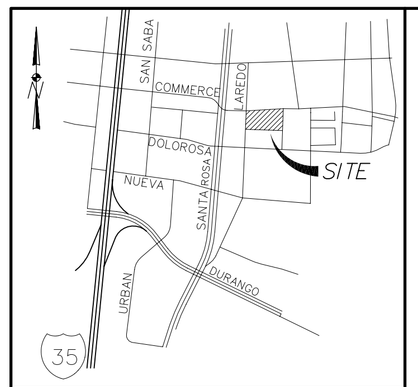
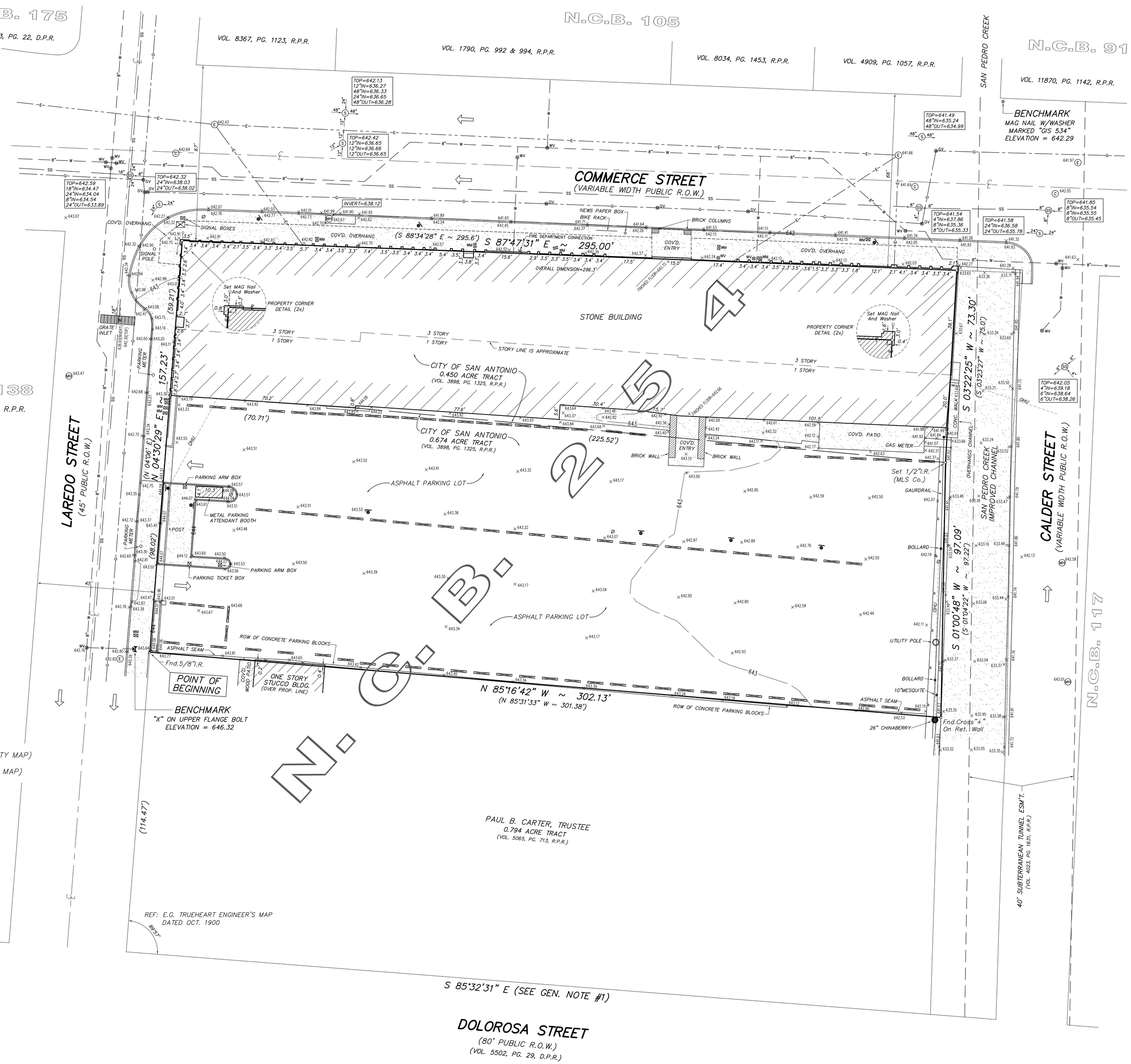
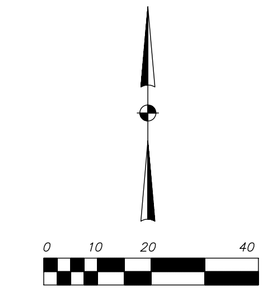
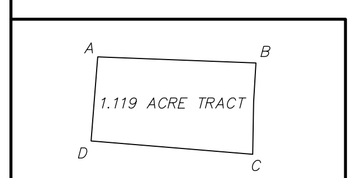


VICINITY MAP

NOT TO SCALE







TEXAS SOUTH CENTRAL ZONE TABLE

	NORTHING	EASTING
A	13702445.67	2128517.24
B	13702435.98	2128812.04
C	13702265.74	2128806.98
D	13702288.89	2128505.78

ROTATE BEARINGS SHOWN HEREON: -00°19'36" TO OBTAIN GRID BEARINGS

MULTIPLY SURFACE DISTANCES: 0.9998375585 TO OBTAIN GRID DISTANCES

LEGEND

- UNDERGROUND SANITARY SEWER LINE (PER UTILITY MAP)
- UNDERGROUND WATER LINE & SIZE (PER UTILITY MAP)
- UNDERGROUND GAS LINE (PER UTILITY MAP)
- UNDERGROUND ELECTRIC (PER UTILITY MAP)
- EDGE OF ASPHALT PAVEMENT
- OVERHEAD UTILITY LINE
- CONCRETE PARKING BLOCK
- DIRECTION OF TRAFFIC FLOW (NOT PAINTED)
- FIRE HYDRANT
- LIGHT POLE
- BOLLARD
- SIGN POST
- WATER METER
- WATER VALVE
- GAS VALVE
- MANHOLE
- SANITARY SEWER MANHOLE
- COMMUNICATION MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE

D.P.R. = DEED & PLAT RECORDS, BEXAR COUNTY, TX.
R.P.R. = REAL PROPERTY RECORDS, BEXAR COUNTY, TX.
N.C.B. = NEW CITY BLOCK
( ) = RECORD DATA

STATE OF TEXAS
COUNTY OF BEXAR

FIELD NOTE DESCRIPTION of a 1.119 acre tract of land situated in the corporate limits of the city of San Antonio, Bexar County, Texas and being all that portion of New City Block 254 described in two parcels comprising a 0.450 acre tract and 0.674 acre tract as conveyed unto the City of San Antonio by general warranty deed executed December 26, 1986 and recorded in Volume 3898, Page 1325 Bexar County Real Property Records; said 1.119 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the east right-of-way line of Laredo Street (a 45.00 foot wide public ROW) at the southwest corner of said 0.674 acre tract, same being at the northwest corner of a 0.794 acre tract conveyed unto Paul B. Carter, trustee by correction deed executed April 26, 1991 and recorded in Volume 5065, Page 713 said Real Property Records, for the southwest corner and POINT OF BEGINNING of this tract.

THENCE, along the east right of way line of said Laredo Street, North 04° 30' 29" East (record bearing cited as North 04° 06' East in said deed), at 98.02 feet pass the common northwest corner of said 0.674 acre and southwest corner of 0.450 acre tracts, in all a distance of 157.23 feet to a point at the intersection with the south right-of-way line of Commerce Street (a variable width public ROW), inside the facade of a brick building for the northwest corner of this tract and from whence a MAG nail and washer bears North 04° 30' 29" East, 3.00 feet.

THENCE, along said south right of way line and with the north line of said 0.450 acre tract, South 87° 47' 31" East, 295.00 feet to a point inside the facade of a brick building on the west bank of San Pedro Creek same being at the northeast corner of said 0.450 acre tract for the northeast corner of this tract and from whence a MAG nail and washer set bears North 02° 12' 29" East, 3.00 feet.

THENCE, along the west bank of said San Pedro Creek, South 03° 22' 25" West, 73.30 feet to a 1/2" iron rod set with orange plastic cap marked MLS CO RPLS 4612 at the common southeast corner of said 0.450 acre tract and the northeast corner of said 0.674 acre tract, and South 01° 00' 48" West, 97.09 feet to a cross "+" found chiseled in the top of a rock retaining wall at the common southeast corner of said 0.674 acre tract and the northeast corner of said 0.794 acre tract for the southeast corner of this tract.

THENCE, North 85° 16' 42" West, 302.13 feet (cited in deed as 301.38 feet) to the POINT OF BEGINNING.

CONTAINING in all, 1.119 acres or 48,731 square feet of land, more or less.

Monuments set with MAG nail contain a washer marked MLS CO RPLS 4612
For bearing basis see general note number 1.

GENERAL NOTES:

1. The basis of bearings for this survey is the bearing of South 85° 32' 31" East along the north right of way line of Dolorosa Street as shown on plat recorded in Volume 5502, Page 29, Bexar County Deed and Plat Records. The bearing cited in the record description in Volume 3898, Page 1325 for the east right of way line of Laredo Street is North 04° 06' East and must be rotated clockwise 00° 24' 29" to correspond to said plat.

2. The property described hereon is situated within the limits of Zone X according to the applicable FEMA Flood Insurance Rate Map #48029C0465F dated June 18, 2007. Zone A, 100 year flood plain, is confined within the San Pedro Creek improved channel abutting subject property.

3. All easements and restrictions identified in the Alamo Title Insurance commitment number 09-050010010 effective November 4, 2009 are either graphically shown or noted hereon.

4. The underground utilities shown hereon are taken from both field measurement of existing above ground utility structures and from drawing furnished by the respective utility companies. The surveyor does not certify that all the underground utilities shown comprise of all the utilities in the area either in service or abandoned, nor does he certify to the location of such utilities except that they are shown as accurately as depicted on the furnished maps. The surveyor has not physically located the underground utilities.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based represents our findings of the conditions on the ground of the foregoing property as of the date specified and the relative positional accuracy of monuments represented hereon meets or exceeds the standards of practice promulgated by the Texas Board of Professional Land Surveying. I further certify that there are no visible above ground overlapping of improvements across boundary lines except as noted or shown hereon.

Maverick Land Surveying Company

Daniel E. Snell, R.P.L.S.
Texas No. 4612

NO.	DATE	BY	REVISION	CKD.	APPD.

Maverick Land Surveying Co.
1856 Lockhill-Selma, Suite 105
San Antonio, Texas 78213
PH. 210-342-9455
FAX 210-342-9524

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BOUNDARY, TREE, TOPOGRAPHIC & IMPROVEMENT SURVEY OF:

A 1.119 ACRE TRACT OUT OF NEW CITY BLOCK 254

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DRAWN BY: RBB	F.W. BY: E.S.	CHKD. & APPR. BY: D.S.
SCALE: 1" = 20'	DATE: 11-16-09	SHEET 1 OF 1
REV. NO.	JOB NO. 42998-00	1