

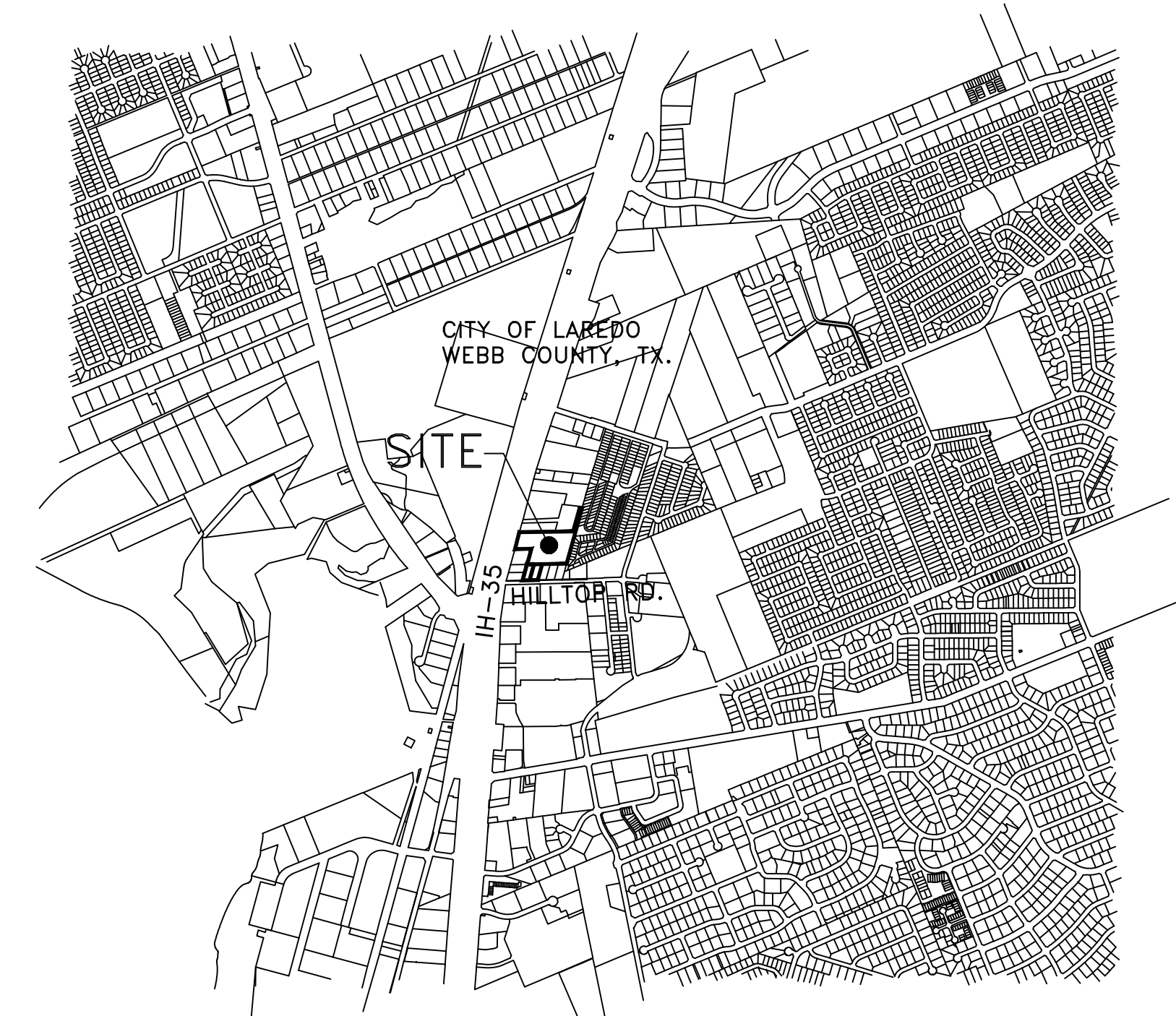
LEGEND/SYMBOLS

- R.O.W. RIGHT-OF-WAY
- SET IR SET IRON ROD
- FD IR FOUND IRON ROD
- PP POWER POLE
- [] CURB INLET
- GUY WIRE FOR PP
- - - - - FENCE LINE
- FIBOP FIBER OPTIC MARKER
- S67°56'36"W MEASURED DISTANCE
- LP LIGHT POLE
- ⊠ WM WATER METER
- ⊗ WV WATER VALVE
- SS MH SAN. SEWER MANHOLE
- SS CO SAN. SEWER CLEANOUT

SCHEDULE "B" NOTES *

- * NOTES BASED UPON TITLE REPORT / COMMITMENT FILE NUMBER FOR LOT 1, BLK 1 STEWART TITLE No. 585438, WITH AN ISSUED DATE OF 02-JAN-2020; 11:40 AM.
- ITEM 10.b. ALL SETBACKS, EASEMENTS, RESTRICTIONS, NOTES, PER PLAT ARE SHOWN.
- ITEM 10.c. 10' U.E. PER V. 550, P. 575, DRWCT, 30-NOV-1977, IS OUTSIDE THIS TRACT.
- ITEM 10.d. ENTEX ESMT V. 577, P. 565, DRWCT, 19-OCT-1978, IS BLANKET IN NATURE.
- ITEM 10.e. CP&L ESMT V. 630, P. 194, DRWCT, 28-JUL-1980, IS SHOWN.
- * NOTES BASED UPON TITLE REPORT / COMMITMENT FILE NUMBER FOR LOT 6, BLK 1 STEWART TITLE No. 585527, WITH AN ISSUED DATE OF 18-NOV-2019; 5:03 PM.
- ITEM 10.b. ALL SETBACKS, EASEMENTS, RESTRICTIONS, NOTES, PER PLAT ARE SHOWN.
- ITEM 10.c. R.O.W. DEDICATION GRANTED TO THE CITY OF LAREDO IS TAKEN INTO ACCOUNT.
- * NOTES BASED UPON TITLE REPORT / COMMITMENT FILE NUMBER FOR LOT 7, BLK 1 STEWART TITLE No. 585527, WITH AN ISSUED DATE OF 18-NOV-2019; 5:03 PM.
- ITEM 10.b. ALL SETBACKS, EASEMENTS, RESTRICTIONS, NOTES, PER PLAT ARE SHOWN.
- ITEM 10.c. R.O.W. DEDICATION GRANTED TO THE CITY OF LAREDO IS TAKEN INTO ACCOUNT.

2.87 AC. TRACT
LAREDO HOLDINGS LC, OWNER
V. 351, P. 618, DRWCT, 27-SEP-1995
N88°41'29"E
FD IR 30.00' FC POST



LOCATION MAP

GENERAL NOTES

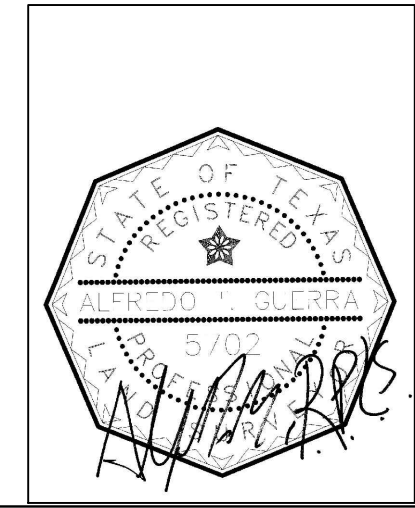
1. PROPERTY ADDRESS TO THIS SITE IS 8201 SAN DARIO AVE., LAREDO, TX. 78045.
2. BASIS OF BEARINGS TAKEN FROM GPS METHODS, ZONE 4205, NAD-83 DATUM. THE SOUTHEAST BOUNDARY LINE TWO FOUND IRON RODS HAVING A BEARING OF N14°19'02"E AND A DISTANCE OF 215.37'.
3. THIS TRACT IS NOT VACANT AND HAS COMMERCIAL IMPROVEMENTS ON IT.
4. PROPERTY IS LOCATED WITHIN FLOOD HAZARD "ZONE X" AS PER COMMUNITY MAP PANEL No. 48479C (1185C & 1205C), EFF. 02-APR-2008.
5. SET 1/2"Ø IRON RODS W/ YELLOW CAPS STAMPED "GUERRA, LAREDO, TX."
6. UTILITY LINES INFO BASED ON OBSERVED FIELD DATA ONLY.
7. PER CITY PLANNING DEPT., LOT 1 IS ZONED B-4, HIGHWAY BUSINESS DIST. PER CITY PLANNING DEPT., LOTS 6 & 7 ARE ZONED B-3, HIGHWAY COMMERCIAL DIST.
8. PER SEC. 24-77.1, B-4, THERE ARE NO RESTRICTIONS FOR MAX. BLDG. STORIES OR HGT FOR B-3, THERE ARE RESTRICTIONS FOR MAX. BLDG. STORIES 13, HGT. 160 FT.
9. THIS LOT IS LOCATED JUST N. OF THE N/E COR. OF INTERSECTION WITH HILLTOP RD.
10. THE COMMERCIAL BUILDING ON THIS LOT HAS APPROX. 4104 SF FLOOR SPACE.
11. NO RECENT EVIDENCE OF ANY EARTH MOVING WORK OR BUILDING CONSTRUCTION.
12. NO RECENT EVIDENCE OF ANY R.O.W. CHANGES ALONG EITHER STREET.

CERTIFICATION

To: Name of Insured: MAS ENTERPRISES LLC
 To: Name of Lender: IBC BANK
 To: Name of Insurer: STEWART TITLE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 thru 4, 7a, 7c, 8, 9, 13, 16 and 17.

of Table A, the field work was completed on 23-Dec-2019.



DRAFT COPY

By: Alfredo T. Guerra, RPLS 5702-TX
 Last Revision Date: 13-JAN-2020

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 THIS SURVEY IS PREPARED FOR MAS ENTERPRISES LLC., A TEXAS LIMITED LIABILITY COMPANY. THIS SURVEY IS NOT TO BE USED BY ANYONE OTHER THAN THE ONE IT WAS PREPARED FOR. COPYING OF INFORMATION HERE-WITH CAN BE DONE ONLY WITH THE WRITTEN PERMISSION OF AND THE COMPENSATION TO THE SURVEYOR.

GUERRA ENGINEERING & SURVEYING CO.
 LAREDO, TX. 956-718-2600 fred_ges@bcglobal.net
 ENGR FIRM No. F-9484 : SURV FIRM No. 100173-00

ALTA/NSPS LAND TITLE SURVEY
 OF LOT 1, BLOCK 1, FREEWAY COMMERCIAL PLAZA PLAT
 AS PER V. 13, P. 35, P.R.W.C.T.
 AND OF LOTS 6 & 7, BLOCK 1, HILLTOP SUBD. PH. I PLAT
 AS PER V. 16, P. 85, P.R.W.C.T.
 LOCATED AT 8201 SAN DARIO AVE., LAREDO, TX. 78045
 AND BEING OUT OF WEBB COUNTY, TEXAS

DRAWN BY: A.T.G.	FILE: SAN DARIO AVE...DWG	DATE: 12-DEC-2019
CHECKED BY: A.T.G.	SCALE: 24X36	SIZE: 1"= 40'
APPROVED BY: A.T.G.	SHEET 1	OF 1

