

DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS

NOTES

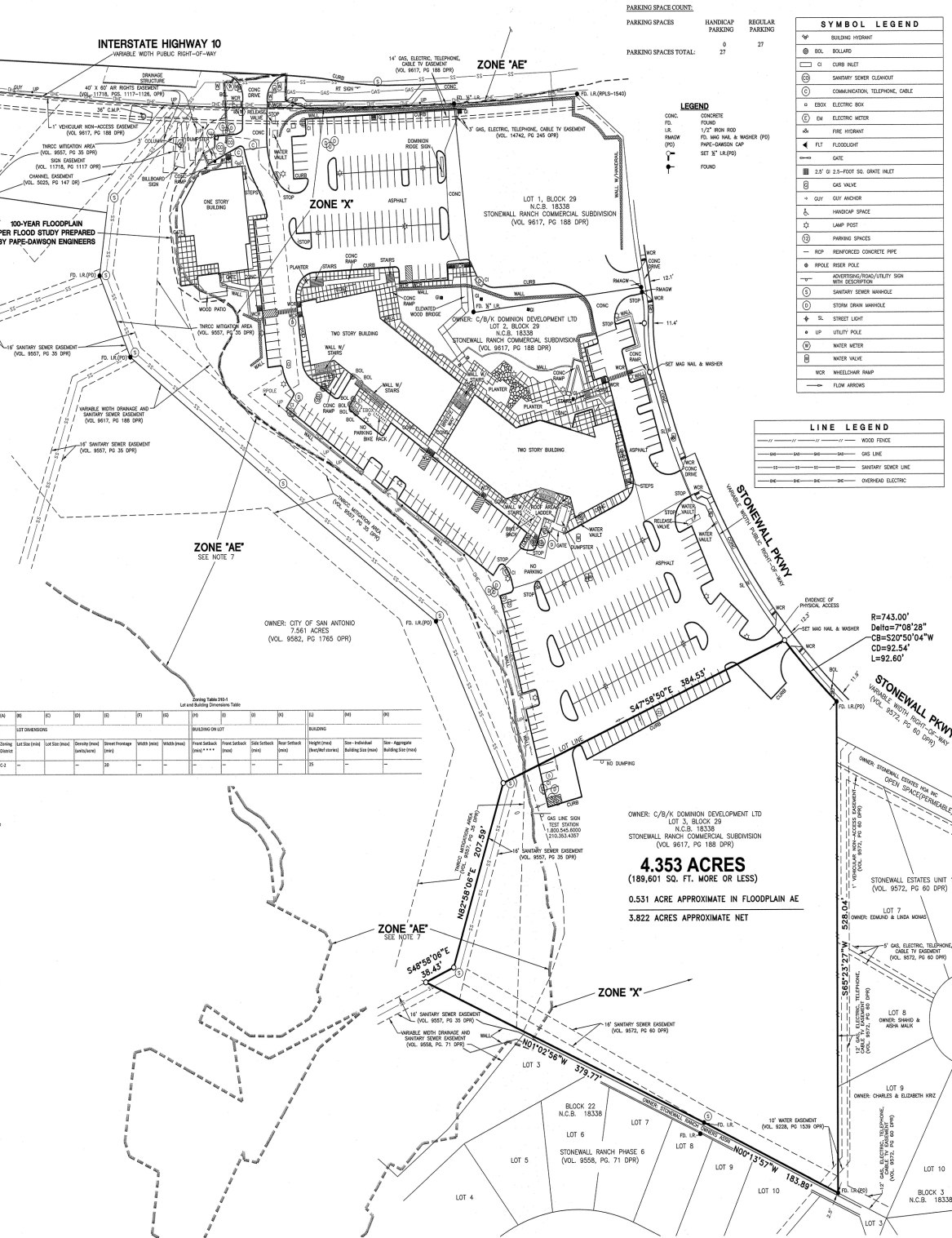
- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPA-DAVISON" SET AT SUBJECT PROPERTY CORNER...
2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM...
3) ILLUSTRATED UTILITIES ARE BASED ON PLANNED VISIBLE LOCATION AND DEPTH OF EXISTING UTILITIES...
4) THE PROFESSIONAL SERVICES PROVIDED HEREIN INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION...
5) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONING AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP...
6) FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT BE FLOODED...
7) THE SUBJECT PROPERTY IS ALSO AFFECTED BY THE FOLLOWING EFFECTIVE LETTERS OF MAP REVISION (L.O.M.R.) AS FOUND ON THE WEBSITE WWW.AISC.FEMA.GOV...
8) THE CITY OF SAN ANTONIO, TEXAS PLANNING DEPARTMENT ZONING WEBSITE APPLICATION AT HTTP://WWW.SANANTONIO.GOV/PDF/SPAS/STONERIDGE.HTML SHOWS THE PROPERTY AS ZONED C-1 (COMMERCIAL)...
9) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENT...
10) THERE IS NO OBSERVED EVIDENCE OF ERECT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS...
11) THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL...
12) THE U.S. FISH AND WILDLIFE SERVICE WEBSITE APPLICATION AT HTTP://WWW.FWS.GOV/LEADS/STANDARDMAPSERVICES.HTML SHOWS THE PROPERTY OUTSIDE OF ANY WETLAND AREA...
13) THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE...
14) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME...
15) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED POLYGON...
16) THE SURVEY ACCURATELY SHOWS THE LOCATION OF BUILDINGS, STRUCTURES AND IMPROVEMENTS SITUATED ON THE PREMISES...
17) THE NUMBER OF SETBACK PARKING SPACES LOCATED ON THE PREMISES IS 27, AND, TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON...
18) SET BACK, REAR YARD AND REAR YARD LINES SHOWN ON THE RECORDED PLAT OR SET BACK IN THE APPLICABLE ZONING ORDINANCE ARE SHOWN ON THIS SURVEY...
19) THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, ALLEYS OR EASEMENT AREAS BY BUILDING, STRUCTURE OR IMPROVEMENT, AND NO VISIBLE ENCROACHMENTS ONTO THE PREMISES BY BUILDING, STRUCTURE OR IMPROVEMENTS SITUATED ON ADJOINING PREMISES...
20) TITLES SHOWING THE PREMISES BY THE THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD, THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS THE PREMISES, THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE GUARANTY COMPANY COMMITMENT NO. 200604000000, DATED FEBRUARY 25, 2010...
21) THE SURVEY SHOWS THE LOCATION AND DIRECTION OF VISIBLE STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISCHARGE OF ROOF AND SURFACE DRAINAGE...
22) DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY...
23) THE PREMISES HAS VISIBLE EVIDENCE OF PHYSICAL ACCESS TO STONEWALL PKWY, A PUBLIC HIGHWAY AND STREET...
24) THE FIELD WORK WAS COMPLETED ON FEBRUARY 01, 2015.

REFERENCES

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.
Title Commitment: G.F. # 2022518459
Date Issued: April 02, 2015
Effective Date: April 20, 2015

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

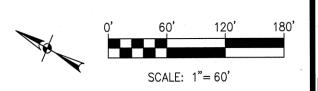
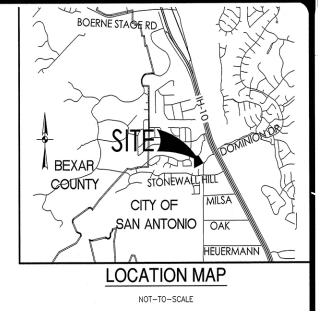
- 1. The following matters and all terms of the documents creating or affecting evidence of the matters:
a. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, marital status, or national origin as hereby defined in the entire each covenant, condition or restriction volume 42 CCR 1489 (S), Volume 9617, Page 18-189, Deed and Plat Volume 14669, Page 23116 and Volume 15011, Page 973 of the Official Public Records of Bear County, Texas. (Apply)
b. Intentionally Omitted.
c. Any and all easements, building lines, and conditions, covenants, and restrictions as set forth in plat recorded under Volume 9617, Page 18-189 of the Deed and Plat Records of Bear County, Texas. (Apply as shown hereon)
d. Easement: Entry Landscaping and signs
Recorded: 01/05/2001 in Volume 19018, Page 2287, of the Official Public Records, Bear County, Texas. (Apply-as shown hereon)
e. Easement: Sign
Recorded in Volume 1718, Page 1111, of the Official Public Records, Bear County, Texas. (Apply-as shown hereon)
f. Easement: Electric and Gas Lines Right-of-Way
Recorded: 11/24/2010 in Volume 4742, Page 245, of the Official Public Records, Bear County, Texas. (Apply-as shown hereon)
g. Easement: Sign
Recorded: 11/20/2011 in Volume 15328, Page 559, of the Official Public Records, Bear County, Texas. (Apply-as shown hereon)
h. Terms, Conditions and Stipulations in the Agreement
Recorded: Volume 5003, Page 2484, Official Public Records, Bear County, Texas. (Apply-as shown hereon)
i. Flood Zone Easement
j. Mineral and/or royalty interest
Recorded in Volume 3698, Page 695, of the Official Public Records, of Bear County, Texas.
This is not interest that has been investigated subsequent to the date of the original instrument.
k. Maintenance of Lanes and all terms, conditions and stipulations therein
Recorded: 11/14/2008 in Volume 13756, Page 1278, of the Official Public Records, Bear County, Texas. (Apply-as shown hereon)
This is not interest that has been investigated subsequent to the date of the original instrument.
l. Non-Discharge, Attachment and Subordination Agreement recorded in Volume 13817, Page 1503, of the Official Public Records of Bear County, Texas. (Apply-as shown hereon)
m. Terms, Conditions and Stipulations in the Agreement
Recorded: 11/24/2010 Volume 4742, Page 142, Official Public Records, Bear County, Texas. (Apply-as shown hereon)
Type: Consent and Indemnity
n. Deed Reconciliation Affidavit concerning Edward Aquillo Protection Plan as set forth in instrument recorded in Volume 11606, Page 1891, Official Public Records, Bear County, Texas. (Apply-as shown hereon)
o. Intentionally Omitted.
p. Chain of Ownership
Recorded: Volume 9225, Page 147, Official Public Records, Bear County, Texas. (Apply-as shown hereon)



PARKING SPACE COUNT
PARKING SPACES: 27
HANDICAP PARKING: 0
REGULAR PARKING: 27
PARKING SPACES TOTAL: 27

SYMBOL LEGEND
BUILDING: Hatched pattern
EOL: Solid line
CURB: Dashed line
SANITARY SEWER: Dashed line with circles
EBOX: Circle with 'E'
FIRE: Triangle with 'F'
FLOOD: Blue wavy pattern
GATE: Arrow
GAS VALVE: Circle with 'G'
UP UTILITY POLE: Circle with 'U'
WATER METER: Circle with 'W'
WATER VALVE: Circle with 'V'
WHEELCHAIR RAMP: Arrow with 'W'
FLOW ARROWS: Arrow

LINE LEGEND
WOOD FENCE: Dashed line
GAS LINE: Solid line
SANITARY SEWER LINE: Dashed line with circles
OVERHEAD ELECTRIC: Solid line with cross-ticks



FIELD NOTES FOR
A 4.353 ACRES, OR 189,601 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF LOT 3, BLOCK 29 OF THE STONEWALL RANCH COMMERCIAL SUBDIVISION...

R=743.00'
Delta=7°08'28"
CB=520°50'04"W
CD=92.54'
L=92.60'

4.353 ACRES
(189,601 SQ. FT. MORE OR LESS)
0.531 ACRE APPROXIMATE IN FLOODPLAIN AE
3.822 ACRES APPROXIMATE NET

I hereby certify to CBK Dominione Development, L.P. a Texas limited partnership and First American Title Company:
This map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys...

Signature of G. Buchanan
Registered Professional Land Surveyor 4999
BBS000000@page-one.com

