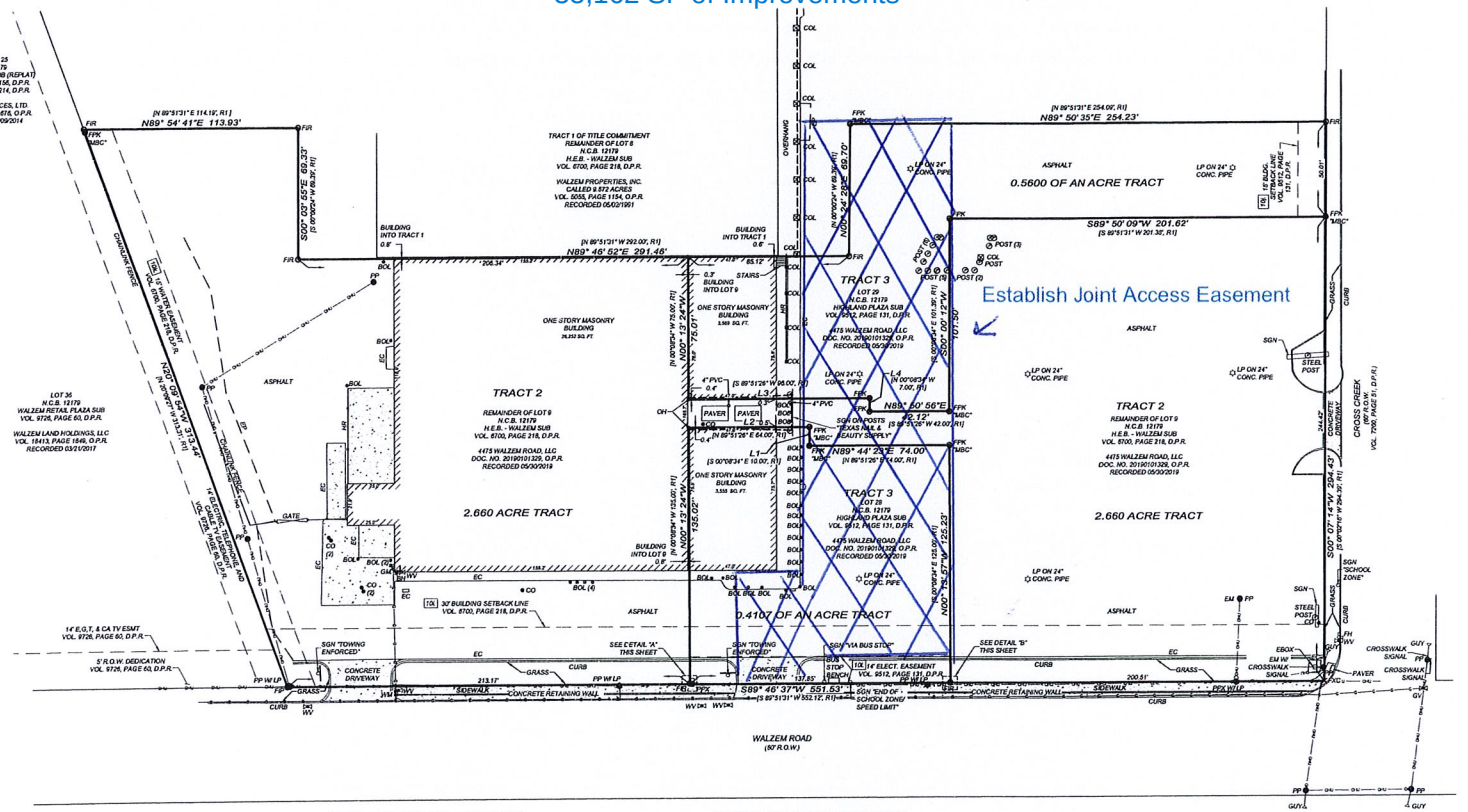
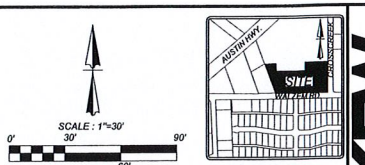
Survey 4475 Walzem Road, San Antonio, TX 78218

3.62 Acres
35,162 SF of Improvements





NOTES
1.BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

2. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO.: FTC-305536, EFFECTIVE DATE DECEMBER 04, 2019, ISSUED DATE DECEMBER 26, 2019.
LEGAL DESCRIPTION
TRACT 2 OF TITLE COMMITMENT: LOT 9, N.C.B. 12179, RESUBDIVISION PLAT OF H.E.B. - WALZEM SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT SAVE AND EXCEPT, LOTS 28 AND 29, N.C.B. 12179, HIGHLANDS PLAZA SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9512, PAGE 131, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
TRACT 3 OF TITLE COMMITMENT: LOTS 28 AND 29, N.C.B. 12179, HIGHLANDS PLAZA SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT HEREOF RECORDED IN VOLUME 9512, PAGE 131, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
SCHEDULE B
10a. VOLUME 3288, PAGE 706 - UNDETERMINED - VOLUME 3288, PAGE 706, TERM OF 25 YEARS FROM OCTOBER 17, 1984, HOWEVER A CITED DEVELOPMENT AND OPERATING AGREEMENT RECORDED IN VOLUME 5515, PAGE 484 REMAINS IN EFFECT FOR A PERIOD OF 57 YEARS FROM MARCH 18, 1971.
-VOLUME 3323, PAGE 119 - APPLIES, REMAINS IN EFFECT FOR A TERM OF 75 YEARS FROM FEBRUARY 11, 1985
10d. VOLUME 3928, PAGE 997 - APPLIES - AS SHOWN FOR BUILDING
10g. VOLUME 7200, PAGE 51 (TRACT 1)- DOES NOT APPLY
-30' BUILDING SET BACK LINE - DOES NOT APPLY
10h. VOLUME 6700, PAGE 218 (TRACT 1) - DOES NOT APPLY
- 30' BUILDING SETBACK LINE - DOES NOT APPLY
10. VOLUME 6700, PAGE 218 (TRACT 2 & LOT 28 OF TRACT 3) - APPLIES
-30' BUILDING SETBACK LINE - SHOWN
10. VOLUME 9512, PAGE 131 (LOT 29 OF TRACT 3) - APPLIES
-15' BUILDING SETBACK LINE - SHOWN
10k. VOLUME 6700, PAGE 218 (TRACT 2) - APPLIES
-15' WATER EASEMENT - SHOWN
10l. VOLUME 9512, PAGE 131 (LOT 28 OF TRACT 3) - APPLIES
- 14' ELECTRIC EASEMENTS - SHOWN
10m. VOLUME 6565, PAGE 304 - UNDETERMINED - BUILDINGS ARE VACANT
-VOLUME 6865, PAGE 199 - UNDETERMINED - BUILDINGS ARE VACANT
10n. VOLUME 4988, PAGE 776 - UNDETERMINED - BUILDINGS ARE VACANT

3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 210 OF 788, COMMUNITY PANEL NO. 48029C0700, DATED SEPTEMBER 29, 2010.

4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.

5. NO METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.

6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".

7. UNDERGROUND UTILITIES WERE SCALED FROM UTILITY MAP RECEIVED FROM SAWS AND CPS AND PLACED USING PHYSICAL EVIDENCE VERIFIED IN THE FIELD.

8. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

9. REFERENCE
R1 - VOLUME 9512, PAGE 131 D.P.R. HIGHLAND PLAZA SUBDIVISION

10. NUMBER OF PARKING SPACES UNAVAILABLE AS PARKING STRIPES WERE FADED.

Line Table		
LINE #	LENGTH	DIRECTION
L1	9.97'	S00°06'33"E
L2	63.65'	N89°39'21"E
L3	65.70'	N89°40'39"E
L4	7.01'	S00°02'27"E

SYMBOL LEGEND

O	FIR	FOUND 1/2" IRON ROD OR AS NOTED
+		CALCULATED POINT
✪	FPK	FOUND PK NAIL
✪	FIP	FOUND IRON PIPE
×	FXC	FOUND "X" IN CONCRETE
	O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
	D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
●	FP	POWER POLE
●	PPX	POWER POLE WITH TRANSFORMER
◁	GUY	GUY
EM		ELECTRIC METER
LP		LIGHT POLE
EBOX		ELECTRIC BOX
GM		GAS METER
GV		GAS VALVE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
CO		CLEAN OUT
TSB		TRAFFIC SIGNAL BOX
TSP		TRAFFIC SIGNAL POLE
GI		GRATE INLET
BOL		BOLLARD POST
P		POST AS NOTED
SGN		SIGN AS NOTED
BH		BUILDING HYDRANT
COL		COLUMN
		GATE
EC		EDGE OF CONCRETE
EP		EDGE OF PAVEMENT
OH		OVERHANG
OHU		OVERHEAD UTILITY LINE
GAS		GAS LINE
		CHAINLINK FENCE
		BARBED WIRE FENCE
HR		HANDRAIL (HR)

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO: THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1917 S CAPITAL OF TX HWY, AUSTIN, TEXAS, 78746
PHONE: 512-440-7723 FAX: 512-440-1414 - EMAIL: INFO@TBPELS.TEXAS.GOV

STATE OF TEXAS:
COUNTY OF BEXAR:

I, DOUGLAS A. KRAMER, DO HEREBY CERTIFY THAT THIS TITLE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A LAND TITLE SURVEY. THE FIELDWORK WAS COMPLETED ON 03/27/2020.

3-30-2020

DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
EMAIL: DKRAMER@KFWENGINEERS.COM
DATE OF SURVEY: 03/30/2020
PROJECT NO.: 20-031

STATE OF TEXAS
REGISTERED
6632
PROFESSIONAL
DOUGLAS A. KRAMER
LAND SURVEYOR

KFW SURVEYING
3421 Paesanos Pkwy, Suite 210 • San Antonio, Texas 78231
Phone # (210) 979-8444 • Fax # (210) 979-8441
TBPLS Firm # 10193900

REVISIONS
ISSUE DATE

CATEGORY 1A LAND TITLE SURVEY OF

TRACT 2 OF TITLE COMMITMENT: LOT 9, N.C.B. 12179, RESUBDIVISION PLAT OF H.E.B. - WALZEM SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6700, PAGE 218, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. SAVE AND EXCEPT LOTS 28 AND 29, N.C.B. 12179, HIGHLANDS PLAZA SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9512, PAGE 131, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
TRACT 3 OF TITLE COMMITMENT: LOTS 28 AND 29, N.C.B. 12179, HIGHLANDS PLAZA SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9512, PAGE 131, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

JOB NO. 20-032
DATE: 03/30/2020
DRAWN: CR CHECKED: TAS

SHEET NUMBER:
1 of 1

Date: Mar 30, 2020, 12:39pm User ID: dmeyer
File: S:\Drw 2020\JOB-032 4475 Walzem Road\20-032 4475 Walzem Road.dwg