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

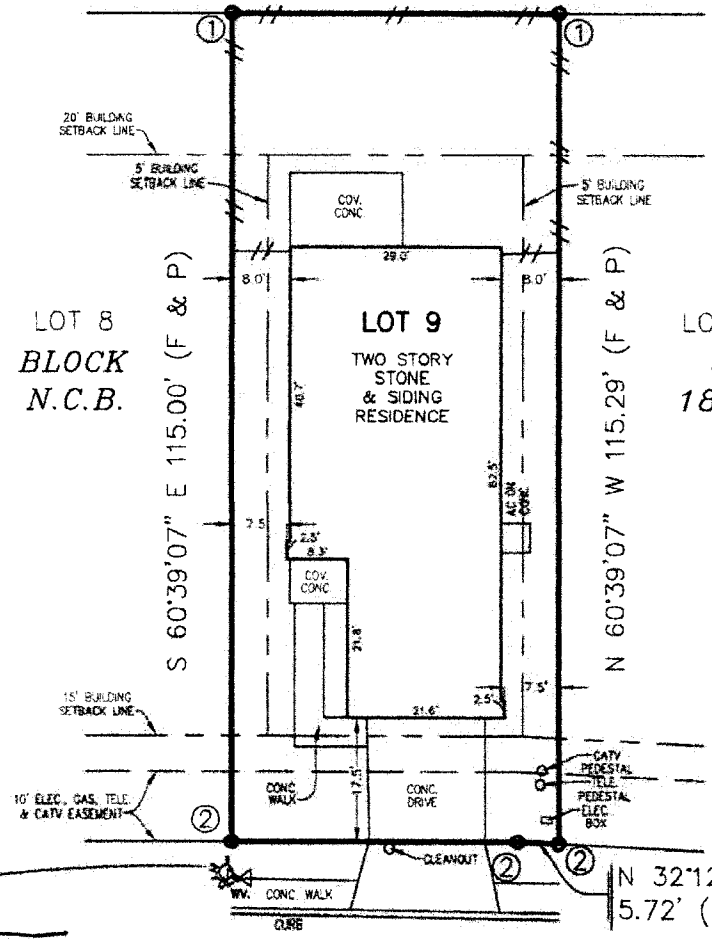
NOTE: 1. SINCLAIR LAND SURVEYING, INC. LOCATED THE ORIGINAL MONUMENTS OF THIS SUBDIVISION. ALL SET MONUMENTS ARE BASED OFF OF THOSE ORIGINAL MONUMENTS.

LEGEND:
① = 1/2" IRON BAR WITH A BLUE CAP MARKED "KFW SURVEYING" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH ORANGE CAP MARKED "SLS RPLS 5142"
(F) = FIELD BEARING
(P) = PLAT BEARING
\\ = WOOD FENCE
R.O.W. = RIGHT-OF-WAY
COV. = COVERED
CONC. = CONCRETE
TELE. = TELEPHONE
ELEC. = ELECTRIC
CATV = CABLE TELEVISION
AC = AIR CONDITIONER
WM. = WATER METER
WV. = WATER VALVE
= FIRE HYDRANT

NORTH
SCALE: 1" = 20'

REMAINING PORTION
OF 144.783 ACRES
(DOCUMENT NUMBER: 20180099492)

*S 29°20'53" W 45.00' (F & P)



N 29°20'53" E 39.29' (F & P)

ADMIRALS BEND
(VARIABLE WIDTH R.O.W.)

AREA: 0.119 ACRES
(5,176 SQUARE FEET)

SURVEY OF
LOT 9, BLOCK 36
NEW CITY BLOCK 18225
MILLICAN GROVE
PHASE 2
BEXAR COUNTY, TEXAS

VOL. 20002 PG. 655-659 PLAT RECORDS

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.

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

DATE: JUNE 29, 2022
REVISED: AUGUST 3, 2022 (NAME)

G.F. NO.: TXSAN-22080003-CCS
BUYER: DAVID SIMMS and JANELLE SIMMS
ADDRESS: 4310 ADMIRALS BEND
DRAWN BY: P.G. CREW CHIEF: J.M.

SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELS FIRM NO.10089000
JOB NUMBER: S-20216030A