL WAY

DRAWN BY: P.K. CREW CHIEF: M.V.

VOL. 20002 PG. 1316-1318 PLAT RECORDS

SURVEY OF
LOT 80, BLOCK 2
NEW CITY BLOCK 18440
BLUE RIDGE RANCH
UNIT 1B

BEXAR COUNTY, TEXAS



SINCLAIR LAND
SURVEYING, INC.

3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPES FIRM NO.10089000
JOB NUMBER: S-202263542

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 31, 2023