

SURVEY NOTES

1. BEARINGS FOR THIS SURVEY ARE BASED ON THE PLAT OF WITTIG OFFICE FURNITURE, RECORDED IN VOLUME 9708, PAGE 117, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
2. BUILDING SETBACKS, RESTRICTIONS, OR EASEMENTS IF ANY WERE BASED ON THE PROVIDED TITLE COMMITMENT. DYE ENTERPRISES DID NOT PERFORM AN INDEPENDENT RESEARCH OF MUNICIPAL RECORDS.
3. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

LEGEND:

- CALCULATED POINT (NO MONUMENT SET)
- FOUND 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
- CM CONTROLLING MONUMENT
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- ⊗ POWER POLE
- OVERHEAD UTILITIES
- CHAINLINK FENCE
- WOOD FENCE
- ⊗ FIRE HYDRANT
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ SANITARY SEWER MANHOLE
- ⊗ BOLLARD
- CONCRETE
- ASPHALT

ITEMS CORRESPONDING TO SCHEDULE "B"

BASED ON THE TITLE COMMITMENT PROVIDED BY
ALAMO TITLE INSURANCE COMPANY
GF NO.: SAT-41-4000412500151-JG, EFFECTIVE DATE: FEBRUARY 9, 2024
ISSUED: FEBRUARY 14, 2025

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
VOLUME 9708, PAGE 117, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
10. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
g. VARIABLE WIDTH DRAINAGE EASEMENT, ALONG THE WEST LOT LINE, AS SHOWN ON PLAT RECORDED IN VOLUME 9708, PAGE 117, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (LOT 45)
h. 14" ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT ALONG THE FRONT LOT LINES, AS SHOWN ON PLAT RECORDED IN VOLUME 9708, PAGE 117, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (BOTH LOTS)
i. 10" PUBLIC WATER EASEMENT ALONG THE SOUTH LOT LINE, AS SHOWN ON PLAT RECORDED IN VOLUME 9708, PAGE 117, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (BOTH LOTS)

LEGAL DESCRIPTION

BASED ON THE TITLE COMMITMENT PROVIDED BY
ALAMO TITLE INSURANCE COMPANY
GF NO.: SAT-41-4000412500151-JG, EFFECTIVE DATE: FEBRUARY 9, 2024
ISSUED: FEBRUARY 14, 2025

LOTS 45 AND 46, NEW CITY BLOCK 6294, WITTIG OFFICE FURNITURE, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9708, PAGE 117, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

PROPERTY ADDRESS

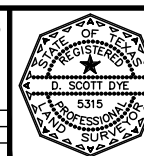
2013 BROADWAY ST.
SAN ANTONIO, TX 78215

OWNER:

HCIST, LP, a Texas limited partnership

DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS
TYPE: FIRM REGISTRATION #F-2251
TBPLS, FIRM REGISTRATION #10087800
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL (210) 599-4123
FAX (210) 599-4191

DRAWN BY: J.R.C.
JOB NO: 130036-01
FIELD WORK COMP: 02-26-25



STATE OF TEXAS
COUNTY OF BEXAR
THE ABOVE SURVEY WAS PREPARED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, THIS SURVEY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE AND MEETS THE MINIMUM REQUIREMENTS
THIS 28th DAY OF FEBRUARY 2025, A.D.
D. SCOTT DYE, P.E. NO. 5315