

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. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.9998300289.
 2. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, GF NO.: SCT-48-43001122-6493-RJ, EFFECTIVE DATE JUNE 5, 2022, ISSUED DATE JUNE 10, 2022.

LEGAL DESCRIPTION:
 -TRACT 1:
 LOT 6, BLOCK 7, NEW CITY BLOCK 19127, HD 410 SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9576, PAGE 1, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 -TRACT 2:
 NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY RECIPROCAL EASEMENT AND OPERATION AGREEMENT FILED JUNE 3, 1996 AND RECORDED IN VOLUME 6772, PAGE 1410, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

SCHEDULE B:
 1. RESTRICTIVE COVENANTS OF RECORD: VOLUME 6772, PAGE 1410 - APPLIES

10. f. VOLUME 9576, PAGE 1 - APPLIES
 -14' GAS, CABLE TV, AND ELECTRIC EASEMENT - SHOWN
 -1' NON ACCESS EASEMENT - SHOWN
 -10' PRIVATE WATER SERVICE LINE EASEMENT - SHOWN
 -20' INGRESS AND EGRESS EASEMENT (SHOWN AS 30' INGRESS AND EGRESS EASEMENT ON PLAT)

g. VOLUME 6772, PAGE 1410 - APPLIES
 -RECIPROCAL EASEMENT AND OPERATION AGREEMENT COULD NOT PLOT - APPLIES

h. VOLUME 2875, PAGE 1717
 -OIL, GAS AND OTHER MINERAL RIGHTS

3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 370 OF 785, COMMUNITY PANEL NO. 48029C0370G, 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. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.

10. THERE WERE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY.

11. ZONING REQUIREMENTS:

SOURCE OF ZONING INFORMATION: CITY OF SAN ANTONIO PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. PHONE NUMBER: (210) 207-0147

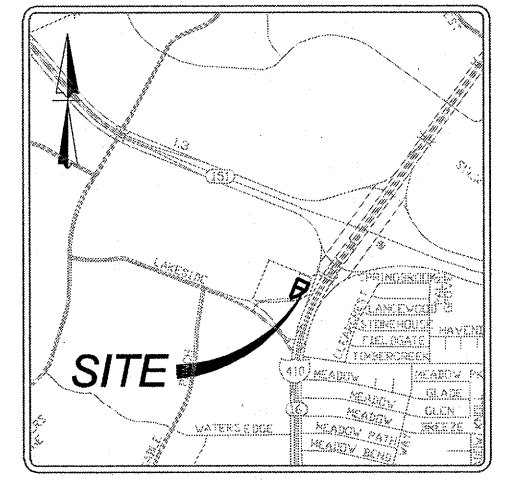
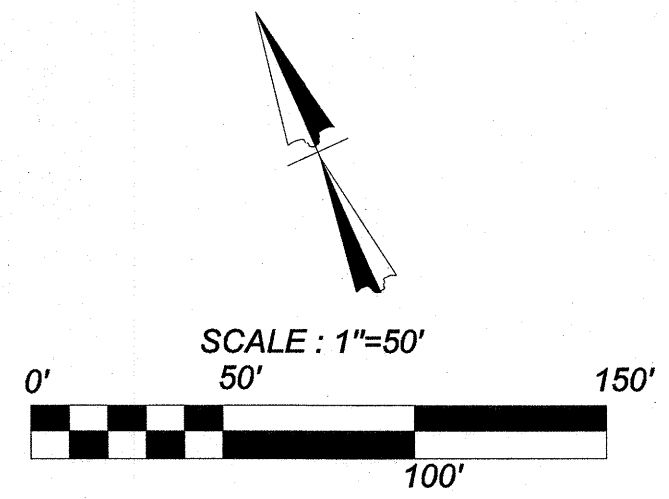
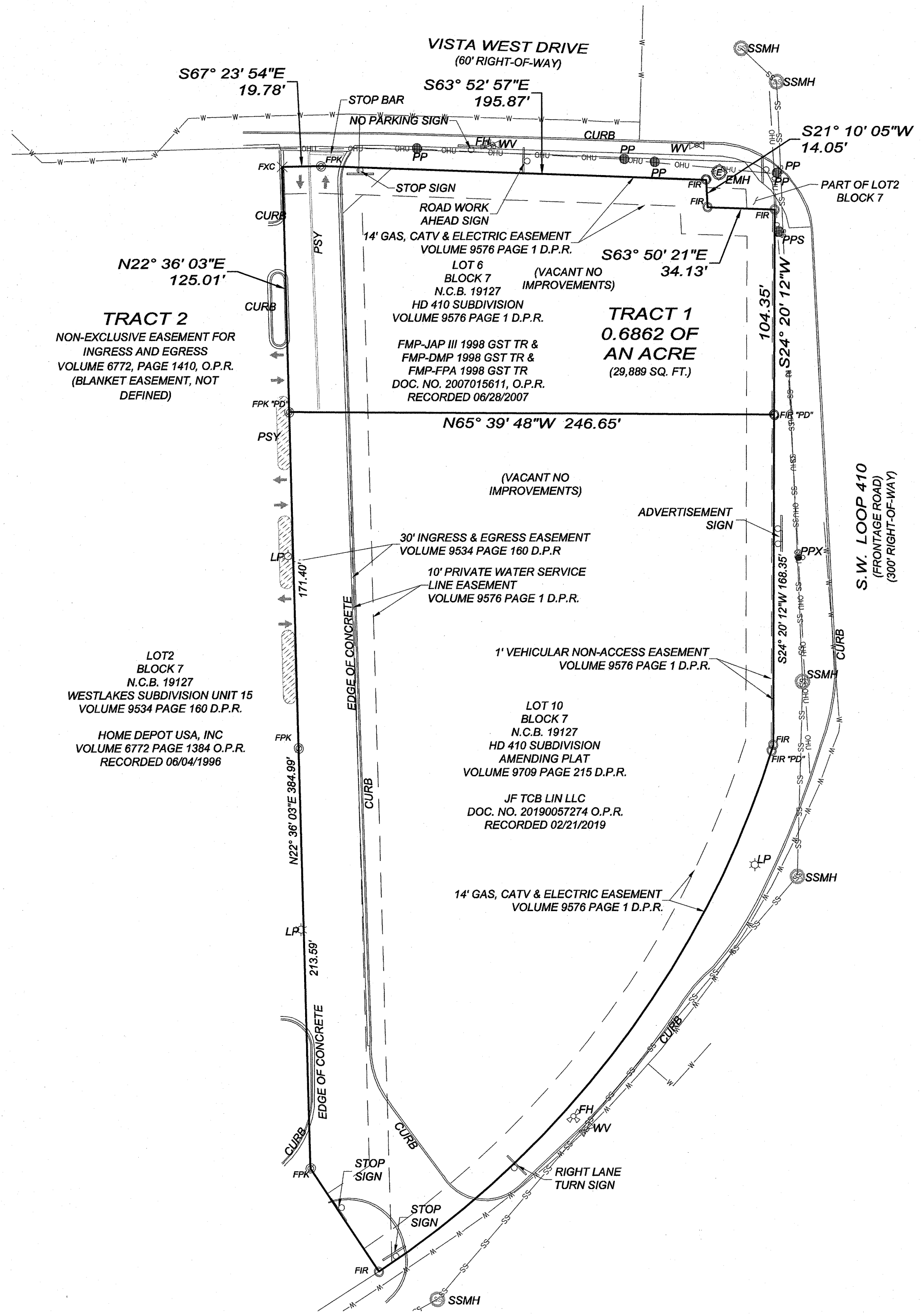
THE CURRENT ZONING CLASSIFICATION IS: C-3 BASED ON THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT GIS SITE FOUND BY NAVIGATING TO THE FOLLOWING SITE:
[HTTPS://GIS.SANANTONIO.GOV/PDS/ONESTOP/INDEX.HTML](https://gis.sanantonio.gov/pds/onestop/index.html)

PER CITY OF SAN ANTONIO PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, THE PROPERTY IS ZONED WITHIN THE CITY LIMITS.

BUILDING SETBACK REQUIREMENTS FOR C-3:

-FRONT: N/A
 -SIDE: 30'²
 -BACK: 30'²
 -BUILDING HEIGHT RESTRICTIONS: 35'
 -FLOOR SPACE AREA RESTRICTIONS: N/A
² - APPLIES ONLY TO THE SETBACK AREA MEASURED FROM A LOT LINE WHICH ABUTS A RESIDENTIAL USE OR RESIDENTIAL ZONING DISTRICT. THE SIDE OR REAR SETBACK SHALL BE ELIMINATED WHERE THE USE DOES NOT ABUT A RESIDENTIAL USE OR RESIDENTIAL ZONING DISTRICT OR THE TWO DISTRICTS ARE SEPARATED BY A PUBLIC RIGHT-OF-WAY. THE INDICATED SETBACK WOULD NOT APPLY IF THE SUBJECT PROPERTY ADJOINS A RESIDENTIALLY ZONED PROPERTY (SINGLE-FAMILY OR MULTI-FAMILY) WHICH IS OCCUPIED BY AN EXISTING NONRESIDENTIAL USE SUCH AS A PUBLIC OR PRIVATE USE SCHOOL, CHURCH, PARK AND/OR GOLF COURSE.

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
 THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
 12100 PARK 36 CIRCLE BLDG. A, SUITE 156 MC-230 AUSTIN, TX 78753
 PHONE: 512-239-5263; FAX: 512-239-5263



LOCATION MAP NOT-TO-SCALE

ADDRESS: S.W. LOOP 410
 SAN ANTONIO, TX 78227

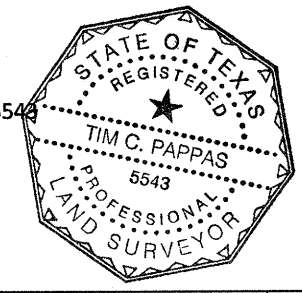
SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- ⊙ FPK FOUND FPK NAIL
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PP POWER POLE
- ⊙ PPX POWER POLE WITH TRANSFORMER
- ⊙ LP LIGHT POLE
- ⊙ WV WATER VALVE
- ⊙ FH FIRE HYDRANT
- ⊙ SSMH SANITARY SEWER MANHOLE
- ⊙ SGN SIGN AS NOTED
- ⊙ BM BENCHMARK
- OHU — OHU OVERHEAD UTILITY LINE
- W — W WATER LINE
- SS — SS SANITARY SEWER LINE

STATE OF TEXAS:
 COUNTY OF BEXAR:

TO FMP-JAP III 1998 GST TRUST & FMP-DMP 1998 GST TRUST & FMP-FPA 1998 GST TRUST; CHICAGO TITLE INSURANCE COMPANY; & JOSEPH SELIG THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 8, 11(a), 13, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 07/12/2022.

13 JULY 2022
 TIM C. PAPPAS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5549
 EMAIL: TPAPPAS@KFWENGINEERS.COM
 DATE OF SURVEY: 07/12/2022
 PROJECT NO.: 22-107



Date: Jul 13, 2022 7:37am User ID: tpappas File: S:\Draw 2022\22-107 Loop 410 - Vista Drive West\BS22-107 Vista Ridge West.dwg



ALTA/NSPS LAND TITLE SURVEY OF
 LOT 6, BLOCK 7, NEW CITY BLOCK 19127 OF THE HD 410 SUBDIVISION, AS RECORDED IN VOLUME 9576 PAGE 1, D.P.R. CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

KFW SURVEYING
 3421 Paesanos Pkwy, Suite 101, San Antonio, TX 78231
 Phone #: (210) 979-8444 • Fax #: (210) 979-8441
 TBPLS Firm #: 10122300

REVISIONS	ISSUE DATE	JOB NO.
		22-107
		DATE: 07/12/22
		CHECKED: TCP
		DRAWN: RM
		SHEET NUMBER:
		1 OF 1