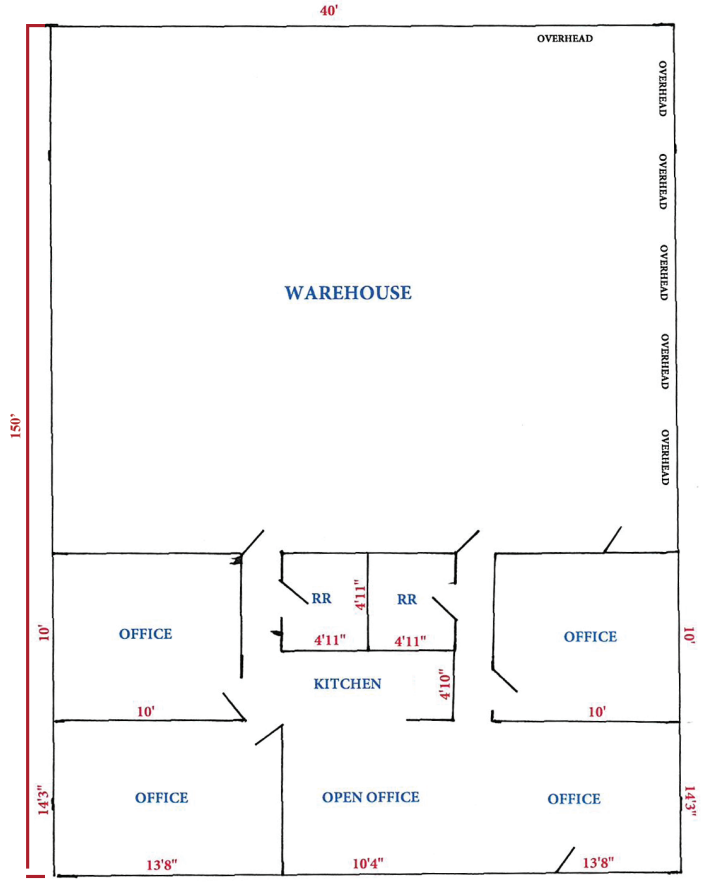

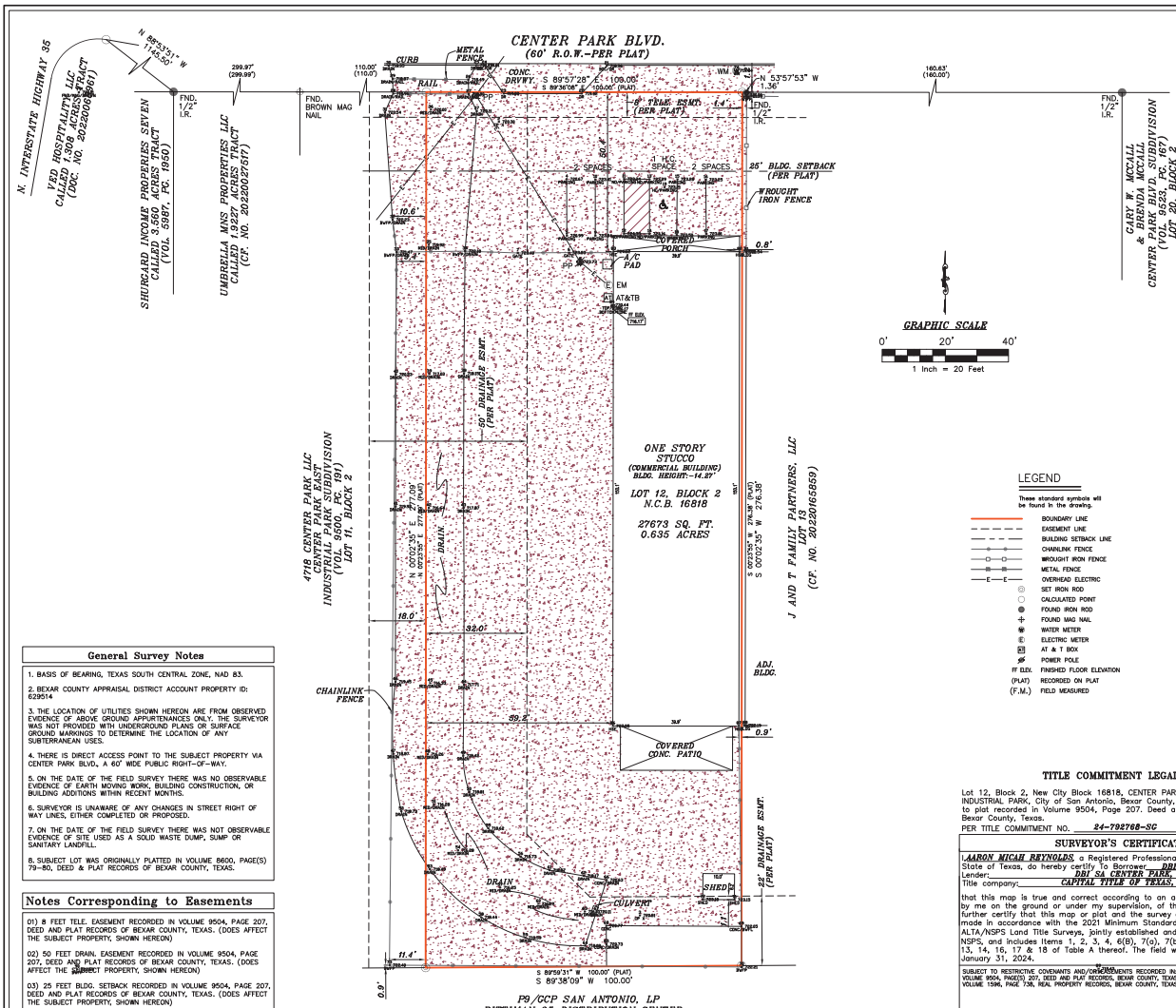

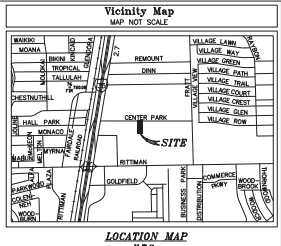

LOCATION MAP
N.T.S

GRAPHIC SCALE
0' 20' 40'
1 Inch = 20 Feet

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- METAL FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- FOUND MAG NAIL
- WATER METER
- ELECTRIC METER
- AT & T BOX
- POWER POLE
- FF ELEV. FINISHED FLOOR ELEVATION
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

General Survey Notes

1. BASIS OF BEARING, TEXAS SOUTH CENTRAL ZONE, NAD 83.
2. BEXAR COUNTY APPRAISAL DISTRICT ACCOUNT PROPERTY ID: 629514
3. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
4. THERE IS DIRECT ACCESS POINT TO THE SUBJECT PROPERTY VIA CENTER PARK BLVD, A 60' WIDE PUBLIC RIGHT-OF-WAY.
5. ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.
7. ON THE DATE OF THE FIELD SURVEY THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. SUBJECT LOT WAS ORIGINALLY PLATTED IN VOLUME 8600, PAGE(S) 79–80, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Notes Corresponding to Easements

01) 8 FEET TELE. EASEMENT RECORDED IN VOLUME 9504, PAGE 207, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PROPERTY, SHOWN HEREON)

02) 50 FEET DRAIN. EASEMENT RECORDED IN VOLUME 9504, PAGE 207, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PROPERTY, SHOWN HEREON)

03) 25 FEET BLDG. SETBACK RECORDED IN VOLUME 9504, PAGE 207, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PROPERTY, SHOWN HEREON)

04) 22 FEET DRAIN. EASEMENT RECORDED IN VOLUME 9504, PAGE 207, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PROPERTY, SHOWN HEREON)

Vicinity Map

MAP NOT SCALE

Legal Description

Lot 12, Block 2, New City Block 16818, CENTER PARK EAST INDUSTRIAL PARK, City of San Antonio, Bexar County, Texas according to plat recorded in Volume 9504, Page 207. Deed and Plat Records, Bexar County, Texas.

Parking Tabulation

PARKING SPACE SUMMARY:

TOTAL NUMBER OF HANDICAP SPACES:	01	SPACE
TOTAL NUMBER OF REGULAR SPACES:	04	SPACES
TOTAL NUMBER OF SPACES:	05	SPACES

Zoning Notes

Zoning Classification: I–1, GENERAL INDUSTRIAL DISTRICT

Permitted Use: YES

Building Setbacks: Front=30', Side=30', Rear=30' (I–1)

Source: City of San Antonio, Texas
Development Services Center
1901 South Alamo Street
San Antonio, TX 78204
Phone No.: 210–207–1111

Flood Zone

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48029C 0407 H effective date of JUNE 19, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

TITLE COMMITMENT LEGAL

Lot 12, Block 2, New City Block 16818, CENTER PARK EAST INDUSTRIAL PARK, City of San Antonio, Bexar County, Texas according to plat recorded in Volume 9504, Page 207. Deed and Plat Records, Bexar County, Texas.
PER TITLE COMMITMENT NO. 24-792768-SC

ALTA/NSPS Land Title Survey

JOB NO.: 240109846 3	NO.	REVISION	DATE
DATE: 01/31/24	1.	UPDATE TC	04/30/24
DRAWN BY: JD/RH/DBT			
APPROVED BY: AMR			

SURVEYOR'S CERTIFICATION

I AARON MICAH REYNOLDS a Registered Professional Land Surveyor in the State of Texas, do hereby certify To Borrower: DBI SA CENTER PARK, LP
Lender: DBI SA CENTER PARK, LP
Title company: CAPITAL TITLE OF TEXAS, LLC

that this map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on January 31, 2024.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 9504, PAGE(S) 207, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS VOLUME 15246, PAGE 730, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS

AMERISURVEYORS
P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1865
WEB: WWW.AMERISURVEYORS.COM

DBI SA CENTER PARK, LP
4738 CENTER PARK BLVD.,
SAN ANTONIO, TX 78218
BEXAR COUNTY, TEXAS

STATE OF TEXAS REGISTERED AARON MICAH REYNOLDS 6644 PROFESSIONAL LAND SURVEYOR

AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644

Copyright ©AmeriSurveyors LLC. FIRM REGISTRATION NUMBERS 10146400, 10193905. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a Title report issued by the Title Company listed above issued under Commitment No./GF No. shown on this survey. email questions to: info@amerisurveyors.com