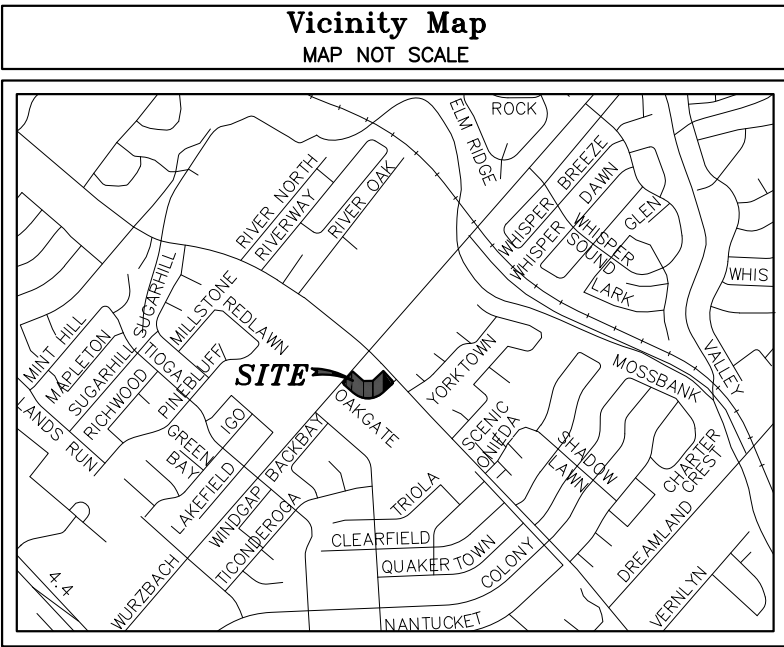


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.0'	36.77'	--	--	90°00'
C2	25.00'	39.60'	35.59'	S 02°10'09" W	90°45'18"
C3	215.88'	317.55'	--	--	84°16'46"
C4	215.88'	317.38'	289.56'	S 89°18'30" W	84°14'04"
C5	25.0'	36.77'	--	--	90°00'
C6	25.00'	39.43'	35.47'	N 03°59'00" W	90°21'45"



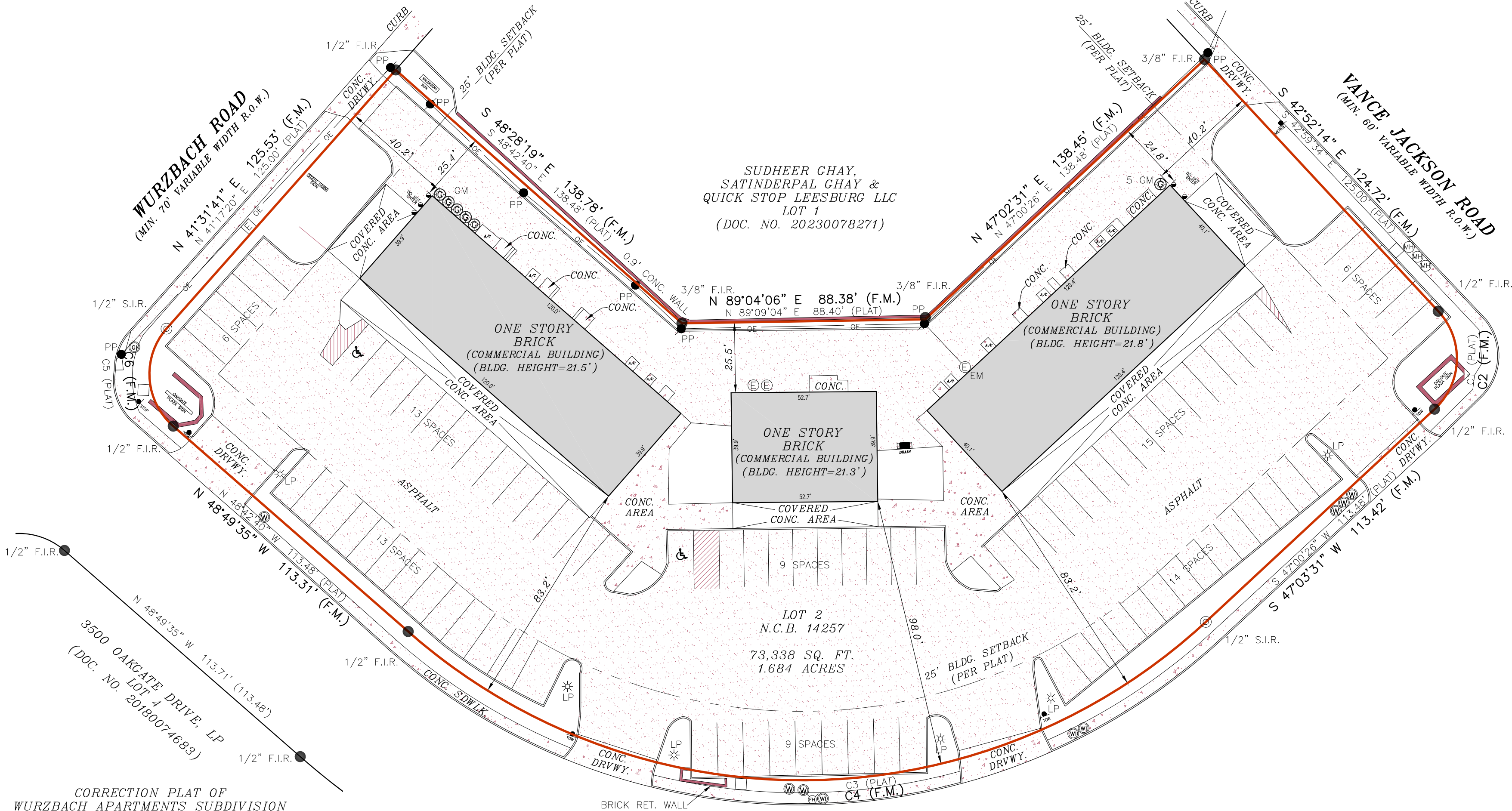
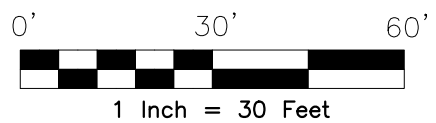
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE  
BUILDING SETBACK LINE  
OVERHEAD ELECTRIC  
SET IRON ROD W/CAP  
FOUND IRON ROD  
WATER METER  
ELECTRIC METER  
GAS METER  
POWER POLE  
LIGHT POLE  
FIRE HYDRANT  
SIGN  
GOOGLE FIBER  
FIBER MANHOLE  
BOLLARD  
GRATE INLET  
WATER INLET  
GAS INLET  
(PLAT) RECORDED ON PLAT  
(F.M.) FIELD MEASURED



GRAPHIC SCALE



CORRECTION PLAT OF  
WURZBACH APARTMENTS SUBDIVISION  
(VOL. 8600, PG. 47)  
N.C.B. 14258

General Survey Notes

1. BASIS OF BEARING: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
2. BEXAR COUNTY APPRAISAL DISTRICT ACCOUNT PROPERTY ID: 547440
3. THE LOCATION OF THE UTILITIES SHOWN ARE FROM VISIBLE 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 TO THE SUBJECT PROPERTY VIA OAKGATE DRIVE, A 60' WIDE PUBLIC RIGHT-OF-WAY, VANCE JACKSON ROAD AND WURZBACH ROAD, BOTH VARIABLE WIDTH PUBLIC RIGHT-OF-WAYS.
5. ON THE DATE OF THE FIELD SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR OBVIOUS BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THE 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 NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THIS SURVEY IS PRODUCED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE EASEMENTS AND SETBACKS THAT MAY APPLY TO THIS LOT.

Legal Description

Lot 2, New City Block 14,257, S. & M. Center, Unit 1, City of San Antonio, Bexar County, Texas, being locally known as Oakgate Shopping Center, all according to plat recorded in Volume 5940, Page 224 of the Deed and Plat Records of Bexar County, Texas.

Parking Tabulation

PARKING SPACE SUMMARY:  
TOTAL NUMBER OF HANDICAP SPACES: 02  
TOTAL NUMBER OF REGULAR SPACES: 85  
TOTAL NUMBER OF SPACES: 87

Zoning Notes

Zoning Classification: C-3, COMMERCIAL DISTRICT

Permitted Use: YES

Building Setbacks: Front=0', Side=30', Rear=30'

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

OAKGATE DRIVE  
(60' R.O.W.-PER PLAT)

Flood Zone Note

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48029C0245G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by an Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

Notes Corresponding to Easements

01) 25 FEET BLDG. SETBACK RECORDED IN VOLUME 5940, PAGE 224, PLAT RECORDS OF BEXAR COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PROPERTY, SHOWN HEREON)

SURVEYOR'S CERTIFICATION

I, STEVEN G. YOUNG, a Registered Professional Land Surveyor in the State of Texas, do hereby certify To Borrower CAROL T. KYLE REAL ESTATE PARTNERSHIP, LTD.  
Lender: --  
Title company: --

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 August 20, 2025.



P.O. BOX 160369  
SAN ANTONIO, TEXAS 78280  
PHONE: (210) 572-1995  
WEB: WWW.AMERISURVEYORS.COM

PROPERTY PHOTOGRAPH:



ALTA/NSPS Land Title Survey

JOB NO.:	2508106377	NO.	REVISION	DATE
DATE:	08/20/25			
DRAWN BY:	JD/SA/UR			
APPROVED BY:	SGY			

CAROL T. KYLE REAL ESTATE PARTNERSHIP, LTD.  
3531 OAKGATE DRIVE,  
SAN ANTONIO, TX 78230  
BEXAR COUNTY, TEXAS



STEVEN G. YOUNG, R.L.S.  
Registered Professional Land Surveyor  
Registration No. 5503