

SCHEDULE B EXCEPTIONS FROM COVERAGE

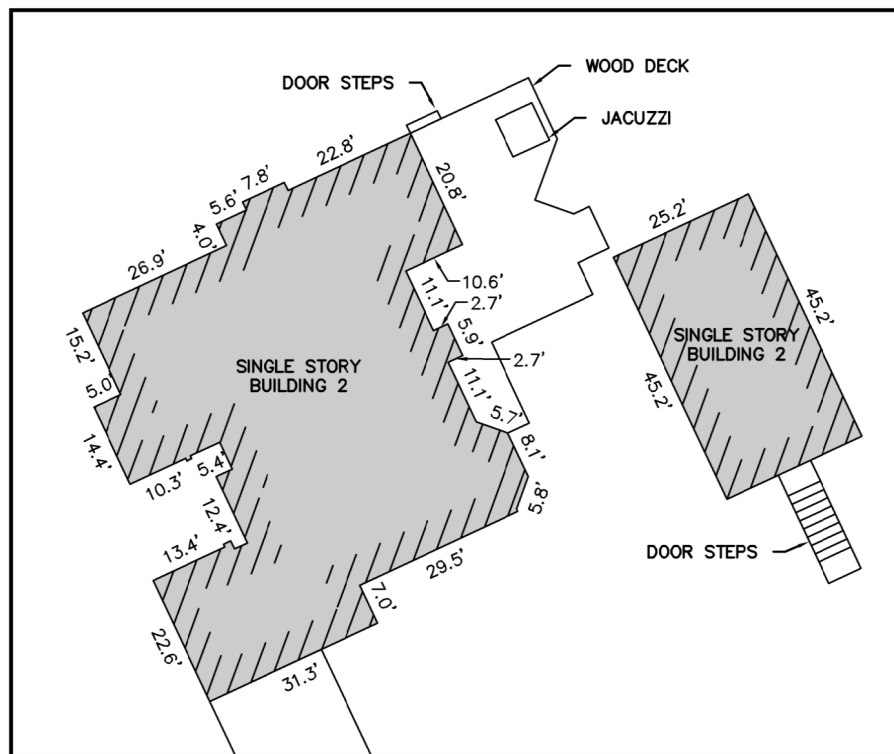
COMMITMENT NO: 4300292102688 GF NO: SCT-43-4300292102688

IN ADDITION TO THE EXCLUSIONS AND CONDITIONS AND STIPULATIONS, YOUR POLICY WILL NOT COVER LOSS, COSTS, ATTORNEY'S FEES, AND EXPENSES RESULTING FROM:

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
 - ITEM 1, SCHEDULE B IS HEREBY DELETED.
- ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR PROTRUSIONS, OR ANY OVERLAPPING OF IMPROVEMENTS.
- HOMESTEAD OR COMMUNITY PROPERTY OR SURVIVORSHIP RIGHTS, IF ANY OF ANY SPOUSE OF ANY INSURED. (APPLIES TO THE OWNER POLICY ONLY.)
- ANY TITLE OR RIGHTS ASSERTED BY ANYONE, INCLUDING, BUT NOT LIMITED TO, PERSONS, THE PUBLIC, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES.
 - TO TIDELANDS, OR LANDS COMPRISING THE SHORES OR BEDS OR NAVIGABLE OR PERENNIAL RIVERS AND STREAMS, LAKES, BAYS, GULFS OR OCEANS, OR
 - TO LANDS BEYOND THE LINE OF THE HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY ANY GOVERNMENT, OR
 - TO FILLED-IN LANDS, OR ARTIFICIAL ISLANDS, OR
 - TO STATUTORY WATER RIGHTS, INCLUDING RIPARIAN RIGHTS, OR
 - TO THE AREA EXTENDING FROM THE LINE OF MEAN LOW TIDE TO THE LINE OF VEGETATION, OR THE RIGHTS OF ACCESS TO THAT AREA OR EASEMENT ALONG AND ACROSS THAT AREA. (APPLIES TO THE OWNER POLICY ONLY.)
- STANDBY FEES, TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR THE YEAR 2021 AND SUBSEQUENT YEARS, AND SUBSEQUENT TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR PRIOR YEARS DUE TO CHANGE IN LAND USAGE OR OWNERSHIP, BUT NOT THOSE TAXES OR ASSESSMENTS FOR PRIOR YEARS BECAUSE OF AN EXEMPTION GRANTED TO A PREVIOUS OWNER OF THE PROPERTY UNDER SECTION 11.13, TEXAS TAX CODE, OR BECAUSE OF IMPROVEMENTS NOT ASSESSED FOR A PREVIOUS TAX YEAR. (IF TEXAS SHORT FORM RESIDENTIAL MORTGAGEE POLICY OF TITLE INSURANCE (T-2R) IS ISSUED, THAT POLICY WILL SUBSTITUTE "WHICH BECOME DUE AND PAYABLE SUBSEQUENT TO DATE OF POLICY" IN LIEU OF "FOR THE YEAR 2021 AND SUBSEQUENT YEARS.")
- THE TERMS AND CONDITIONS OF THE DOCUMENTS CREATING YOUR INTEREST IN THE LAND.
- MATERIALS FURNISHED OR LABOR PERFORMED IN CONNECTION WITH PLANNED CONSTRUCTION BEFORE SIGNING AND DELIVERING THE LIEN DOCUMENT DESCRIBED IN SCHEDULE A, IF THE LAND IS PART OF THE HOMESTEAD OF THE OWNER. (APPLIES TO THE MORTGAGEE TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN ONLY, AND MAY BE DELETED IF SATISFACTORY EVIDENCE IS FURNISHED TO US BEFORE A BINDER IS ISSUED.)
- LIENS AND LEASES THAT AFFECT THE TITLE TO THE LAND, BUT THAT ARE SUBORDINATE TO THE LIEN OF THE INSURED MORTGAGE. (APPLIES TO MORTGAGEE POLICY (T-2) ONLY.)
- THE EXCEPTIONS FROM COVERAGE AND EXPRESS INSURANCE IN SCHEDULE B OF THE TEXAS SHORT FORM RESIDENTIAL MORTGAGEE POLICY OF TITLE INSURANCE (T-2R). (APPLIES TO TEXAS SHORT FORM RESIDENTIAL MORTGAGEE POLICY OF TITLE INSURANCE (T-2R) ONLY. SEPARATE EXCEPTIONS 1 THROUGH 8 OF THIS SCHEDULE B DO NOT APPLY TO THE TEXAS SHORT FORM RESIDENTIAL MORTGAGEE POLICY OF TITLE INSURANCE (T-2R).)
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
 - ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
 - THOSE LIENS CREATED AT CLOSING, IF ANY, PURSUANT TO LENDER INSTRUCTIONS.
 - RIGHTS OF PARTIES IN POSSESSION.
 - VISIBLE OR APPARENT EASEMENT(S) AND/OR RIGHTS OF WAY ON, OVER, UNDER OR ACROSS THE LAND.
 - IF ANY PORTION OF THE PROPOSED LOAN AND/OR THE OWNER'S TITLE POLICY COVERAGE AMOUNT INCLUDES FUNDS FOR IMMEDIATELY CONTEMPLATED IMPROVEMENTS, THE FOLLOWING EXCEPTIONS WILL APPEAR IN SCHEDULE B OF ANY POLICY ISSUED AS INDICATED:
 - OWNER AND LOAN POLICY(ES): ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND, HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED WITH THE COUNTY CLERK OF COUNTY, TEXAS, PRIOR TO THE DATE HEREOF.
 - OWNER POLICY(IES) ONLY: LIABILITY HEREUNDER AT THE DATE HEREOF IS LIMITED TO \$500,000. LIABILITY SHALL INCREASE AS CONTEMPLATED IMPROVEMENTS ARE MADE, SO THAT ANY LOSS PAYABLE HEREUNDER SHALL BE LIMITED TO SAID SUM PLUS THE AMOUNT ACTUALLY EXPENDED BY THE INSURED IN IMPROVEMENTS AT THE TIME THE LOSS OCCURS. ANY EXPENDITURES MADE FOR IMPROVEMENTS, SUBSEQUENT TO THE DATE OF THIS POLICY, WILL BE DEEMED MADE AS OF THE DATE OF THIS POLICY. IN NO EVENT SHALL THE LIABILITY OF THE COMPANY HEREUNDER EXCEED THE FACE AMOUNT OF THIS POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION OR ANY PRINTED PROVISION OF THIS POLICY.
 - LOAN POLICY(IES) ONLY: PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE LIEN INSTRUMENT SET FORTH UNDER SCHEDULE A HEREOF, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED, BUT INCREASE AS EACH DISBURSEMENT IS MADE IN GOOD FAITH AND WITHOUT KNOWLEDGE OF ANY DEFECT IN, OR OBJECTIONS TO, THE TITLE UP TO THE FACE AMOUNT OF THE POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION UNDER SCHEDULE B, OR ANY PRINTED PROVISION OF THIS POLICY.
- THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGEE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING:
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED AT VOLUME 1089, PAGE 158, DEED RECORDS, BEXAR COUNTY, TEXAS, REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). AFFECTS SUBJECT TRACT
- INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED AT VOLUME 4425, PAGE 201, DEED RECORDS, BEXAR COUNTY, TEXAS, REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). AFFECTS SUBJECT TRACT
- ELECTRIC LINE RIGHT-OF-WAY AGREEMENT, AS PROVIDED THEREIN, RECORDED IN VOLUME 10228, PAGE 27, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. BLANKET EASEMENT IN NATURE
- TERMS, PROVISIONS, CONDITIONS AND STIPULATIONS OF INGRESS AND EGRESS EASEMENT CREATED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10096, PAGE 492, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. AFFECTS SUBJECT TRACT
- TERMS, PROVISIONS, CONDITIONS AND STIPULATIONS OF INGRESS AND EGRESS EASEMENT CREATED IN RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 12686, PAGE 2267, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. AFFECTS SUBJECT TRACT
- TERMS, PROVISIONS, CONDITIONS AND STIPULATIONS OF INGRESS AND EGRESS EASEMENT CREATED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR A 0.445 ACRE TRACT RECORDED IN DOCUMENT NO. 20190070789, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

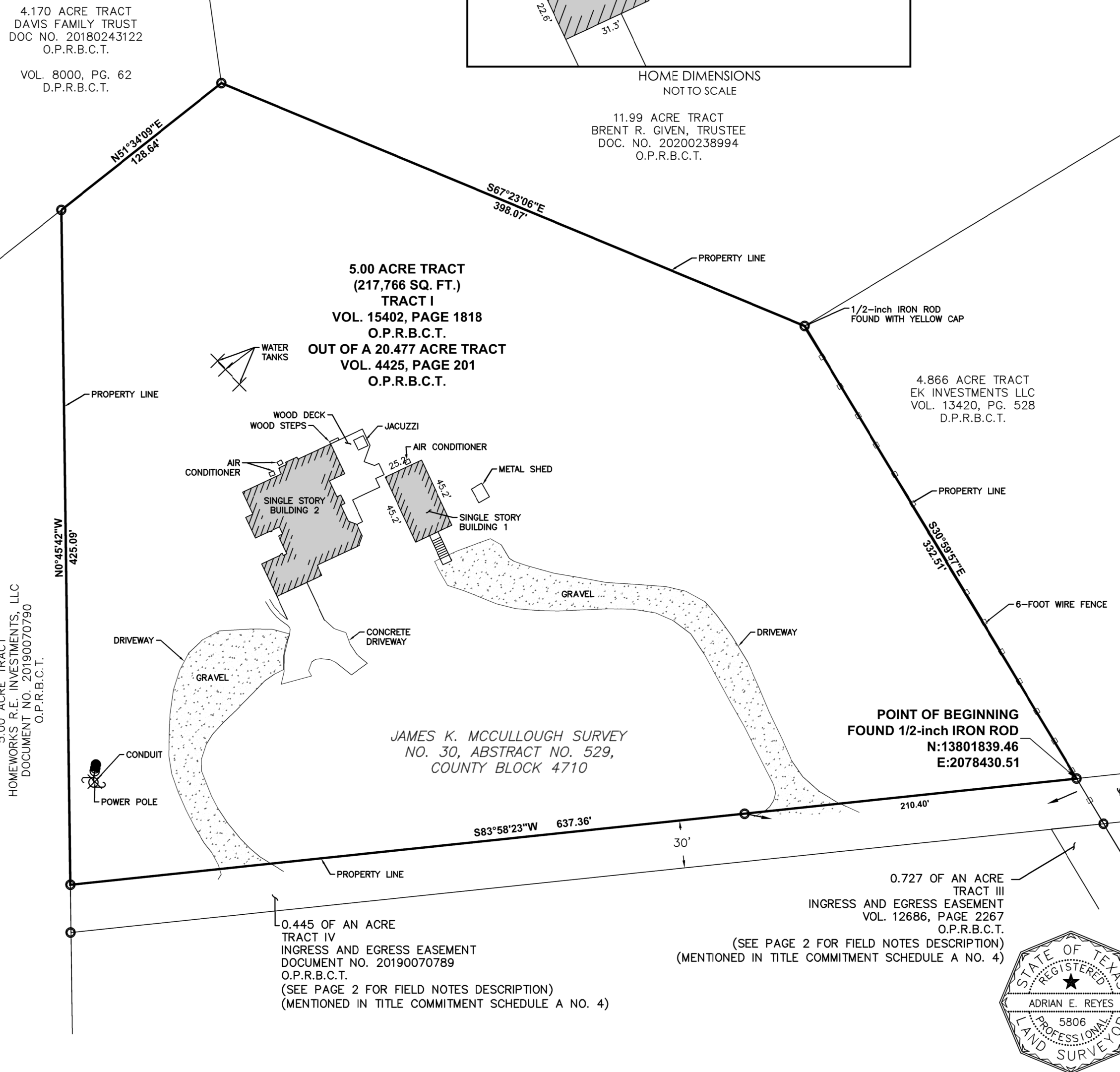
GENERAL NOTES:

- INSTRUMENT NUMBER REFERENCE: VOL. 4425, PAGE 201, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- BEARING BASIS = TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 NORTH AMERICAN DATUM OF 1983 (2011)
- VERTICAL BASIS = NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B
- SUBJECT PROPERTY CONTAINS: 5.000 ACRE TRACT (217,800 SQ. FT.), RECORDED IN VOLUME 4425, PAGE 201 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- THIS SURVEY WAS COMPLETED USING TITLE COMMITMENT NO. 4300292102688 WITH AN EFFECTIVE DATE OF FEBRUARY 21, 2021 AT 8.00 A.M., ISSUED DATE OF FEBRUARY 28, 2021 AT 8 A.M. PROVIDED BY CHICAGO TITLE INSURANCE COMPANY.



LEGEND

- = PROPERTY LINE
- - - = EXISTING BOUNDARY
- = 6-FOOT WIRE FENCE
- = FOUND 1/2-INCH IRON ROD (UNLESS NOTED OTHERWISE)
- ⊙ = UTILITY POLE
- ⊙ = GUY ANCHOR
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS



FIELD NOTE DESCRIPTION

A DESCRIPTION OF A 5.00 ACRE (217,766 SQ. FT.) TRACT OF LAND, RECORDED IN VOLUME 15402, PAGE 1818, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, (O.P.R.B.C.T.), BEING OUT OF A 20.477 ACRE TRACT, RECORDED IN VOLUME 4425, PAGE 201, (O.P.R.B.C.T.), OUT OF THE JAMES K. MCCULLOUGH SURVEY NO. 30, ABSTRACT NO. 529, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE SOUTHWEST LINE OF A CALLED 4.866 ACRE TRACT, RECORDED IN VOLUME 13420, PAGE 528, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAME BEING NORTHEAST CORNER OF A 0.445 OF AN ACRE INGRESS AND EGRESS EASEMENT, RECORDED IN DOCUMENT NO. 20190070789, (O.P.R.B.C.T.), THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE GRID COORDINATE NAD 83, TEXAS SOUTH CENTRAL ZONE (N: 13,801,839.46, E: 2,078,430.51);

THENCE: SOUTH 83°58'23" WEST, ALONG AND WITH THE NORTH LINE OF SAID 0.445 ACRE EASEMENT, PASSING A FOUND 1/2-INCH IRON ROD AT 210.40 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 637.36 FEET TO A FOUND 1/2-INCH IRON ROD, ON THE EAST LINE OF A CALLED 5.00 ACRE TRACT, RECORDED IN DOCUMENT NO. 20190070790, OFFICIAL PUBLIC RECORDS, OF BEXAR COUNTY, TEXAS, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 00°45'42" WEST, ALONG AND WITH THE EAST LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 425.09 FEET TO A FOUND 1/2-INCH IRON ROD, ON THE SOUTHWEST LINE OF A CALLED 4.170 ACRE TRACT, RECORDED IN DOCUMENT NO. 20180243122, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 51°34'09" EAST, ALONG AND WITH THE SOUTHWEST LINE OF SAID 4.170 ACRE TRACT, A DISTANCE OF 128.64 FEET TO A FOUND 1/2-INCH IRON ROD, THE EAST CORNER OF SAID 4.170 ACRE TRACT, THE SOUTHWEST CORNER OF A CALLED 11.99 ACRE TRACT, RECORDED IN DOCUMENT NO. 20200238994, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 67°23'06" EAST, ALONG AND WITH THE SOUTHWEST LINE OF SAID 11.99 ACRE TRACT, A DISTANCE OF 398.07 FEET TO A FOUND 1/2-INCH IRON ROD WITH PLASTIC YELLOW CAP, THE WEST CORNER OF A SAID 4.866 ACRE TRACT, THE SOUTH CORNER OF SAID 11.99 ACRE TRACT, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 30°59'57" EAST, ALONG AND WITH THE SOUTHWEST LINE OF SAID 4.866 ACRE TRACT, A DISTANCE OF 332.51 FEET TO THE **POINT OF BEGINNING** CONTAINING 5.00 ACRES (217,766 SQ. FT.), MORE OR LESS.

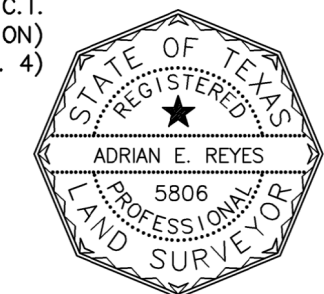
0.617 OF AN ACRE TRACT II INGRESS AND EGRESS EASEMENT VOL. 10096, PAGE 492 O.P.R.B.C.T. (MENTIONED IN TITLE COMMITMENT SCHEDULE A NO. 4) (USE RELOCATED TO TRACT III) (10.J)

CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO CCE DEVELOPMENT, LLC, THAT HE IS A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, AND FURTHER THAT:

THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND SURVEY BY ME AND/OR EMPLOYEES UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, NO VISIBLE ENCROACHMENTS HAVE BEEN FOUND EXCEPT AS NOTED ON THE FOREGOING SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A TSPS CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.



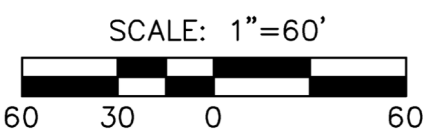
Adrian E. Reyes R.P.L.S., Texas No. 5806 Date: 03/31/2021

PROJECT NO.	194.00
CHECKED:	A.REYES
DRAWN:	S.PEDRAZA
FIELD CREW:	LSANTOS
FIELD WORK DATE:	03/09/2021

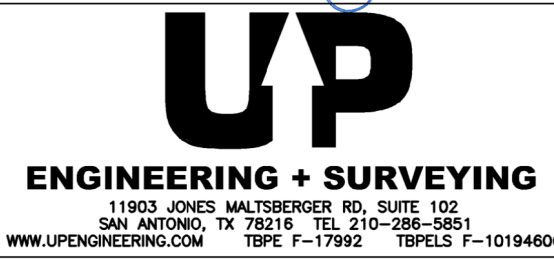
REVISIONS:

PREPARED FOR:

CHRISTOPHER ALLEN WEIGAND, AND ALEXIS ANN WEIGAND



TSPS Category 1A, Condition II
Land Title Survey of a 5.00 Acre
(217,766 Sq. Ft.) Tract
Bexar County, Texas



SHEET NUMBER:
1 of 2
DATE: MAR. 31, 2021

FIELD NOTE DESCRIPTION

0.727 (31,684 SQ. FT.) OF AN ACRE INGRESS AND EGRESS EASEMENT

A DESCRIPTION FOR A 0.727 OF AN ACRE (31,684 SQ. FT.) INGRESS AND EGRESS EASEMENT, OUT OF THE JAMES MCCULLOUGH SURVEY NO. 30, ABSTRACT 529, COUNTY BLOCK 4710, IN BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF A CALLED 20.477 ACRE TRACT, RECORDED IN VOLUME 4425, PAGE 201, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, (O.P.R.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING: AT A FOUND 1/2-INCH IRON ROD, THE SOUTHWEST CORNER OF A 5.00 ACRE TRACT, RECORDED IN VOLUME 15402, PAGE 1818, (O.P.R.B.C.T.), THE WEST LINE OF A CALLED 4.866 ACRE TRACT, RECORDED IN VOLUME 13420, PAGE 528, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, (D.P.R.B.C.T.);

THENCE: SOUTH 30°36'44" EAST, ALONG AND WITH THE SOUTHWEST LINE OF SAID 4.866 ACRE TRACT, A DISTANCE OF 33.00 FEET TO A FOUND 1/2-INCH IRON, AND HAVING A STATE PLANE GRID COORDINATE NAD 83, TEXAS SOUTH CENTRAL ZONE (N: 13,801,811.06, E: 2,078,447.31) FOR A CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE: SOUTH 31°00'49" EAST, A DISTANCE OF 291.00 FEET TO A FOUND 1/2-INCH IRON WITH PLASTIC YELLOW CAP "FLORES", A CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: NORTH 89°32'45" EAST, A DISTANCE OF 210.60 FEET TO A SET 1/2-INCH IRON WITH PLASTIC GREEN CAP "UP ENG & SURVEY", A CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: SOUTH 52°59'58" EAST, A DISTANCE OF 159.22 FEET TO A FOUND 1/2-INCH IRON WITH PLASTIC YELLOW CAP "FLORES", A CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: SOUTH 62°18'05" EAST, A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON WITH PLASTIC GREEN CAP "UP ENG & SURVEY", A CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: NORTH 79°43'45" EAST, A DISTANCE OF 183.23 FEET TO A FOUND 1/2-INCH IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 10, A VARIABLE WIDTH RIGHT-OF-WAY, RECORDED IN CONTROL 72, SECTION 7, JOB 24, JANUARY 1960, TEXAS STATE HIGHWAY DEPARTMENT, A CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: SOUTH 30°50'53" EAST, ALONG AND WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 10, A DISTANCE OF 26.69 FEET TO A FOUND 1/2-INCH IRON WITH PLASTIC YELLOW CAP "FLORES", A CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: SOUTH 79°43'45" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 10, A DISTANCE OF 201.22 FEET TO A FOUND 1/2-INCH IRON WITH PLASTIC YELLOW CAP "FLORES", A CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: NORTH 62°18'05" WEST, A DISTANCE OF 204.55 FEET TO A FOUND CONCRETE MONUMENT, A CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: SOUTH 89°32'45" WEST, A DISTANCE OF 201.82 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC GREEN CAP "UP ENG & SURVEY", A CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: NORTH 31°00'49" WEST, A DISTANCE OF 345.34 FEET TO A FOUND 1/2-INCH IRON WITH PLASTIC GREEN CAP "UP ENG & SURVEY", A CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: NORTH 83°58'43" EAST, A DISTANCE OF 33.10 FEET TO THE POINT OF BEGINNING, CONTAINING, 0.727 OF AN ACRE (31,684 SQ. FT.) OF LAND MORE OR LESS.

0.445 (19,372 SQ. FT.) OF AN ACRE INGRESS AND EGRESS EASEMENT

A DESCRIPTION FOR A 0.445 OF AN ACRE (19,372 SQ. FT.) INGRESS AND EGRESS EASEMENT, OUT OF THE JAMES MCCULLOUGH SURVEY NO. 30, ABSTRACT 529, COUNTY BLOCK 4710, IN BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF A CALLED 20.477 ACRE TRACT, RECORDED IN VOLUME 4425, PAGE 201, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, (O.P.R.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE SOUTHWEST LINE OF A CALLED 4.866 ACRE TRACT, RECORDED IN VOLUME 13420, PAGE 528, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE SOUTHWEST CORNER OF A CALLED 5.00 ACRE TRACT, RECORDED IN VOLUME 15402, PAGE 1818, (O.P.R.B.C.T.), SAME BEING THE NORTHEAST CORNER OF SAID 0.445 OF AN ACRE EASEMENT, HAVING A STATE PLANE GRID COORDINATE NAD 83, TEXAS SOUTH CENTRAL ZONE (N: 13,801,839.46, E: 2,078,430.51);

THENCE: SOUTH 30°36'44" EAST, ALONG AND WITH THE SOUTHWEST LINE OF SAID 4.866 ACRE TRACT, A DISTANCE OF 33.00 FEET TO A FOUND 1/2-INCH IRON, A CORNER OF A CALLED 5.103 ACRE TRACT, RECORDED IN DOCUMENT NO. 20080207071, (O.P.R.B.C.T.), THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: SOUTH 83°58'43" WEST, ALONG AND WITH THE NORTH LINE OF SAID 5.103 ACRE TRACT, A DISTANCE OF 653.93 FEET TO A FOUND 1/2-INCH IRON, ON THE EAST LINE OF A CALLED 5.00 ACRE TRACT, RECORDED IN DOCUMENT NO. 20190070790, (O.P.R.B.C.T.), THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: NORTH 00°44'53" WEST, ALONG AND WITH THE EAST LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 30.13 FEET TO A FOUND 1/2-INCH IRON, ON THE SOUTH LINE OF SAID 5.00 ACRE TRACT, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

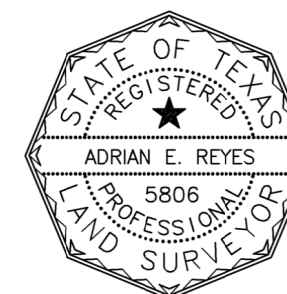
THENCE: NORTH 83°58'43" EAST, ALONG AND WITH THE SOUTH LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 637.43 FEET TO THE POINT OF BEGINNING, CONTAINING, 0.445 OF AN ACRE (19,372 SQ. FT.) OF LAND MORE OR LESS.

CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO CCE DEVELOPMENT, LLC, THAT HE IS A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, AND FURTHER THAT:

THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND SURVEY BY ME AND/OR EMPLOYEES UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, NO VISIBLE ENCROACHMENTS HAVE BEEN FOUND EXCEPT AS NOTED ON THE FOREGOING SURVEY.

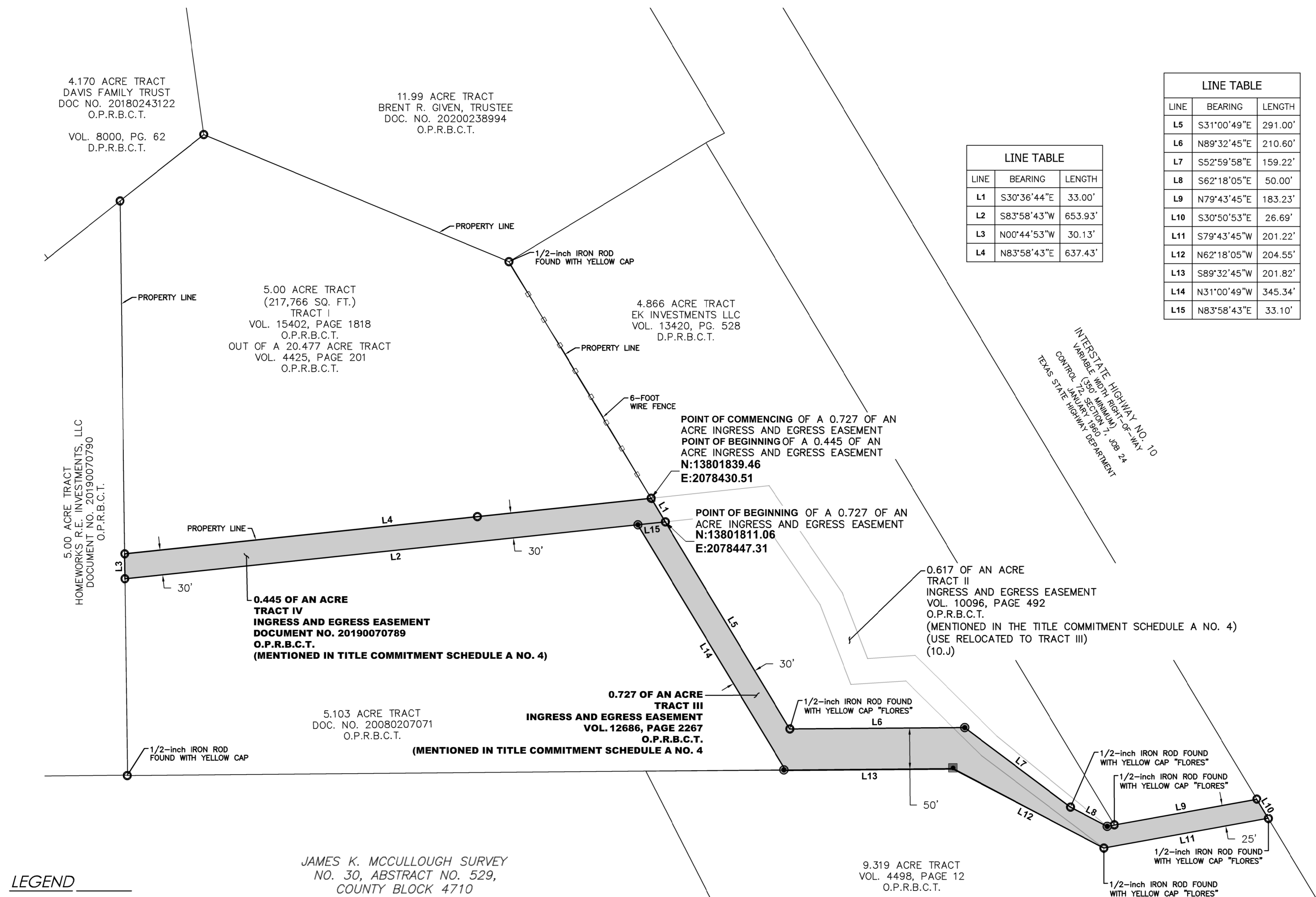
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A TSPS CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.



Adrian E. Reyes
ADRIAN E. REYES R.P.L.S., Texas No. 5806

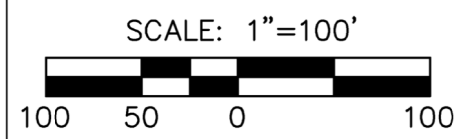
Date: 03/31/2021

ADRIAN E. REYES R.P.L.S., Texas No. 5806

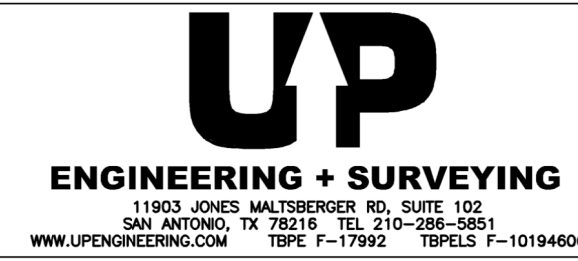


- LEGEND**
- = PROPERTY LINE
 - - - = EXISTING BOUNDARY
 - = 6-FOOT WIRE FENCE
 - = FOUND 1/2-INCH IRON ROD (UNLESS NOTED OTHERWISE)
 - = SET 1/2-INCH IRON ROD WITH PLASTIC GREEN CAP "UP ENG & SURVEY"
 - ⊕ = UTILITY POLE
 - ⊙ = GUY ANCHOR
 - = CONCRETE MONUMENT
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
 - D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS

JAMES K. MCCULLOUGH SURVEY
NO. 30, ABSTRACT NO. 529,
COUNTY BLOCK 4710



TSPS Category 1A, Condition II
Land Title Survey of a 5.00 Acre
(217,766 Sq. Ft.) Tract
Bexar County, Texas



SHEET NUMBER:
2 of 2
DATE: MAR. 31, 2021

PROJECT NO. 194.00
CHECKED: A.REYES
DRAWN: S.PEDRAZA
FIELD CREW: L.SANTOS
FIELD WORK DATE: 03/09/2021

REVISIONS:
PREPARED FOR:
CHRISTOPHER ALLEN WEIGAND,
AND ALEXIS ANN WEIGAND