

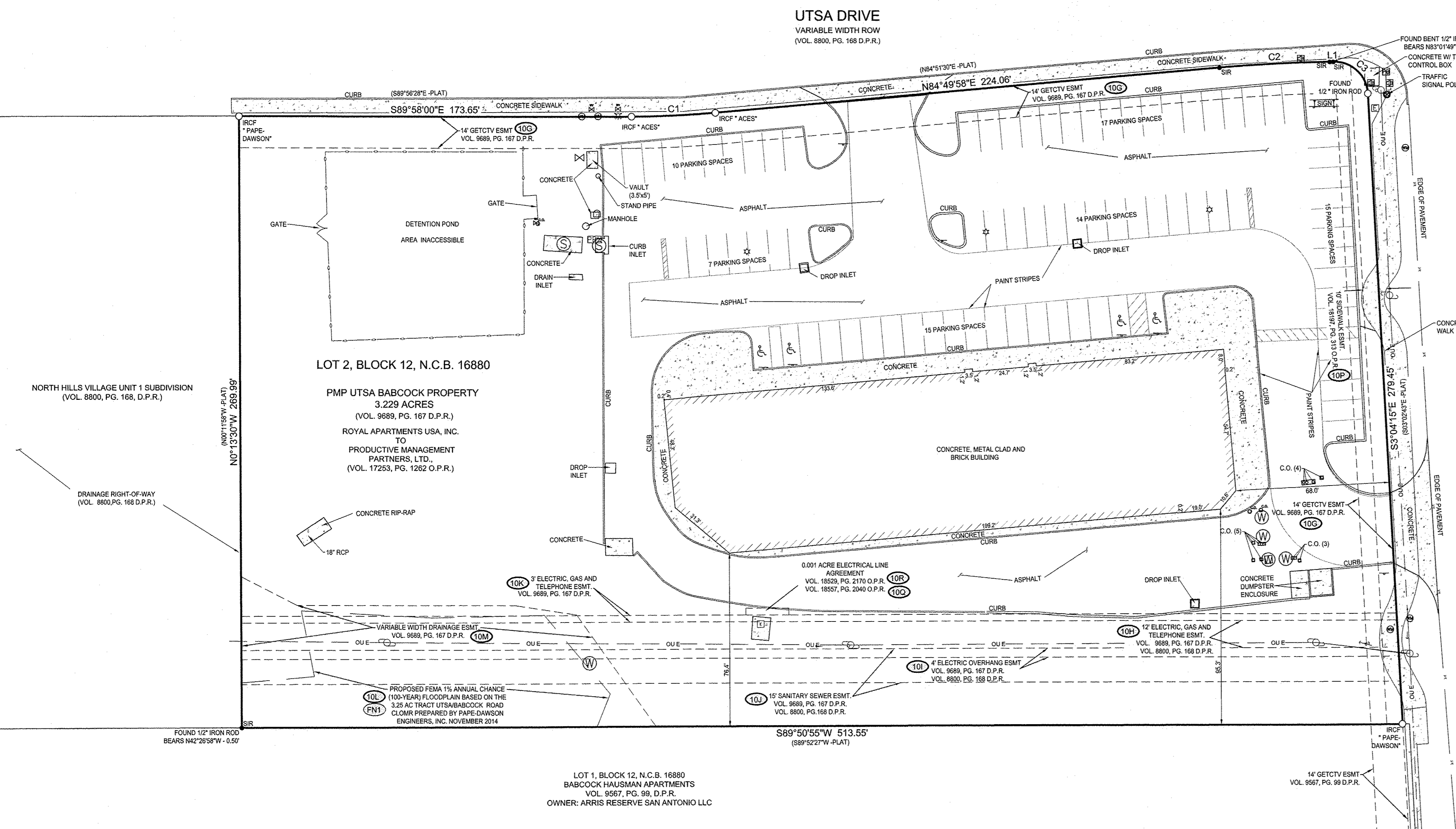
- GENERAL NOTES**
- (GN1) THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.
 - (GN2) BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
 - (GN3) THIS SURVEY WAS PERFORMED ON THE GROUND ON SEPTEMBER 30, 2017.
 - (GN4) ONLY THE IMPROVEMENTS WHICH WERE VISIBLE AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
 - (GN5) MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND SURVEY AT THE TIME OF SURVEY. THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC) ARE BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
 - (GN6) SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
 - (GN7) THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS.
 - (GN8) OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "TEXAS 811" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT TEXAS ONE CALL AT 811.
 - (GN9) RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDINGS AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

FLOOD NOTE

(FN1) AT THE REQUEST OF CLIENT, THE SPECIAL FLOOD ZONE AREAS SHOWN ON FEMA DFIRM INSURANCE RATE MAP 40823C0210C ARE NOT SHOWN HEREIN. THE PROPOSED FEMA 1% ANNUAL CHANCE FLOODPLAIN, AS PER CLOMR DATED NOVEMBER 2014 AND PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND SHOWN ON SUBDIVISION PLAT RECORDED IN VOLUME 9689, PAGE 167 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IS SHOWN HEREIN.

- SCHEDULE B EXCEPTIONS**
- (10S) 14 FOOT GAS, ELECTRIC, TELEPHONE, AND CABLE TV. EASEMENT ALONG THE NORTH AND EAST LOT LINES AS SHOWN ON PLAT RECORDED IN VOLUME 9689, PAGE 167, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREIN)
 - (10H) 12 FOOT ELECTRIC, GAS AND TELEPHONE EASEMENT ACROSS THE SOUTHERN PORTION OF THE LOT AS SHOWN ON PLAT RECORDED IN VOLUME 9689, PAGE 167, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREIN)
 - (10I) 4 FOOT ELECTRIC OVERHANG EASEMENT ACROSS THE SOUTHERN PORTION OF THE LOT AS SHOWN ON PLAT RECORDED IN VOLUME 9689, PAGE 167, AND RECORDED IN VOLUME 8800, PAGE 168, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREIN)
 - (10J) 15 FOOT SANITARY SEWER EASEMENT ACROSS THE SOUTHERN PORTION OF THE LOT AS SHOWN ON PLAT RECORDED IN VOLUME 9689, PAGE 167, AND RECORDED IN VOLUME 8800, PAGE 168, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREIN)
 - (10K) 3 FOOT ELECTRIC, GAS AND TELEPHONE EASEMENT ACROSS THE SOUTHERN PORTION OF THE LOT AS SHOWN ON PLAT RECORDED IN VOLUME 9689, PAGE 167, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREIN)
 - (10L) PROPOSED FEMA FUTURE CONDITIONS OVER A SOUTHERN PORTION OF THE LOT AS SHOWN ON PLAT RECORDED IN VOLUME 9689, PAGE 167, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (SCALED FROM PLAT; SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF SAID PROPOSED FLOODPLAIN. (SHOWN HEREIN)
 - (10M) VARIABLE WIDTH DRAINAGE EASEMENT OVER THE SOUTHWEST PORTION OF THE LOT AS SHOWN ON PLAT RECORDED IN VOLUME 9689, PAGE 167, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREIN)
 - (10P) 10 FOOT PEDESTRIAN SIDEWALK EASEMENT ACROSS THE EAST PORTION OF THE LOT AS SHOWN ON PLAT RECORDED IN VOLUME 18197, PAGE 313, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREIN)
 - (10Q) 0.001 ACRE ELECTRICAL LINE RIGHT-OF-WAY AGREEMENT IN THE SOUTHERN PORTION OF THE LOT DESCRIBED IN VOLUME 18529, PAGE 2170, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREIN)
 - (10R) 0.001 ACRE ELECTRICAL LINE RIGHT-OF-WAY AGREEMENT IN THE SOUTHERN PORTION OF THE LOT DESCRIBED IN VOLUME 18557, PAGE 2040, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREIN)

- LEGEND**
- VOL. VOLUME
 - PG. PAGE
 - D.P.R. DEED AND PLAT RECORDS
 - BEXAR COUNTY
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - BEXAR COUNTY
 - SR. SET 12" I.R. W/ VICKERY & ASSOCIATES PROPERTY CORNER CAP
 - IRCF 12" IRON ROD WITH "CAP FOUND
 - OU-E OVERHEAD ELECTRIC & TELEPHONE
 - STANDARD LIGHT POLE
 - SIGNS
 - WATER VALVE COVER
 - GAS VALVE
 - DRAINAGE MANHOLE
 - STORM DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - FIRE HYDRANT
 - WROUGHT IRON FENCE
 - ELECTRIC
 - GET/TV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - EASEMENT
 - R.O.W. RIGHT OF WAY
 - GUARD POST
 - CURB
 - MANHOLE WASTE WATER
 - PULL BOX
 - ELECTRIC METER
 - UTILITY POLE
 - PULL BOX
 - MAILBOX
 - GUY WIRE
 - WATER METER
 - CHAIN LINK FENCE
 - CLEAN OUT



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	37.21'	430.00'	4°57'30"	18.62'	N87°18'42"E (N87°20'14"E-PLAT)	37.20'
C2	48.91'	661.00'	4°14'23"	24.47'	N86°57'09"E (N86°58'41"E-PLAT)	48.90'
C3	22.45'	15.00'	85°44'22"	13.92'	S46°32'20"E (S46°32'48"E-PLAT)	20.41'

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°04'20"E (N89°05'52"E-PLAT)	2.03'

CATEGORY 1A CONDITION II SURVEY

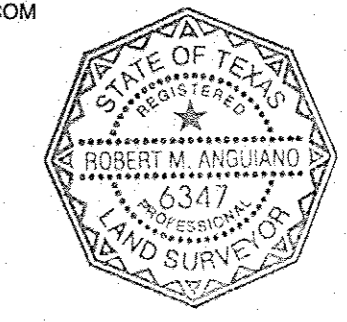
FOR
7280 UTSA DRIVE
SAN ANTONIO, TEXAS 78249

TO: PLAINS CAPITOL BANK
ALAMO TITLE INSURANCE
REITMEYER ENTERPRISES - THE UNION LLC

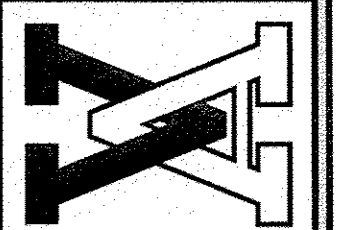
I, ROBERT M. ANGUIANO, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

ROBERT M. ANGUIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6347
VICKREY AND ASSOCIATES, INC.
RANGUANO@VICKREYINC.COM

DATED 10-5-17



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12340 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
TBPLS Firm Registration No: 10004100



LAND TITLE SURVEY OF LOT 2, BLOCK 12, NEW CITY BLOCK 16880, PMP UTSA, BABCOCK PROPERTY SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THERE OF RECORDED IN VOLUME 9689, PAGE 167, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROJ NO. 2739-001
DATE: 10/4/2017
SCALE
1" = 30'
0 15 30 45
SHEET 1 OF 1

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