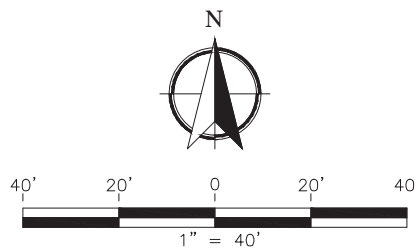


TITLE SURVEY
LOT 3, BLOCK 110, N.C.B. 16386,
RECORDED IN PLAT VOLUME 9720, PAGE
159 OF THE PLAT RECORDS OF BEXAR
COUNTY, TEXAS (P.R.B.C.T.).

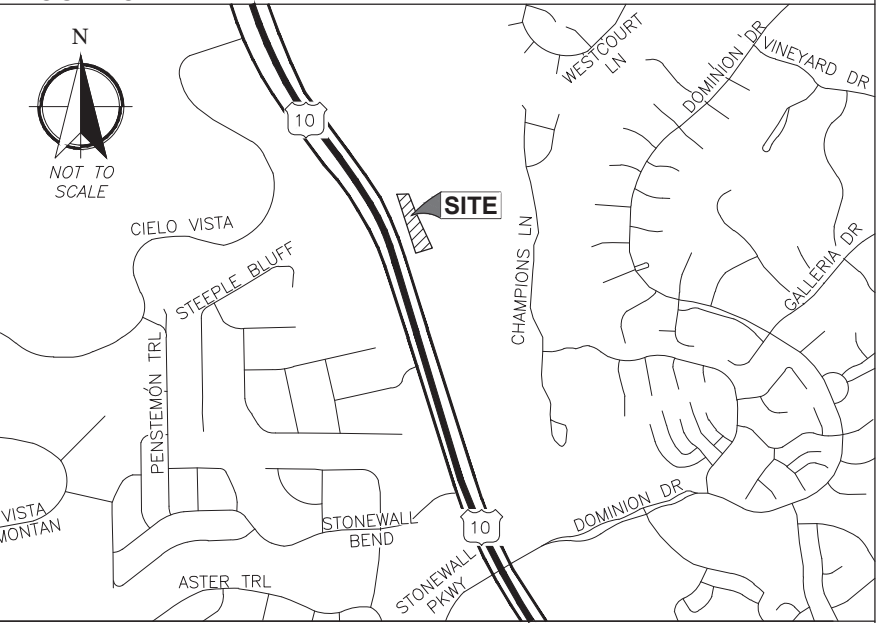


TITLE COMMITMENT

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. A Title Commitment was provided by CHICAGO TITLE INSURANCE COMPANY, GF No.: SCT-48-4300112206711, with an issue date of August 10, 2022. The Exceptions from Coverage included on Schedule B of the Title Commitment have been listed below. The information regarding easements, building setbacks, and other restrictions that Affect Subject Property (ASP) are listed below. The items that can be platted are noted and Shown Hereon (SH) this plat; other items that are Not Platable (NP) are noted as well. Those items that do not apply to the subject property are noted (N/A) Not Applicable. Those items that are blanket easements are noted (BE). Those items that are not a matter of survey are not listed.

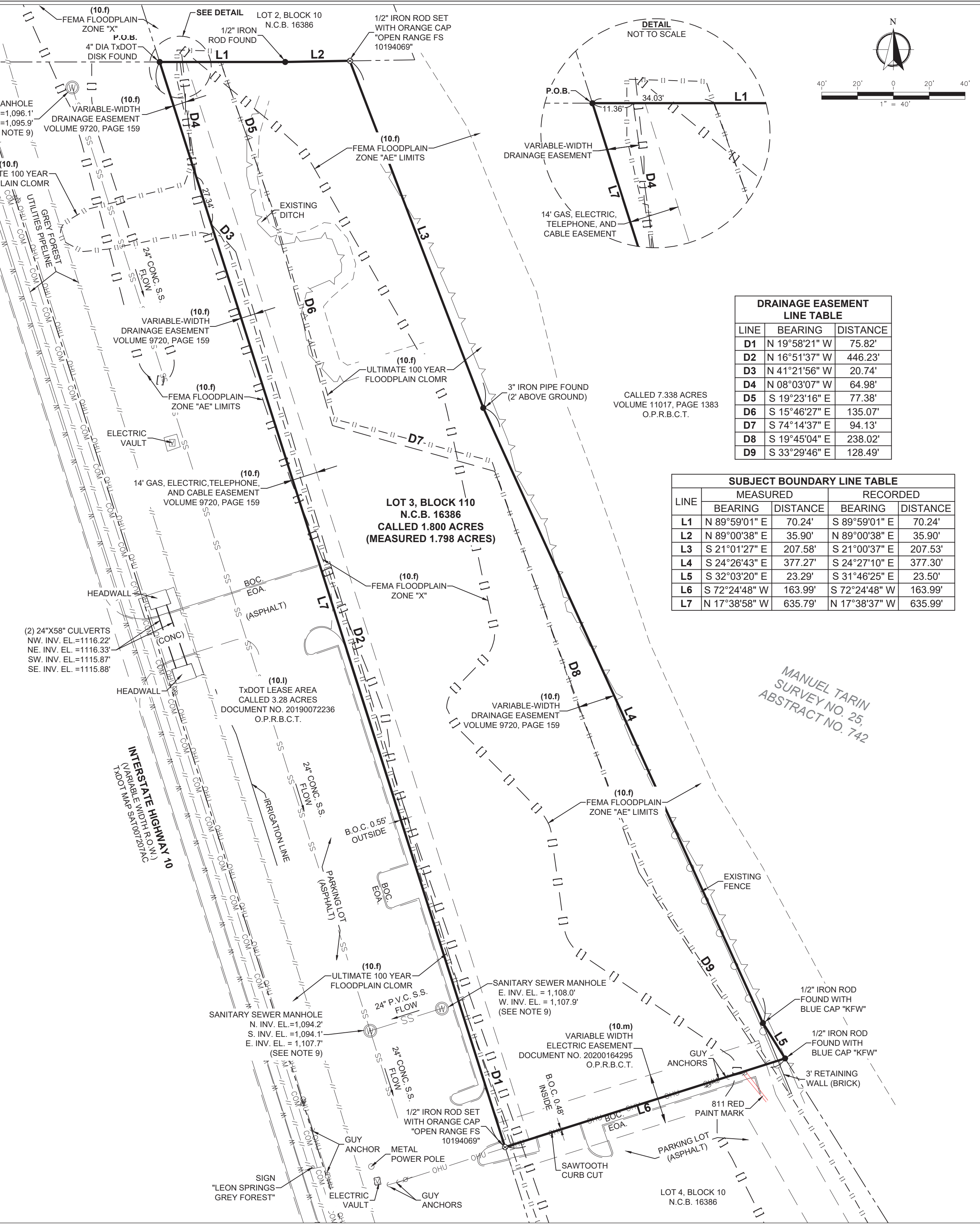
- 10.f A 14' gas, electric, telephone, and cable television easement, a variable width drainage easement, and floodplain lines recorded in Volume 9720, Page 159, P.R.B.C.T. (SH)
- 10.i A 28' electric easement for the City of San Antonio recorded in Volume 18621, Page 889, R.P.R.B.C.T. (N/A - falls within Lot 4, Block 10, N.C.B. 16386)
- 10.k A 5' permanent water easement and a 10' permanent water easement to the City of San Antonio recorded in Document No. 20190040528, O.P.R.B.C.T. (N/A - falls within Lot 4, Block 10, N.C.B. 16386)
- 10.l A lease with certain terms, covenants, conditions, and provisions to the Texas Department of Transportation recorded in Document No. 20190072236, O.P.R.B.C.T. (SH)
- 10.m A variable-width electric easement to the City of San Antonio recorded in Document No. 20200164295, O.P.R.B.C.T. (SH)

LOCATION MAP



LEGEND

- Found Monument (As Noted)
- ⊙ Calculated Point
- O.P.R.B.C.T. Official Public Records of Bexar County, Texas
- R.P.R.B.C.T. Real Property Records of Bexar County, Texas
- P.R.B.C.T. Plat Records of Bexar County, Texas
- DIA. Diameter
- BOC. Back of Curb
- EOA. Edge of Asphalt
- CONC. Concrete
- CLOMR Conditional Letters of Map Revision
- FEMA Federal Emergency Management Agency
- P.V.C. Polyvinyl Chloride
- S.S. Sanitary Sewer
- Easement Edge
- - - Adjoiner Tract Line
- Concrete Edge
- OHU Overhead Utilities
- Metal Fence
- ∇ Top of Slope
- ∇ Toe of Slope
- FEMA Floodplain Zone "AE"
- Ultimate 100 Year Floodplain CLOMR
- Existing Pipeline
- W Existing Water Line
- COM Underground Telephone Line
- SS Sanitary Sewer Line
- ∅ Power Pole
- ⊕ Guy Anchor
- ⊕ Electric Vault
- WV Water Valve
- ⊕ Manhole (Sanitary Sewer)



DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D1	N 19°58'21" W	75.82'
D2	N 16°51'37" W	446.23'
D3	N 41°21'56" W	20.74'
D4	N 08°03'07" W	64.98'
D5	S 19°23'16" E	77.38'
D6	S 15°46'27" E	135.07'
D7	S 74°14'37" E	94.13'
D8	S 19°45'04" E	238.02'
D9	S 33°29'46" E	128.49'

SUBJECT BOUNDARY LINE TABLE

LINE	MEASURED		RECORDED	
	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 89°59'01" E	70.24'	S 89°59'01" E	70.24'
L2	N 89°00'38" E	35.90'	N 89°00'38" E	35.90'
L3	S 21°01'27" E	207.58'	S 21°00'37" E	207.53'
L4	S 24°26'43" E	377.27'	S 24°27'10" E	377.30'
L5	S 32°03'20" E	23.29'	S 31°46'25" E	23.50'
L6	S 72°24'48" W	163.99'	S 72°24'48" W	163.99'
L7	N 17°38'58" W	635.79'	N 17°38'37" W	635.99'

SURVEY NOTES

- (1) CLIENT: Allen Tharp Associates
Bexar County Parcel ID: 1271224
- (2) DATE SURVEY COMPLETED: September 12, 2022
- (3) BASIS OF BEARINGS is the State Plane Coordinate System, NAD 83, Texas South Central (4204). Distances shown are reported as ground.
- (4) Per Plat Book 9720, Page 159, the variable width drainage easement of Right-of-Ways and easements were delineated to contain the boundaries of the 1% annual chance (100 year) flood zone established by the Federal Emergency Management Agency (FEMA) in accordance with Letter of Map Revision (LOMR) 15-06-1357P effective March 9, 2016 which revises DFIRM Panel 095, dated September 29, 2010, and LOMR 15-06-2623P effective February 3, 2016 which revises DFIRM Panel 115, dated September 29, 2010, and the lower of the 4% annual chance (25 year) ultimate plus freeboard or the 1% annual chance (100 year) ultimate development condition water surface elevation. Construction within these easements is prohibited without the prior written approval of the Bexar County or City of San Antonio floodplain administrator. Bexar County or San Antonio Public Works shall have access to these drainage easements as necessary.
- (5) Vertical Datum is NAVD88. A topographic survey was performed on a portion of the property and has been submitted as separate electronic cad files.
- (6) Utility lines shown are based on information provided from existing surface evidence. Lacking excavation, the exact location of underground features cannot be accurately, completely, or fully depicted.
- (7) Patent/Abstract information shown hereon is approximate, for reference purposes only, and have not been retraced as a part of this survey.
- (8) Per Document No. 97656, Case No. Z 2003077, this property was rezoned and reclassified to be within the Hill County Gateway Corridor District, effective June 1, 2003. Per Volume 16215, Page 1605, O.P.R.B.C.T., this property was further rezoned to fall within Zone C-2, Hill County Gateway Corridor District, effective July 9, 2013. This survey was made without the benefit of a zoning report and may be subject to additional zoning changes or restrictions that are not reflected within the aforementioned instruments.
- (9) Due to depth of pipes, the invert elevations, pipe diameters, and pipe material stated on this survey are approximate.

CERTIFICATION

I hereby certify this survey was made on the ground under my supervision; this plat correctly represents the facts found at the time of the survey; and except as shown hereon there are no visible protrusions or intrusions of improvements across boundary lines.

W. Andrew McLaughlin
 September 30, 2022
 DATE
 W. Andrew McLaughlin, TX RPLS #6473
 TBPELS Firm #10194069
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 Boerne, TX 78006
 830.428.0290 | BTX@openrangefs.com
 Job No.: ORFSB-1000-460

