

# ALTA.ACSM LAND TITLE SURVEY

**NOTES**

- 1) ALL SET BACKS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEY".
- 2) BASIS OF BEARING IS THE TEXAS GEODESIC SYSTEM, TEXAS FOUR CORNER ZONE, 4304, NAD83.
- 3) CORRELATING VERTS AND BOUNDS DESCRIPTION PREPARED.
- 4) IMPROVEMENTS NOT SHOWN.
- 5) SET BACKS PLOTTED ONLY, TRACT 1 LIES WITHIN THE 100-YEAR FLOOD ZONE PER CRESTA BELLA PLAT OF RECORD IN VOLUME 8584, PAGE 40-44 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.
- 6) TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 13241-WC08 EFFECTIVE DATE MAY 17, 2013, ISSUED DATE MAY 23, 2013, SCHEDULE B, ITEM 1 AND 10 AFFECT TRACTS AS FOLLOWS:
  - 1. DECLARATION OF RESTRICTIVE COVENANTS OF RECORD IN VOLUME 1191, PAGE 117A, VOLUME 1233, PAGE 120A, DOC #2010028930A, DOC #2010028930A, AND LOG #2010028930A OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.
  - 2. ELECTRIC LINE EASEMENT (SHOWN HEREON) WITH RIGHTS OF INGRESS AND EGRESS OF RECORD IN VOLUME 6478, PAGE 2027 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS DOES AFFECT TRACT 1.
  - 3. 30' RIGHT-OF-WAY EASEMENT OF RECORD IN VOLUME 7001, PAGE 406 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS DOES AFFECT TRACT 1 AS SHOWN.
  - 4. 30' ROADWAY EASEMENT DESCRIBED BY WARRANTY DEED OF RECORD IN VOLUME 7054, PAGE 164 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS DOES AFFECT TRACT 1 AS SHOWN.
  - 5. 30' HIGH-EXCLUSIVE INGRESS/EGRESS AGREEMENT OF RECORD IN VOLUME 7658, PAGE 728 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS DOES AFFECT TRACT 1 AS SHOWN.
  - 6. 30' ROADWAY EASEMENT OF RECORD IN VOLUME 1159, PAGE 854 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS DOES AFFECT TRACT 1 AS SHOWN.
  - 7. 30' ROADWAY EASEMENT OF RECORD IN VOLUME 4143, PAGE 208 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS DOES AFFECT TRACT 1 AS SHOWN.
  - 8. 30' ROADWAY EASEMENT OF RECORD IN VOLUME 5577, PAGE 404 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS DOES AFFECT TRACT 1 AS SHOWN.
  - 9. 30' HIGH-EXCLUSIVE INGRESS/EGRESS AGREEMENT OF RECORD IN VOLUME 4814, PAGE 331 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS DOES AFFECT TRACT 1 AS SHOWN.
  - 10. 30' HIGH-EXCLUSIVE INGRESS/EGRESS AGREEMENT OF RECORD IN VOLUME 4818, PAGE 656 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS DOES AFFECT TRACT 1.
  - 11. 20' AND 10' BUILDING SETBACK LINES OF RECORD IN VOLUME 1159, PAGE 1073 DO AFFECT TRACT 1 AS SHOWN.
  - 12. CONTROL OF ACCESS TO I-10 AS PROVIDED IN VOLUME 4939, PAGE 418, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS IS LISTED AS "A"-ACCESS WILL BE PERMITTED AT ALL POINTS ON TRACT 1 AS SHOWN.
  - 13. CONTROL OF ACCESS TO I-10 AS PROVIDED IN VOLUME 5577, PAGE 404, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS IS LISTED AS "A"-ACCESS WILL BE PERMITTED AT ALL POINTS ON TRACT 1 AND TRACT 2 AS SHOWN.
  - 14. RIGHTS OF UTILITIES ADJACENT TO I-10 AS PROVIDED IN VOLUME 5577, PAGE 404, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS IS LISTED AS "A"-ACCESS WILL BE PERMITTED AT ALL POINTS ON TRACT 1 AND TRACT 2 AS SHOWN.
  - 15. RIGHTS OF UTILITIES ADJACENT TO I-10 AS PROVIDED IN VOLUME 5577, PAGE 404, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS IS LISTED AS "A"-ACCESS WILL BE PERMITTED AT ALL POINTS ON TRACT 1 AND TRACT 2 AS SHOWN.
  - 16. RIGHTS OF 300 TEXAS TOWERS, LP, AS TENANTS UNDER ANY UNRECORDED RENTAL OR LEASE AGREEMENTS MAY AFFECT ALL TRACTS.



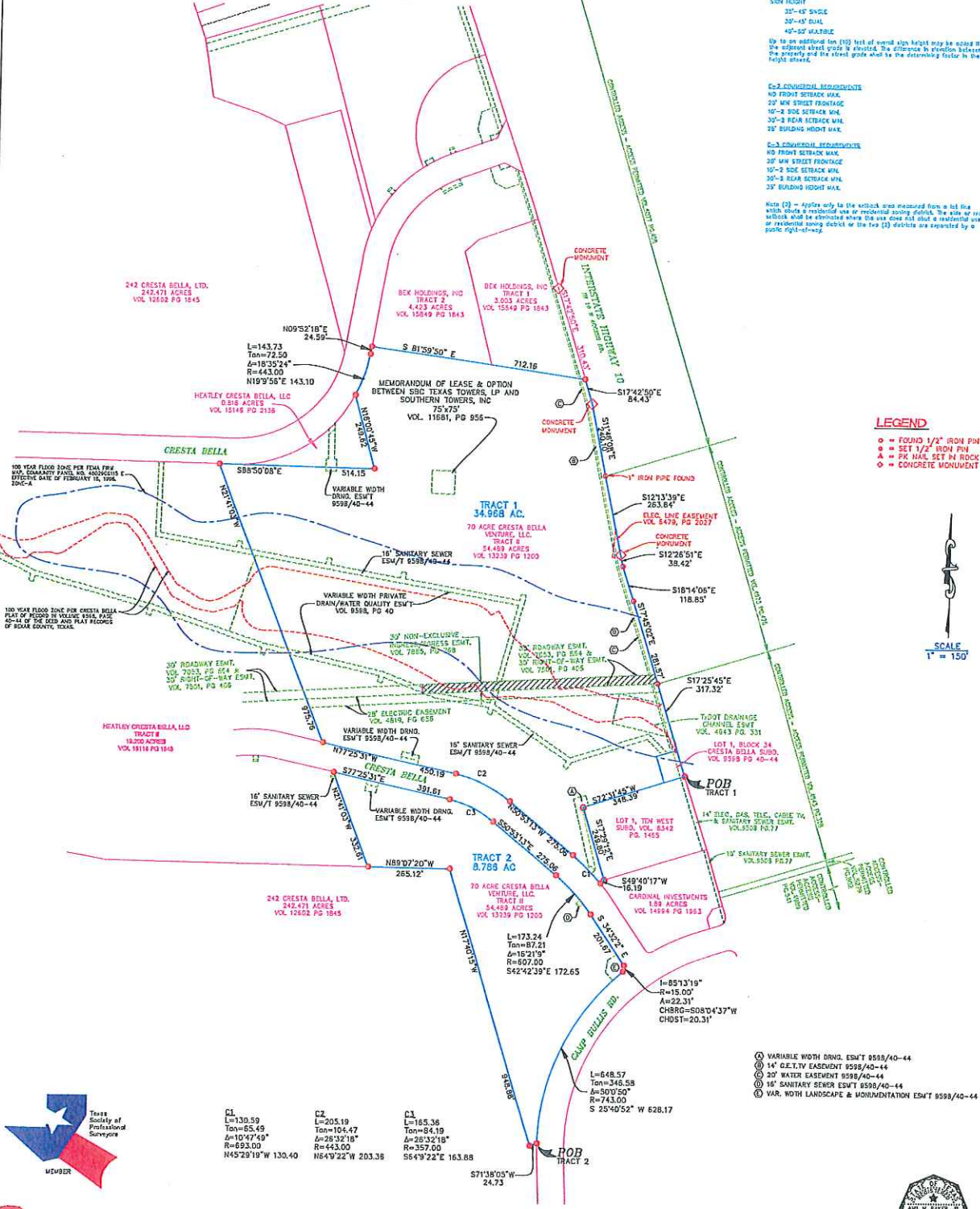
TRACTS ARE LISTED AS IN THE FOLLOWING ZONES AS OF JUNE 12, 2013 FOR THE CITY OF SAN ANTONIO ZONING SERVICES DEPARTMENT:  
 1011 COUNTY CATHAY ESTATE 700-15, MAY 15, 2008.

- 1011 COUNTY CATHAY ESTATE 700-15, MAY 15, 2008**
- 10-60' FRONT SETBACK
  - 30' SIDE SETBACK
  - 35'-45' BUILD
  - 20'-45' BUILD
  - 40'-50' MAXIMUM
- Up to an additional ten (10) feet of overall sign height may be added in the setback areas if provided. The following is a condition of the property and the street grade shall be the determining factor in the height of signs.

- CO-2 COMMERCIAL RESIDENTIAL**
- 40' FRONT SETBACK MAX.
  - 20' MIN STREET FRONTAGE
  - 10'-2' SIDE SETBACK MIN.
  - 30'-3' REAR SETBACK MIN.
  - 25' BUILDING HEIGHT MAX.
- CO-3 COMMERCIAL RESIDENTIAL**
- 40' FRONT SETBACK MAX.
  - 30' MIN STREET FRONTAGE
  - 10'-2' SIDE SETBACK MIN.
  - 30'-3' REAR SETBACK MIN.
  - 25' BUILDING HEIGHT MAX.

Note (2) - Applies only to the setback area measured from a lot line when there is a residential use or residential zoning district. The side or rear setback shall be measured where the lot does not abut a residential use or residential zoning district or the two (2) setbacks are separated by a public right-of-way.

- LEGEND**
- FOUND 1/2" IRON PIN
  - SET 1/2" IRON PIN
  - ◆ PILE MARK, SET IN ROCK
  - CONCRETE MONUMENT



**Baker Surveying, Inc.**  
 PH: (830) 833-2250  
 FAX: (830) 833-2257  
 2250 US 281 N.  
 BLANCO TX 78606

CL	C2	C1
L=130.59 Ton=65.49 A=104°47'49" R=693.00 N45°29'19" W 130.40	L=205.19 Ton=104.47 A=26°32'18" R=443.00 N84°9'22" W 203.38	L=165.36 Ton=84.19 A=26°32'18" R=357.00 S54°9'22" E 163.88

**PLAY SHOWING:**  
 SURVEY OF A 43.754 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, BEING OUT OF THE JAMES H. COX SURVEY NO. 20, ABSTRACT 155, AND BEING CALLED TRACTS 1 AND 2  
 TRACT 1: BEING A 34.968 ACRE TRACT OF LAND BEING OUT OF A 64.489 ACRE TRACT OF LAND CONVEYED TO 70 ACRE CRESTA BELLA VENTURE, LLC (CALLED TRACT I) OF RECORD IN VOLUME 1233, PAGE 1200 OF THE OFFICIAL PUBLIC RECORDS AND ALL OF LOT 1, BLOCK 34, CRESTA BELLA SUBDIVISION OF RECORD IN VOLUME 958, PAGE 40, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.  
 TRACT 2: BEING A 8.785 ACRE TRACT OF LAND BEING OUT OF A 64.489 ACRE TRACT OF LAND CONVEYED TO 70 ACRE CRESTA BELLA VENTURE, LLC (CALLED TRACT II) OF RECORD IN VOLUME 1233, PAGE 1200 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

- ① VARIABLE WIDTH DRNG. ESM/T 9598/40-44
- ② 14" C.E.T.V. EASEMENT 9598/40-44
- ③ 30' WATER EASEMENT 9598/40-44
- ④ 18" SANITARY SEWER ESM/T 9598/40-44
- ⑤ VAR. W/TH LANDSCAPE & MONUMENTATION ESM/T 9598/40-44

STATE OF TEXAS :  
 COUNTY OF BLANCO:  
 I, LAUREN BAKER, JR. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS LICENSED UNDER MY SUPERVISION.  
*Lauren B. Baker, Jr.*  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1459  
 SURVEYED: MAY 10, 2008 - MARCH 18, 2009  
 PROJECT NO: 06-008 BARUCH 70 ACRES  
 DND No: H.Drow 2008/05-08/02 BARUCH/DND  
 UPDATED: JUNE 22 2013 SURVEYED REMANNING TRACT