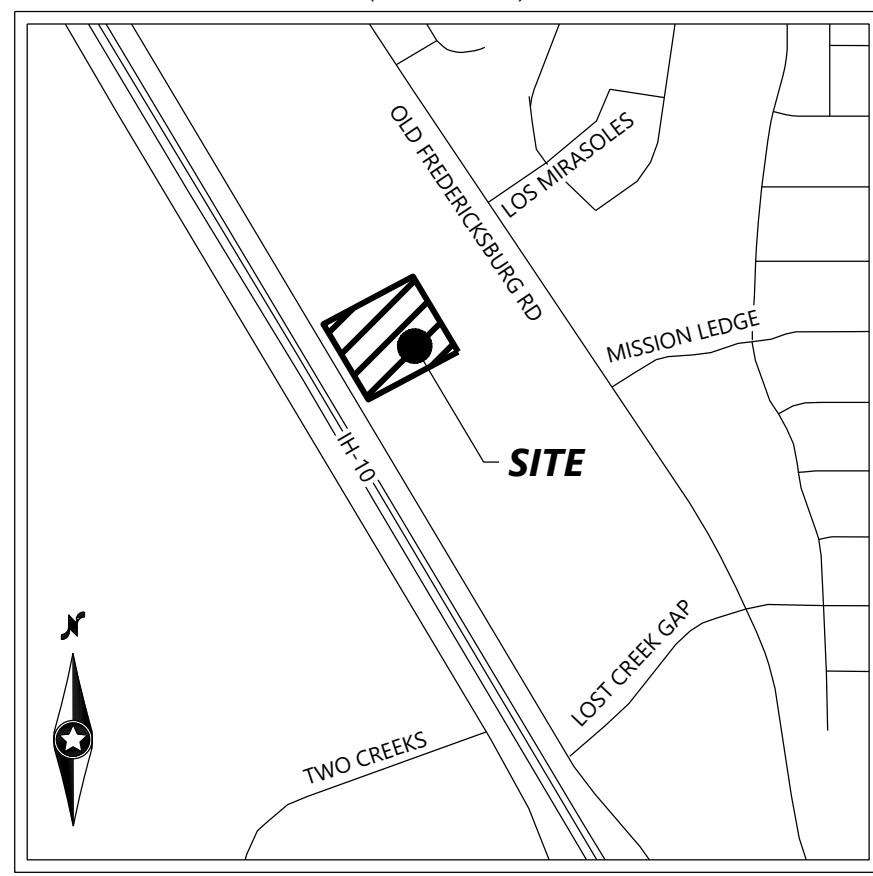


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VICINITY MAP

(NOT TO SCALE)



SAN ANTONIO, TEXAS

LEGAL DESCRIPTION (PER GF NO. sct-48-4300112408242-DB)

LOT 5, COUNTY BLOCK 4711, MI CASA, IN BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9704, PAGE 96, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

LEGEND

- SEWER CLEANOUT
- GUY WIRE
- POWER POLE
- NATURAL GAS METER
- HAND HOLE (SEE LABEL)
- SIGN (SEE LABEL)
- MAIL BOX
- FIBER OPTIC PEDESTAL
- ELECTRIC BOX
- BOUNDARY LINE
- EASEMENT LINE
- POWER OVERHEAD
- FIBER OPTIC
- FENCE LINE
- CURB & GUTTER
- GRAVEL SURFACE
- CONCRETE SURFACE
- ASPHALT SURFACE
- FOUND MONUMENT (SEE LABEL)
- OPR OFFICIAL PUBLIC RECORDS BEXAR COUNTY
- DPR DEED AN PLAT RECORDS BEXAR COUNTY
- () RECORD CALL PER VOLUME 9704, PG. 96, DPR

TABLE A ITEMS

1. Monuments placed at all major corners of the boundary of the property.
2. The subject property is addressed: 25930 Interstate 10 West, San Antonio, Texas 78006.
3. The foregoing property is located within Zone X according to FEMA FIRM Map No. 48029C0095F, dated September 29, 2010. Zone X is not within a 100-year flood zone.
4. Subject tract area is 3.425 acres, or 149,198 square feet.
5. Substantial features observed in the process of conducting the survey are shown hereon.
13. Names of adjoining owners of platted lands according to current public records are shown hereon.
14. The nearest intersecting street is shown hereon, where Interstate Highway-10 West Frontage Road and Lost Creek Gap meet.
16. No evidence of earth moving work and construction was found on site.

SCH. B EXCEPTIONS (PER GF NO. sct-48-4300112105493-RJ)

The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment. SURVEYOR'S NOTES IN ITALICS.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - f. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incidental thereto, contained in instrument recorded at Volume 1097, Page 382, Deed Records, Bexar County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). *BLANKET IN NATURE*
 - g. Easements for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat: Purpose: 14' electric and gas easement Affects: As depicted thereon. Recording No: Volume 9704, Page 96, Deed and Plat Records, Bexar County, Texas. *AFFECTS, SHOWN HEREON*
 - h. 20' building setback as shown on plat recorded in Volume 9704, Page 96, Deed and Plat Records, Bexar County, Texas. *AFFECTS SHOWN HEREON*
 - i. Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: San Antonio Public Service Purpose: electric easement Recording Date: October 8, 1941 Recording No: Volume 1867, Page 72, Deed Records, Bexar County, Texas. Affects: As stated therein. *BLANKET IN NATURE*
 - j. Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Southwestern Bell Telephone Company Purpose: utility easement Recording Date: March 4, 1964 Recording No: Volume 5113, Page 334, Deed Records, Bexar County, Texas. Affects: As stated therein. *DOES NOT AFFECT*
 - k. Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: State of Texas Purpose: Channel Easement Recording Date: September 22, 1964 Recording No: Volume 5237, Page 35, Deed Records, Bexar County, Texas. Affects: As stated therein. Depicted on plat recorded in Volume 9704, Page 96, Deed and Plat Records, Bexar County, Texas. *AFFECTS, SHOWN HEREON*
 - l. Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of San Antonio Purpose: electric easement Recording Date: June 6, 1984 Recording No: Volume 3126, Page 1546, Real Property Records, Bexar County, Texas. Affects: As stated therein. Depicted as a 16' electric right of way on plat recorded in Volume 9704, Page 96, Deed and Plat Records, Bexar County, Texas. *AFFECTS, SHOWN HEREON*

CERTIFICATION

To Thomas Persyn, and Chicago Title Insurance Company:

This is to 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, 8, 13, 14 and 16 of Table A thereof. The field work was completed on 03/08/2024.

Ethan Oelke
 Ethan C. Oelke, R.P.L.S.
 Texas License No. 6926
 ethan.oelke@westwoodps.com



PREPARED FOR:

Thomas Persyn
 201 Tom Creek Lane
 Canyon Lake, Texas 78133

ALTA/NSPS
LAND TITLE SURVEY

A 3.425 ACRE TRACT OF LAND SITUATED WITHIN THE J.M. McCULLOUGH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS, BEING LOT 5, MI CASA SUBDIVISION, RECORDED IN VOLUME 9704, PAGE 96, DEED AND PLAT RECORDS, BEXAR COUNTY TEXAS

Westwood

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Westwood Professional Services, Inc.
 TIBELS ENGINEERING FIRM REGISTRATION NO. F-11755
 TIBELS SURVEYING FIRM REGISTRATION NO. 10074301

SHEET NUMBER:

1 OF 1

DATE: 08/27/2024

