

TITLE COMMITMENT NOTE

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE COMPANY, G.F. NO. SAT-03-400032100497-SA, EFFECTIVE DATE JULY 27, 2021, ISSUED AUGUST 5, 2021 AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN AND RELISTED BELOW.

SCHEDULE "B" ITEMS

1. The following restrictive covenants of record itemized below:

- Volume 7145, Page 171, and Volume 8069, Page 277, Deed Records, Bexar County, Texas, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. [Subject to.]
10. g. Electric, Telephone and Cable Television Easement, 12 feet wide, as shown on plat recorded in Volume 9532, Page(s) 179, Deed and Plat Records of Bexar County, Texas.
- h. Electric, Gas, Telephone and Cable Television Easement, 28 feet wide, as shown on plat recorded in Volume 9532, Page(s) 179, Deed and Plat Records of Bexar County, Texas.
- i. Gas, Electric, Telephone and Cable Television Easement, 14 feet wide along Center Gate Drive property line, as shown on plat recorded in Volume 9532, Page(s) 179, Deed and Plat Records of Bexar County, Texas.

DESCRIPTION OF A 2.084 ACRE TRACT OF LAND

Being Lot 16, Block 3, New City Block 16619, SUNGATE CENTER, SOULES SUBDIVISION, according to plat recorded in Volume 9532, Page 179, Deed and Plat Records of Bexar County, Texas, SAVE AND EXCEPT that portion of Lot 16, situated to the north of Lots 10 and 11, Block 3, New City Block 16619, SUNGATE CENTER SUBDIVISION UNIT ONE, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar at the southeast corner of Lot 11, Block 3, N.C.B. 16619, Sungate Center Subdivision Unit 1, recorded in Volume 6535, Page 950, Official Public Records, Bexar County, Texas, also being the southwest corner of this tract as described;

THENCE N 0°02'31" E, along the east line of Lot 11, passing an found 1/2" iron rod at a distance of 183.71 feet, continuing across the Lot 16, for a total distance of 333.71 feet to a set 1/2" rebar with a "CEC" cap;

THENCE following the south line of the Sungate Subdivision Unit 5, recorded in Volume 5940, Page 2, Deed and Plat Records, Bexar County, Texas, the following two courses:

N 89°43'09" E for a distance of 85.44 feet to a found 1/2" rebar;

N 89°51'51" E for a distance of 169.55 feet to a 1/2" rebar set with a "CEC" cap;

THENCE S 0°02'30" W for a distance of 150.00 feet to a 1/2" rebar set with a "CEC" cap;

THENCE N 89°51'51" E, along the north line of Lot 1, Block 4, N.C.B. 16620, Sungate Subdivision Unit 1 recorded in Volume 7700, Page 55-56, Deed and Plat Record, Bexar County, Texas, for a distance of 30.00 feet to a mag nail set with a "CEC" washer;

THENCE S 0°02'30" W for a distance of 179.81 feet to a found 1/2" rebar at the corner of a private road;

THENCE, said right of way with private road;

With a curve to the right having a radius of 5.00 feet and a central angle of 89°50'53", the chord bears S 44°52'30" E - 7.06 feet, for an arc distance of 7.84 feet to a 1/2" rebar set with a "CEC" cap;

THENCE N 89°57'28" W, for a distance of 290.00 feet to the POINT OF BEGINNING, and containing 2.084 acres of land, more or less.

NOTES:

1. MONUMENTATION AS SHOWN.

- 1/2" ROD FOUND
- 1/2" IRON ROD SET W/ CEC CAP
- ⊗ MAG NAIL SET

2. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) NAD 1983

3. FIELD SURVEY COMPLETED ON 08/19/2021.

4. 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.

5. THE SUBJECT PROPERTY IS LOCATED IN ZONES "X" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 48028C02700, COMMUNITY PANEL NO. 0270 G, 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.

6. ALL PROPERTY CORNERS ARE SET 1/2 INCH IRON RODS WITH "CEC" CAP, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

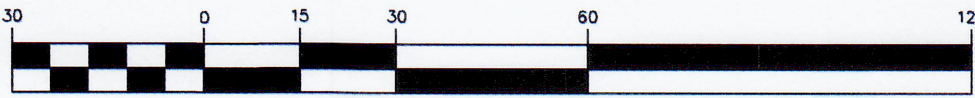
To: EXCLUSIVELY TO ALAMO TITLE INSURANCE COMPANY; STELLAR ON CHERRY, LLC; AND STRATEGIC MARKET SERVICES, INC.

I, LINDY F. GLENN, 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.



LINDY F. GLENN, RPLS #5214

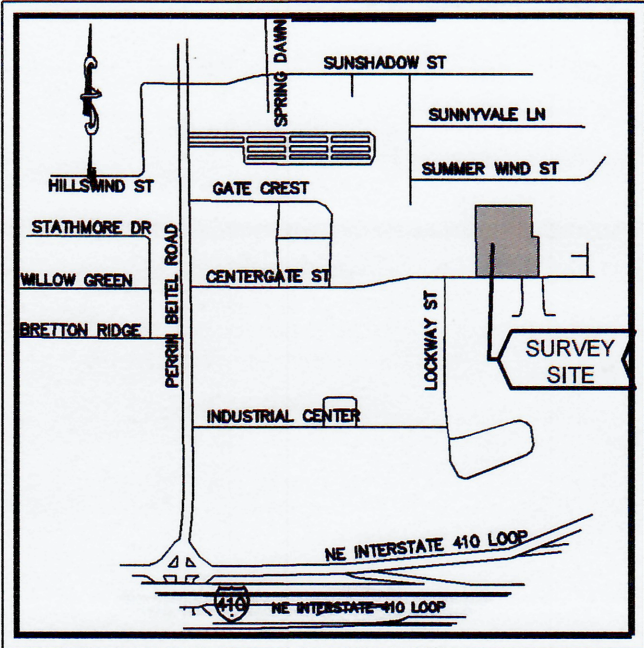
GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

LEGEND

- OVERHEAD ELECTRIC & TELEPHONE
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- G.E.T.T.V.E. GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT
- OSN SIGN
- D.R. DEED RECORDS OF BEXAR COUNTY
- D.P.R. PLAT RECORDS OF BEXAR COUNTY
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
- (XX) RECORD DIMENSIONS
- CLEAN OUT
- WATER METER
- MAILBOX
- IRRIGATION CONTROL VALVE
- TELEPHONE PEDESTAL
- ELECTRIC JUNCTION BOX
- GV GAS VALVE



LOCATION MAP  
NOT TO SCALE