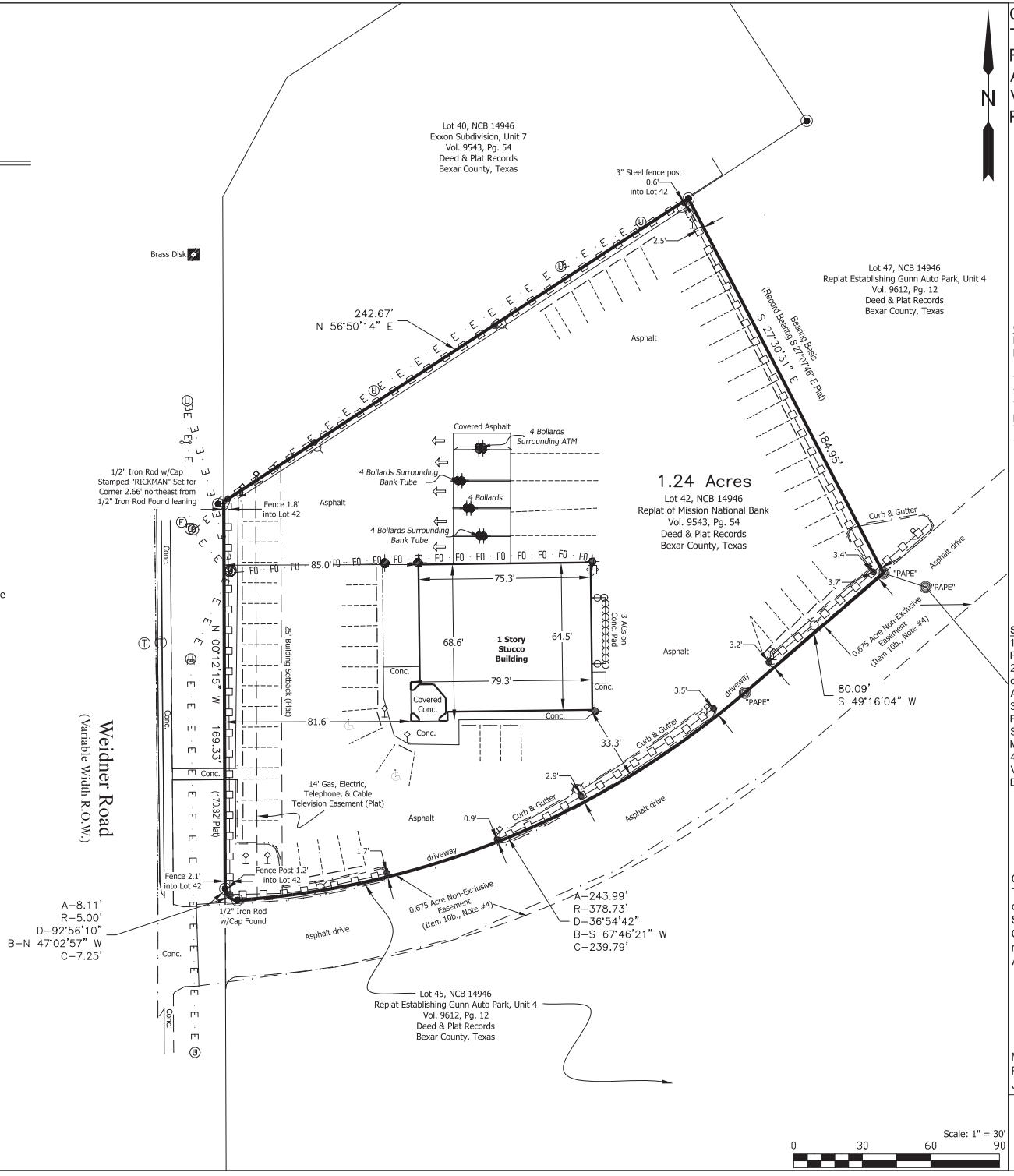
RIO FINANCIAL SERVICES
420 N. WEIDNER RD,
SAN ANTONIO, TEXAS

CATEGORY 1A CONDITION II, LAND TITLE SURVEY OF A LOT 42, NCB 14946, REPLAT OF MISSION NATIONAL BANK, ACCORDING TO PLAT OF RECORD IN VOLUME 9543, PAGE 54, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

LEGEND

These standard symbols will be found in the drawing.

- 1/2" Iron Rod Found
- TXDoT Monument Found
- PK Nail Found
- 1/2" Iron Rod Set
- Light Pole
- Sign
- Handicap Spot
- Bollard
- 3.5" Steel Fence Post
- Telecommunication Vault
- Fire Hydrant
- 6 Foot Tall Electric Panel
- Down Guy
- Electric Box
- Utility Pole
- Paint Marking
- Overhead Utilities
- Underground Fiber Optic Line
- Wrought Iron Fence
- Steel Railing Fence
- Parking Paint Stripes
- Back of Curb
- Concrete Parking Bumper
- Gutter
- Edge of Asphalt



COMMITMENT FOR TITLE INSURANCE
ISSUED BY: Service Title Company — Escrow Officer: Liliana Bitter
ISSUED: July 11, 2025 — G.F. No. "To be determined"

10a. Subject to the Restrictions and Covenants of Record in; Vol. 9543, Pg. 54, Deed & Plat Records, Bexar County, Texas.
10b. Subject to a 0.675 Acre, Non-Exclusive Easement, as shown, per Vol. 7819, Pg. 1342, Official Public Records, Bexar County, Texas; DOES AFFECT.
10c. The Restrictions and Covenants per Plat: DOES AFFECT;
-25' Building Setback - along Weidner Road
-14' Gas, Electric, Telephone, and Cable Television Easement - along Weidner Road

Survey Notes:
1. Bearings Based on NAD83 Texas Central Zone 4203; US Survey Feet.
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) No. 48029C0270G, dated September 29, 2010, this property is located in Zone X; Areas of Minimal Flood Hazard.
4. Subject to a 0.675 Acre Non-Exclusive Easement, as shown, per Vol. 11043, Pg. 2021, Official Public Records, and Vol. 9612, Pg. 12, Deed & Plat Records, Bexar County, Texas.

CERTIFICATION:
This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Land Title Survey, and represents a survey made on the ground on August 18, 2025, of the property shown hereon:

STATE OF TEXAS · REGISTERED · MARION RUTH BOLTON · 4727 · PROFESSIONAL · LAND SURVEYOR

Marion Ruth Bolton, 8-21-2025
Registered Professional Land Surveyor No. 4727
Job Number: 25-093

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