

TITLE COMMITMENT NOTE

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, G.F. NO. 1402711, EFFECTIVE DATE SEPTEMBER 14, 2021, ISSUED SEPTEMBER 23, 2021 AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN AND RELISTED BELOW:

SCHEDULE "B" ITEMS

10.

b) Easement(s) and any interest in and to the Sulphur Artesian Well as set forth in instruments recorded in Volume 418, Page 315 and Volume 1529, Page 74, of the Deed Records, Bexar County, Texas. [May effect, unable to locate by description.]

c) Easement granted to City of San Antonio, by instrument recorded in Volume 2921, Page 550, of the Deed Records, Bexar County, Texas. [May effect, unable to locate by description.]

d) Easement and Right of Way granted to United Gas Pipeline Company, by instrument recorded in Volume 3389, Page 10, of the Deed Records, Bexar County, Texas. [Subject to, as shown.]

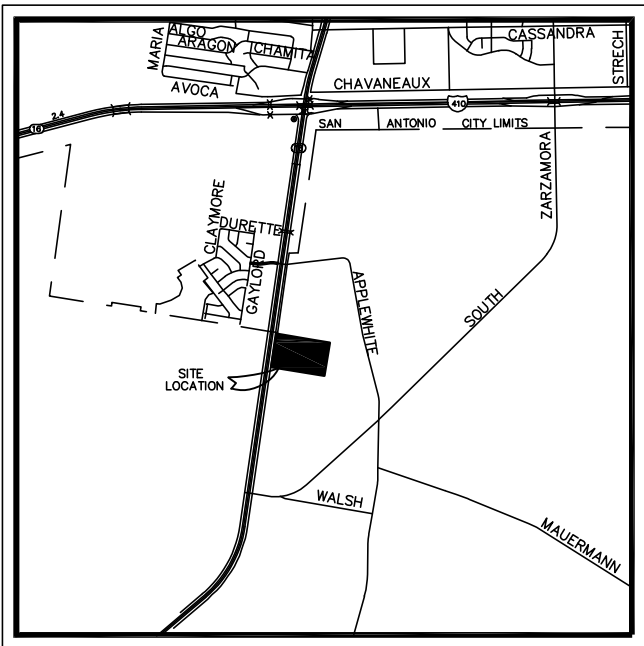
e) Right of Way Agreement granted to Alamo Gas Supply Company, by instrument recorded in Volume 4761, Page 260, of the Deed Records, Bexar County, Texas. [May effect, unable to locate by description.]

f) Any visible and apparent roadway or easement over or across subject property, the existence of which does not appear of record. [Subject to.]

g) Rights of tenants, and assigns, as tenants only, under currently effective lease agreements. [Not a survey matter.]

h) Subject to any easements, rights-of-ways, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose. [Subject to.]

i) 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 interests that are not listed. [Not a survey matter.]



LOCATION MAP  
"NOT TO SCALE"

LEGAL DESCRIPTION

BEING 28.027 ACRES OF LAND, MORE OR LESS, OUT OF TRACT 2, OUT OF THE FERNANDO RODRIGUEZ SURVEY NO. 16, ABSTRACT 15, COUNTY BLOCK 4005, IN BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 50.0001 ACRES DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2906, PAGE 577, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

NOTES:

- MONUMENTATION AS SHOWN.
  - 1/2" ROD FOUND
  - 1/2" IRON ROD SET W/ CEC CAP
- BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) NAD 1983
- FIELD SURVEY COMPLETED ON 10/18/2021.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY SURFACE EVIDENCE ONLY. NO UTILITY MAPS WERE PROVIDED BY ANY UTILITY COMPANY AT THE TIME OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- THE SUBJECT PROPERTY IS LOCATED IN ZONES "X" AND "A" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 48029C0570F, COMMUNITY PANEL NO. 0570 F, WITH A DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. FLOOD ZONE EXPLANATION: ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "A" - HAVE NO BASE FLOOD ELEVATIONS DETERMINED.
- ALL PROPERTY CORNERS ARE SET 1/8 INCH IRON RODS WITH "CEC" CAP, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

To: EXCLUSIVELY TO STEWART TITLE GUARANTY COMPANY AND ELVA G. RAMIREZ.

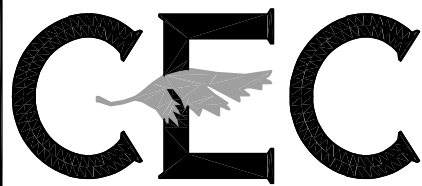
I, GARY B. NEILL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING AUGUST 2021 UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.



*Gary B. Neill*  
November 4, 2021  
GARY B. NEILL, RPLS #3964

TSPS CATEGORY 1A CONDITION III  
LAND TITLE SURVEY

COMPRISED OF 27.940 ACRES OUT OF TRACT 2, OUT OF THE FERNANDO RODRIGUEZ SURVEY NO. 16, ABSTRACT 15, COUNTY BLOCK 4005, IN BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 50.0001 ACRES DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2906, PAGE 577, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.



CIVIL ENGINEERING CONSULTANTS  
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Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

DESIGNED BY:  
DRAWN BY: S.A.B.  
CHECKED BY: G.B.N.  
DATE: NOVEMBER 1, 2021  
JOB NO: E0685500

SHEET  
1  
OF 1

LEGEND

- OVERHEAD ELECTRIC
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- DEED RECORDS OF BEXAR COUNTY
- PLAT RECORDS OF BEXAR COUNTY
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
- WATER METER
- FIRE HYDRANT
- GUY WIRE
- POWER POLE

GRAPHIC SCALE

